

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: November 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

(Commission File No.)

22-3305147

(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 Third Quarter 2001 Supplemental Operating and Financial Data

ITEM 9. REGULATION FD DISCLOSURE

For the quarter ended September 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 Report (including the exhibit hereto) will not be deemed an admission as to the materiality of any information required to be disclosed solely to satisfy the requirements of Regulation FD.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the

registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

MACK-CALI REALTY CORPORATION

Date: November 7, 2001

By: /s/ BARRY LEFKOWITZ

Barry Lefkowitz
Executive Vice President &
Chief Financial Officer

<Page>

EXHIBIT INDEX

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

[GRAPHIC]

Mack-Cali
Realty Corporation

THIRD 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.

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

1

INDEX

PAGE/S

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/Development.....	10
o	Financing Activities/Leasing Information.....	11
o	Key Financial Data.....	12
o	Same-Store Results and Analysis.....	13
o	Unconsolidated Joint Ventures Summary.....	14-17
o	Select Financial Ratios.....	18
o	Debt Analysis:	
o	Debt Breakdown/Future Repayments.....	19
o	Debt Maturities.....	20
o	Debt Detail.....	21
III.	FINANCIAL STATEMENTS	
o	Consolidated Statements of Operations.....	23
o	Consolidated Balance Sheets.....	24
o	Consolidated Statement of Changes in Stockholders' Equity.....	25
o	Statements of Funds from Operations and Cash Available for Distribution.....	26
o	Reconciliation of Basic-to-Diluted Shares/Units.....	27
IV.	VALUE CREATION PIPELINE	
o	Operating Property Acquisitions	29
o	Properties Placed in Service.....	30
o	Acquisition Property Profiles.....	31-32
o	Summary of Construction Projects/Summary of Development Properties in Lease-Up.....	33
o	Summary of Land Parcels.....	34
o	Rental Property Sales.....	35
V.	PORTFOLIO/ LEASING STATISTICS	
o	Leasing Statistics.....	37-42
o	Market Diversification (MSA's).....	43
o	Industry Diversification (Top 30 Tenant Industries).....	44
o	Consolidated Portfolio Analyses: BREAKDOWN BY:	

(a) Number of Properties.....	45
(b) Square Footage.....	46
(c) Base Rental Revenue.....	47
(d) Percentage Leased.....	48
o Consolidated Property Listing (by Property Type).....	49-59
o Significant Tenants (Top 20 Tenants).....	60
o Schedules of Lease Expirations (by Property Type).....	61-64

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

<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
September 30, 2001

<Page>

I. COMPANY BACKGROUND

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended
September 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 \$3.9 billion at September 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 28.7 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 SEPTEMBER 30, 2001)

Corporate Headquarters	Cranford, New Jersey
Fiscal Year End	12/31
Total Properties	269
Total Square Feet	28.7 million square feet
Geographic Diversity	10 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	\$0.62/\$2.48
Dividend Yield	8.0%
Total Market Capitalization	\$3.9 billion
Insider Ownership	17.7%
Senior Debt Rating	BBB (S&P and Fitch); Baa3 (Moody's)

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

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

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

6

<Page>

EQUITY RESEARCH COVERAGE

BANC OF AMERICA MONTGOMERY
Lee T. Schalop/ Alexis Hughes
(212) 847-5677/ (212) 847-5705

LEHMAN BROTHERS
David Shulman/Stuart Axelrod
(212) 526-3413/ (212) 526-3410

BEAR, STEARNS & CO., INC.
Ross Smotrich
(212) 272-8046

MERRILL LYNCH
Rahul Bhattacharjee/Steve Sakwa
(212) 449-1920/ (212) 449-0335

CS FIRST BOSTON
Lawrence Raiman
(212) 538-2380

MORGAN STANLEY DEAN WITTER
Gregory Whyte
(212) 761-6331

DEUTSCHE BANC ALEX. BROWN
Louis Taylor
(212) 469-4912

PRUDENTIAL SECURITIES
James Sullivan/Michael Marron
(212) 778-2515/ (212) 778-1724

FRIEDMAN, BILLINGS, RAMSEY & CO.
David Loeb
(703) 469-1289

SALOMON SMITH BARNEY
Jonathan Litt/ Gary Boston
(212) 816-0231/ (212) 816-1383

GOLDMAN SACHS
Jim Kammert
(212) 855-0670

WACHOVIA SECURITIES
Christopher Haley
(443)263-6773

GREEN STREET ADVISORS
James Sullivan
(949) 640-8780

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

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

7

II. FINANCIAL HIGHLIGHTS

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

8

II. FINANCIAL HIGHLIGHTS

QUARTERLY SUMMARY

Funds from operations (FFO), after adjustment for straight-lining of rents and non-recurring charges, for the quarter ended September 30, 2001 amounted to \$64.3 million, or \$0.91 per share, versus \$65.0 million, or \$0.89 per share, for the quarter ended September 30, 2000, a per share increase of 2.2 percent. For the nine months ended September 30, 2001, FFO, after adjustment for straight-lining of rents and non-recurring charges, amounted to \$194.2 million, or \$2.73 per share, versus \$197.5 million, or \$2.70 per share, for the same period last year, a per share increase of 1.1 percent.

Cash available for distribution (CAD) for the third quarter 2001 equaled \$53.5 million, or \$0.76 per share, versus \$53.6 million, or \$0.73 per share, for the same quarter last year, an increase of 4.1 percent on a per share basis. For the nine months ended September 30, 2001, CAD equaled \$165.3 million, or \$2.33 per share, versus \$163.1 million, or \$2.23 per share, for the same period last year, an increase of 4.5 percent on a per share basis.

Total revenues for the third quarter 2001 increased \$2.5 million to \$145.9 million from \$143.4 million for the same quarter last year, a 1.7 percent increase. For the nine months ended September 30, 2001, total revenues amounted to \$440.8 million, an increase of 2.0 percent over total revenues of \$432.3 million for the same period last year.

Income from operations before minority interest in Operating Partnership for the third quarter 2001 equaled \$43.0 million, or \$0.61 per share, versus \$44.5 million, or \$0.61 per share, for the same quarter last year. Income from operations before minority interest in Operating Partnership for the nine months ended September 30, 2001 equaled \$133.7 million, or \$1.89 per share, versus \$134.3 million, or \$1.83 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 56,333,692 shares of common stock, 7,955,525 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 70,648,236 shares/common units outstanding at September 30, 2001.

As of September 30, 2001, the Company had total indebtedness of approximately \$1.71 billion, with a weighted average annual interest rate of 7.2 percent. Mack-Cali had a total market capitalization of \$3.9 billion and a debt-to-undepreciated assets ratio of 41.9 percent at September 30, 2001. The

Company had an interest coverage ratio of 3.4 times for the quarter ended September 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.

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

9

<Page>

PROPERTY SALES

During the quarter, the Company sold three office properties for total proceeds of approximately \$81.5 million, as follows:

- - In July, Preston Centre, a 95,509 square-foot office building located in Dallas, Texas, was sold for approximately \$9.1 million;
- - 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; and
- - In September, 1709 New York Avenue, NW, a 166,000 square-foot office building located in Washington, D.C., was sold for approximately \$67.0 million.

For the nine months ended September 30, 2001, the Company sold a total of seven office properties, aggregating 1,033,837 square feet, and a 327-unit multi-family, residential complex, for total sales proceeds of approximately \$215.1 million.

ACQUISITIONS

In August, the Company added to its significant presence in Westchester County, New York, with the acquisitions of 5 and 6 Skyline Drive, two office/flex properties located in the Mid-Westchester Executive Park in Hawthorne, New York. The properties, which aggregate 168,177 square feet, were acquired for approximately \$14.7 million. With the acquisition, the Company owns 69 office and office/flex properties, aggregating approximately 4.7 million square feet in Westchester County, New York.

DEVELOPMENT

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

- - Plaza 5, a 34-story, 980,000 square-foot class A office tower with a 1,270-car parking garage pedestal, is under construction and due to be completed by the end of 2002. The project is approximately 40 percent pre-leased;
- - 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.

Additionally, in September, the Company commenced construction of a fully pre-leased 33,000 square-foot office/flex building in Elmsford, Westchester County, New York on recently-acquired land.

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

10

<Page>

FINANCING ACTIVITIES

In September, the Company raised its quarterly dividend by 1.6 percent to \$0.62 per share (\$2.48 per share on an annualized basis), effective for the quarter ended September 30, 2001. This increase represented the seventh consecutive year in which the Company has increased its quarterly dividend.

In accordance with the Company's Share Repurchase Program, during the third quarter, the Company purchased 33,800 shares of its outstanding common stock for an aggregate cost of approximately \$1.0 million, representing an average price of \$28.14 per share. For the nine months ended September 30, 2001, the Company purchased 915,300 shares of its outstanding common stock for an aggregate cost of approximately \$25.0 million, representing an average price of \$27.28 per share.

LEASING INFORMATION

Mack-Cali's consolidated in-service portfolio was 95.1 percent leased at September 30, 2001, compared to 96.3 percent at June 30, 2001.

For the quarter ended September 30, 2001, the Company executed 184 leases totaling 1,057,856 square feet, consisting of 774,198 square feet of office space, 277,211 square feet of office/flex space and 6,447 square feet of industrial space. Of these totals, 229,514 square feet were for new leases and 828,342 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

- - State Street Bank renewed leases totaling 114,500 square feet through 2009 at 500 College Road East in Princeton, New Jersey. 500 College Road East, a 158,235 square-foot class A office property, is 100 percent leased.
- - MCI Worldcom Communications renewed its 37,796 square-foot lease for five years at 8 Campus Drive in the Mack-Cali Business Campus in Parsippany, New Jersey. 8 Campus Drive, a 215,265 square-foot class A office property, is 100 percent leased.
- - ADT Security Services signed a new 10-year lease for 26,830 square feet at 29 Commerce Way in the Company's Commercenter Business Park in Totowa, New Jersey. 29 Commerce Way, a 48,930 square-foot office/flex property, is 100 percent leased.

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

<Page>

KEY FINANCIAL DATA

<Table>
<Caption>

AS OF OR FOR THE THREE MONTHS ENDED

	9/30/01	6/30/01	3/31/01	12/31/00	
9/30/00					
<S>	<C>	<C>	<C>	<C>	<C>
SHARES AND UNITS:					
Common Shares Outstanding	56,333,692	56,299,124	56,961,704	56,980,893	
58,698,648					
Common Units Outstanding (a)	14,314,544	14,315,544	14,316,544	14,322,744	
14,431,329					
Combined Shares and Units	70,648,236	70,614,668	71,278,248	71,303,637	
73,129,977					
Weighted Average- Basic (b)	64,084,201	64,475,902	64,767,293	65,772,459	
66,728,711					
Weighted Average- Diluted (c)	70,761,541	71,043,756	71,353,163	72,440,367	73,353,028

COMMON SHARE PRICE (\$'S):

At the end of the period	31.0000	28.4800	27.0000	28.5625
28.1875				
High during period	32.0000	28.7000	28.5000	28.8750
28.6250				
Low during period	27.3000	25.7900	25.4900	25.7500
25.0625				

MARKET CAPITALIZATION:

(\$'S IN THOUSANDS, EXCEPT RATIOS)				
Market Value of Equity (d)	2,190,095	2,011,106	1,924,513	2,038,535
2,063,276				
Total Debt	1,714,418	1,720,800	1,662,184	1,628,512
1,534,327				
Total Market Capitalization	3,904,513	3,731,906	3,586,697	3,667,047
3,597,603				
Total Debt/ Total Market Capitalization	43.91%	46.11%	46.34%	44.41%
42.65%				

FINANCIALS:

(\$'S IN THOUSANDS, EXCEPT RATIOS AND PER SHARE AMOUNTS)				
Total Assets	3,728,839	3,759,919	3,681,059	3,676,977
3,646,162				
Gross Book Value of Real Estate Assets	3,736,121	3,781,334	3,711,631	3,704,354
Total Liabilities	1,854,441	1,873,998	1,803,524	1,774,239
1,693,230				
Total Minority Interests	446,532	448,088	444,848	449,448
453,164				
Total Stockholders' Equity	1,427,866	1,437,833	1,432,687	1,453,290
1,499,768				
Total Revenues	145,912	148,418	146,506	143,903
143,382				
Capitalized Interest	4,680	3,965	3,350	4,042
3,293				
Scheduled Principal Payments	786	769	756	772
685				
Interest Coverage Ratio	3.38	3.46	3.38	3.50
3.65				
Fixed Charge Coverage Ratio	2.55	2.65	2.63	2.62
2.79				
Funds from Operations (e)	64,328	66,172	63,723	64,535
64,984				
FFO per Share--diluted (e)	0.91	0.93	0.89	0.89
0.89				
Cash Available for Distribution (f)	53,491	56,312	55,485	51,248
53,591				
CAD per Share--diluted (f)	0.76	0.79	0.78	0.71
0.73				
Dividends Declared per Share	0.62	0.61	0.61	0.61
0.61				
FFO Payout Ratio--diluted (e)	68.20%	65.49%	68.30%	68.47%
68.86%				
CAD Payout Ratio--diluted (f)	82.02%	76.96%	78.45%	86.23%
83.49%				

PORTFOLIO SIZE:

Properties	269	269	268	267
268				
Total Square Footage	28,732,553	28,528,468	28,644,723	28,215,060
28,532,779				
Sq. Ft. Leased at End of Period (g)	95.1%	96.3%	96.4%	96.8%
96.7%				

</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.

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

12

<Page>

SAME STORE RESULTS AND ANALYSIS

(DOLLARS IN THOUSANDS)

<Table>
<Caption>

	FOR THE THREE MONTHS ENDED SEPTEMBER 30,			%
	2001	2000	CHANGE	CHANGE

<S>	<C>	<C>	<C>	<C>
Property Revenues	\$ 132,164	\$ 131,079	\$ 1,085	0.8
Less: Straight-line rent adjustment	1,454	3,446	(1,992)	(57.8)

Total Property Revenues (excluding straight-line rent adjustment)	130,710	127,633	3,077	2.4
Real Estate Taxes	14,909	14,922	(13)	(0.1)
Utilities	10,970	10,806	164	1.5
Operating Services	14,633	15,243	(610)	(4.0)

Total Property Expenses:	40,512	40,971	(459)	(1.1)
Net Operating Income	\$ 90,198	\$ 86,662	\$ 3,536	4.1

Percentage Leased at Period End	95.2%	96.9%		

Total Properties:	246			
Total Square Footage:	25,613,743			

<Caption>

	FOR THE NINE MONTHS ENDED SEPTEMBER 30,			%
	2001	2000	CHANGE	CHANGE

<S>	<C>	<C>	<C>	<C>
Property Revenues	\$ 388,883	\$ 379,532	\$ 9,351	2.5
Less: Straight-line rent adjustment	7,913	8,566	(653)	(7.6)

Total Property Revenues (excluding straight-line rent adjustment)	380,970	370,966	10,004	2.7
Real Estate Taxes	41,821	41,421	400	1.0
Utilities	30,870	29,306	1,564	5.3
Operating Services	44,776	45,026	(250)	(0.6)

Total Property Expenses:	117,467	115,753	1,714	1.5
Net Operating Income	\$ 263,503	\$ 255,213	\$ 8,290	3.2

Percentage Leased at Period End	95.2%	97.0%
------------------------------------	-------	-------

Total Properties: 242

Total Square Footage: 24,963,355

</Table>

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

13

<Page>

UNCONSOLIDATED JOINT VENTURES SUMMARY

(DOLLARS IN THOUSANDS)

BREAKDOWN OF UNCONSOLIDATED JOINT VENTURES

<Table>
<Caption>

COMPANY'S

EFFECTIVE JOINT VENTURE NAME OWNERSHIP %	PROPERTY	NUMBER OF BUILDINGS	LOCATION	PERCENT LEASED	SQUARE FEET
OFFICE PROPERTIES:					
Pru-Beta 3 50.0%	Nine Campus Drive (a)	1	Parsippany, NJ	94.5%	156,495
American Financial Exchange L.L.C. 50.0%	Harborside Plaza 10 (b)	1	Jersey City, NJ	100.0%	575,000
HPMC 50.0%	Lava Ridge	3	Roseville, CA	95.6%	183,200
HPMC 32.5%	Stadium Gateway (c)	1	Anaheim, CA	32.9%	261,554
G&G Martco 50.0%	Convention Plaza	1	San Francisco, CA	100.0%	305,618
Ashford Loop Associates, LP 20.0%	1001 South Dairy Ashford	1	Houston, TX	50.9%	130,000
Ashford Loop Associates, LP 20.0%	2100 West Loop South	1	Houston, TX	79.3%	168,000
HPMC 32.5%	Pacific Plaza Phase I (d)	1	Daly City, CA	50.7%	369,682

OFFICE/FLEX PROPERTIES:

Ramland Realty Associates, L.L.C. 50.0%	One Ramland Road	1	Orangeburg, NY	80.6%	232,000
---	------------------	---	----------------	-------	---------

MULTI-USE:

HPMC 32.5%	Pacific Plaza Phase II (e)	1	Daly City, CA	98.2%	100,740
---------------	----------------------------	---	---------------	-------	---------

</Table>

- (a) In November 2001, the Company acquired the entire interest in the property for approximately \$14,250.
- (b) Property was being developed and not in service as of September 30, 2001. The joint venture also has a parking lot operation on adjacent land.
- (c) Property was being developed and not in service as of September 30, 2001.

- (d) Property was placed in service in August 2001 and is currently in lease-up.
(e) Property consisting of a three-story theater and retail complex was being developed and not in service as of September 30, 2001.

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

14

<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 September 30, 2001 and December 31, 2000:

<Table>
<Caption>

		SEPTEMBER 30, 2001								
				G&G	AMERICAN FINANCIAL	RAMLAND	ASHFORD	MC-SJP MORRIS		
HARBORSIDE	COMBINED	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	LOOP	ARCap	REALTY	
SOUTH PIER	TOTAL									
		<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	
ASSETS:										
	Rental property, net	\$ 20,111	\$137,407	\$ 9,764	\$ 33,263	\$ 18,339	\$ 37,435	\$ --	\$ 17,271	\$
46,796	\$320,386									
	Other assets	1,808	31,029	3,283	(121)	4,740	88	504,313	96	
--	545,236									

	Total assets	\$ 21,919	\$168,436	\$ 13,047	\$ 33,142	\$ 23,079	\$ 37,523	\$504,313	\$ 17,367	\$
46,796	\$865,622									
=====										
LIABILITIES AND PARTNERS' / MEMBERS' CAPITAL:										
	Mortgages and loans payable	\$ --	\$103,323	\$ 50,000	\$ --	\$ 16,147	\$ --	\$283,045	\$ 16,028	\$
15,656	\$484,199									
	Other liabilities	122	10,584	1,239	1,346	96	682	8,050	--	
4,838	26,957									
	Partners' / members' capital	21,797	54,529	(38,192)	31,796	6,836	36,841	213,218	1,339	
26,302	354,466									

	Total liabilities and partners' / members' capital	\$ 21,919	\$168,436	\$ 13,047	\$ 33,142	\$ 23,079	\$ 37,523	\$504,313	\$ 17,367	\$
46,796	\$865,622									
=====										
	Company's net investment in unconsolidated joint ventures	\$ 15,222	\$ 22,300	\$ 3,555	\$ 48,775	\$ 2,990	\$ 7,716	\$ 19,724	\$ 180	\$
14,954	\$135,416									

<Caption>

		DECEMBER 31, 2000							
				G&G	AMERICAN FINANCIAL	RAMLAND	ASHFORD	MC-SJP MORRIS	
HARBORSIDE	COMBINED	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	LOOP	ARCap	REALTY
SOUTH PIER	TOTAL								

<Caption>

NINE MONTHS ENDED SEPTEMBER 30, 2000

HARBORSIDE COMBINED		NINE MONTHS ENDED SEPTEMBER 30, 2000							MC-SJP MORRIS
		PRU-BETA 3	HPMC	MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	ASHFORD LOOP	ARCcap	REALTY
SOUTH PIER	TOTAL								
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>								
Total revenues		\$ 3,721	\$ 6,191	\$ 8,064	\$ 779	\$ 2,930	\$ 4,268	\$ 16,507	--
-- \$ 42,460									
Operating and other expenses		(1,210)	(1,087)	(2,443)	(123)	(870)	(1,929)	(2,168)	--
-- (9,830)									
Depreciation and amortization		(918)	(2,155)	(1,146)	(47)	(734)	(614)	(70)	--
-- (5,684)									
Interest expense		--	(2,220)	(2,989)	--	(1,153)	--	(4,481)	--
-- (10,843)									
Net income		\$ 1,593	\$ 729	\$ 1,486	\$ 609	\$ 173	\$ 1,725	\$ 9,788	--
-- \$ 16,103									
Company's equity in earnings of unconsolidated joint ventures		\$ 680	\$ 729	\$ 498	\$ 552	\$ 84	\$ 358	\$ 1,500	--
-- \$ 4,401									

</Table>

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

17

<Page>

SELECT FINANCIAL RATIOS

<Table>
<Caption>

RATIOS COMPUTED FOR INDUSTRY COMPARISONS:	SEPTEMBER 30,	
	2001	2000
<S>	<C>	<C>
FINANCIAL POSITION RATIOS:		
Total Debt/Total Book Capitalization (BOOK VALUE) (%)	45.98%	42.05%
Total Debt/Total Market Capitalization (MARKET VALUE) (%)	43.91%	42.65%
Total Debt/Total Undepreciated Assets (%)	41.92%	38.97%
Secured Debt/Total Undepreciated Assets (%)	13.32%	12.36%

<Caption>

THREE MONTHS ENDED
SEPTEMBER 30, NINE MONTHS ENDED
SEPTEMBER 30,

	2001	2000	2001	2000
<S>	<C>	<C>	<C>	<C>
OPERATIONAL RATIOS:				
Interest Coverage (FUNDS FROM OPERATIONS+INTEREST EXPENSE)/INTEREST EXPENSE (X)	3.38	3.65	3.41	3.68
Debt Service Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + PRINCIPAL AMORT.) (X)	3.29	3.55	3.32	3.57
Fixed Charge Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + CAPITALIZED INTEREST+PREF. DIV +PRIN. AMORT.+GROUND LEASE PAYMENTS) (X)	2.55	2.79	2.61	2.75
FFO Payout (DIVIDENDS DECLARED/FUNDS FROM OPERATIONS (%))	68.20%	68.86%	67.31%	65.66%
CAD Payout (DIVIDENDS DECLARED/CASH AVAILABLE FOR DISTRIBUTION (%))	82.02%	83.49%	79.09%	79.53%

</Table>

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

18

<Page>

DEBT ANALYSIS
(AS OF SEPTEMBER 30, 2001)

DEBT BREAKDOWN
(DOLLARS IN THOUSANDS)

<Table>
<Caption>

	BALANCE	% OF TOTAL	WEIGHTED AVERAGE INTEREST RATE (a)
<S>	<C>	<C>	<C>
Fixed Rate Secured Debt 3.92	\$ 512,519	29.89%	7.12%
Fixed Rate Unsecured Notes 5.75	1,096,721	63.97%	7.51%
Variable Rate Secured Debt 7.33	32,178	1.88%	4.13%
Variable Rate Unsecured Debt 1.73	73,000	4.26%	4.32%
TOTALS/WEIGHTED AVERAGE: 5.07	\$1,714,418	100.00%	7.19%

<Caption>

FUTURE REPAYMENTS
(DOLLARS IN THOUSANDS)

AVERAGE INTEREST RATE PERIOD REPAYMENTS (a)	SCHEDULED		WEIGHTED	
	AMORTIZATION	MATURITIES	TOTAL	OF FUTURE
<S>	<C>	<C>	<C>	<C>
October through December 2001	\$ 767	\$ 0	\$ 767	
7.70%				
2002	3,259	0	3,259	
7.72%				
2003	3,407	265,094	268,501	
6.50%				
2004	2,247	309,863	312,110	
7.34%				
2005	1,420	253,178	254,598	
7.13%				
2006	(186)	220,000	219,814	
7.06%				
2007	(350)	9,364	9,014	
7.05%				
2008	(408)	0	(408)	
7.67%				
2009	(221)	332,178	331,957	
7.16%				
2010	(172)	15,000	14,828	
7.95%				
2011	(22)	300,000	299,978	
7.93%				
TOTALS/WEIGHTED AVERAGE:	\$ 9,741	\$1,704,677	\$1,714,418	
7.19%				

</Table>

(a) Revolving credit facility and other variable rate debt interest rates calculated using the Company's actual LIBOR contracts in effect at September 30, 2001 (weighted average LIBOR of 3.52 percent).

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

19

<Page>

DEBT MATURITIES
(DOLLARS IN THOUSANDS)

<Table>
<Caption>

	2001	2002	2003	2004	2005	2006	2007
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
SECURED DEBT:							
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 Harborside Financial						\$ 75,358	
Center- Plazas 2 & 3						144,642	
Mack-Cali Airport							\$9,364
Kemble Plaza I							

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

UNSECURED DEBT:

Unsecured credit facility			\$ 73,000				
7.180% unsecured notes due 12/03			185,283				
7.000% unsecured notes due 3/04					\$300,000		
7.250% unsecured notes due 3/09							
7.835% unsecured notes due 12/10							
7.750% unsecured notes due 2/11							

TOTAL UNSECURED DEBT: -- -- \$258,283 \$300,000 -- -- --

TOTAL DEBT: -- -- \$265,094 \$309,863 \$253,178 \$220,000 \$9,364

<Caption>

	2009	2010	2011	TOTALS
<S>	<C>	<C>	<C>	<C>
SECURED DEBT:				
Mack-Cali Willowbrook				\$ 6,811
400 Chestnut Ridge				9,863
Mack-Cali Centre VI				35,000
Prudential Portfolio				150,000
Mack-Cali Bridgewater I				23,000
Mack-Cali Woodbridge II				17,500
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	--	--	\$ 531,394

UNSECURED DEBT:

Unsecured credit facility				\$ 73,000
7.180% unsecured notes due 12/03				185,283
7.000% unsecured notes due 3/04				300,000
7.250% unsecured notes due 3/09	\$300,000			300,000
7.835% unsecured notes due 12/10		\$15,000		15,000
7.750% unsecured notes due 2/11			\$300,000	300,000

TOTAL UNSECURED DEBT: \$300,000 \$15,000 \$300,000 \$1,173,283

TOTAL DEBT: \$332,178 \$15,000 \$300,000 \$1,704,677

</Table>

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

20

<Page>

DEBT DETAIL
 (DOLLARS IN THOUSANDS)

<Table>
 <Caption>

DATE OF PROPERTY NAME MATURITY	LENDER	EFFECTIVE INTEREST RATE	PRINCIPAL BALANCE AT	
			SEPTEMBER 30, 2001	DECEMBER 31, 2000
<S>	<C>	<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%	299,804	299,744
7.250% Senior Unsecured Notes 03/15/09	public debt	7.490%	298,248	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	7.930%	298,386	--
TOTAL SENIOR UNSECURED NOTES:			\$1,096,721	\$ 798,099
REVOLVING CREDIT FACILITIES:				
2000 UNSECURED FACILITY (b) 06/22/03	24 LENDERS	LIBOR+ 80 BASIS POINTS	\$ 73,000	\$ 348,840
TOTAL REVOLVING CREDIT FACILITIES:			\$ 73,000	\$ 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%	--	2,169
Mack-Cali Willowbrook 10/01/03	CIGNA	8.670%	8,821	9,460
400 Chestnut Ridge 07/01/04	Prudential Insurance Co.	9.440%	12,890	13,588
Mack-Cali Centre VI 04/01/05	Principal Life Insurance Co.	6.865%	35,000	35,000
Various (c) 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%	25,397	25,911
500 West Putnam Avenue 10/10/05	New York Life Ins. Co.	6.520%	9,477	10,069
Harborside - Plaza 1 01/01/06	U.S. West Pension Trust	5.610%	57,051	54,370

Harborside - Plazas 2 and 3 01/01/06	Northwestern/Principal	7.363%	162,949	95,630
Mack-Cali Airport 04/01/07	Allstate Life Insurance Co.	7.050%	10,434	10,500
Kemble Plaza I 01/31/09	Mitsubishi Tr & Bk Co.	LIBOR+0.650%	32,178	32,178
TOTAL PROPERTY MORTGAGES:			\$ 544,697	\$ 481,573
TOTAL DEBT:			\$1,714,418	\$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) The Company has the option to convert the mortgage loan, which is secured by 12 properties, to unsecured debt.

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

21

<Page>

III. FINANCIAL STATEMENTS

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

22

<Page>

III. FINANCIAL STATEMENTS

MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS

(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

<Table>
<Caption>

ENDED SEPTEMBER 30, REVENUES 2000	THREE MONTHS ENDED		NINE MONTHS	
	SEPTEMBER 30,			
	2001	2000	2001	

<S>	<C>	<C>	<C>	
<C>				
Base rents 367,270	\$ 126,789	\$ 123,600	\$ 381,584	\$
Escalations and recoveries from tenants 45,058	13,944	13,763	42,136	
Parking and other 12,984	2,610	3,534	8,016	
Equity in earnings of unconsolidated joint ventures 4,401	1,884	2,194	7,330	
Interest income 2,537	685	291	1,770	

Total revenues 432,250	145,912	143,382	440,836	

EXPENSES				

Real estate taxes 45,169	16,012	15,732	46,809	
Utilities 31,997	11,517	11,604	34,172	
Operating services 51,419	16,336	16,855	51,901	
General and administrative 16,733	8,767	5,461	21,633	
Depreciation and amortization 68,447	22,529	23,320	67,964	
Interest expense 79,123	27,772	25,862	84,692	

Total expenses 292,888	102,933	98,834	307,171	

Income from operations before minority interests 139,362	42,979	44,548	133,665	
Minority interest in partially-owned properties (5,072)	--	--	--	

Income from operations before minority interest in Operating Partnership 134,290	42,979	44,548	133,665	
Minority interest in Operating Partnership (a) (26,446)	(8,789)	(8,809)	(26,760)	

Income from operations 107,844	34,190	35,739	106,905	
Non-recurring charges (b) (32,666)	--	(24,557)	--	
Realized gains and unrealized losses on disposition of rental property, net (c) 75,757	(10,181)	8,830	(8,485)	

Net income 150,935	\$ 24,009	\$ 20,012	\$ 98,420	\$
=====				
=====				
PER SHARE DATA:				
Income from operations-basic 1.84	\$ 0.61	\$ 0.61	\$ 1.89	\$
Net income-basic 2.58	\$ 0.43	\$ 0.34	\$ 1.74	\$

Income from operations-diluted 1.83	\$ 0.61	\$ 0.61	\$ 1.89	\$

Net income-diluted 2.50	\$ 0.43	\$ 0.34	\$ 1.74	\$

Dividends declared per common share 1.77	\$ 0.62	\$ 0.61	\$ 1.84	\$

Basic weighted average shares outstanding 58,518	56,129	58,711	56,482	
Diluted weighted average shares outstanding 73,276	64,403	66,914	64,691	

</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 \$3,354 and \$4,473 for the three and nine months ended September 30, 2000, respectively.
- (c) Net of minority interest's share of \$1,443 and \$1,206 for the three months ended September 30, 2001 and 2000, respectively, and \$(1,192) and \$10,448 for the nine months ended September 30, 2001 and 2000, respectively.

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

23

<Page>

MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS

(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

<Table>
<Caption>

ASSETS	SEPTEMBER 30, 2001	DECEMBER 31, 2000

<S>	<C>	<C>
Rental property		
Land and leasehold interests	\$ 473,363	\$ 542,841
Buildings and improvements	2,676,999	2,934,383
Tenant improvements	124,769	106,208
Furniture, fixtures and equipment	7,060	6,445

Less - accumulated depreciation and amortization	3,282,191 (330,027)	3,589,877 (302,932)

Rental property held for sale, net	2,952,164 422,735	3,286,945 107,458

Net investment in rental property	3,374,899	3,394,403
Cash and cash equivalents	44,966	13,179
Investments in unconsolidated joint ventures	135,416	101,438
Unbilled rents receivable, net	59,294	50,499
Deferred charges and other assets, net	100,678	102,655
Restricted cash	7,543	6,557
Accounts receivable, net of allowance for doubtful accounts of \$953 and \$552	6,043	8,246

TOTAL ASSETS	\$ 3,728,839	\$ 3,676,977
=====		

LIABILITIES AND STOCKHOLDERS' EQUITY

Senior unsecured notes	\$ 1,096,721	\$ 798,099
Revolving credit facilities	73,000	348,840
Mortgages and loans payable	544,697	481,573
Dividends and distributions payable	43,998	43,496
Accounts payable and accrued expenses	55,439	53,608
Rents received in advance and security deposits	30,922	31,146
Accrued interest payable	9,664	17,477
Total liabilities	1,854,441	1,774,239

MINORITY INTERESTS:

Operating Partnership	446,532	447,523
Partially-owned properties	--	1,925
Total minority interests	446,532	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, 56,333,692 and 56,980,893 shares outstanding	564	570
Additional paid-in capital	1,495,369	1,513,037
Dividends in excess of net earnings	(62,951)	(57,149)
Unamortized stock compensation	(5,116)	(3,168)
Total stockholders' equity	1,427,866	1,453,290

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY \$3,728,839 \$ 3,676,977

</Table>

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

24

<Page>

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

TOTAL STOCKHOLDERS' EQUITY	COMMON SHARES	STOCK PAR VALUE	ADDITIONAL PAID-IN CAPITAL	DIVIDENDS IN EXCESS OF NET EARNINGS	UNAMORTIZED STOCK COMPENSATION
Balance at January 1, 2001	56,981	\$ 570	\$ 1,513,037	\$ (57,149)	\$ (3,168)
\$ 1,453,290					
Net income	--	--	--	98,420	--
98,420					
Dividends	--	--	--	(104,222)	--
(104,222)					
Redemption of common units for					

shares of common stock	8	--	219	--	--
219					
Proceeds from stock options exercised	173	2	4,018	--	--
4,020					
Deferred compensation plan for directors	--	--	116	--	--
116					
Issuance of Restricted Stock Awards	94	1	2,526	--	(2,527)
--					
Amortization of stock compensation	--	--	--	--	1,031
1,031					
Adjustment to fair value of restricted stock	--	--	652	--	(652)
--					
Cancellation of Restricted Stock Awards	(7)	--	(200)	--	200
--					
Repurchase of common stock	(915)	(9)	(24,999)	--	--
(25,008)					

BALANCE AT SEPTEMBER 30, 2001	56,334	\$	564	\$	1,495,369
\$ 1,427,866					\$ (62,951)
					\$ (5,116)
=====					

</Table>

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

25

<Page>

STATEMENTS OF FUNDS FROM OPERATIONS AND CASH AVAILABLE FOR DISTRIBUTION

(IN THOUSANDS, EXCEPT PER SHARE/UNIT AMOUNTS)

ENDED	THREE MONTHS ENDED		NINE MONTHS	
	SEPTEMBER 30,		SEPTEMBER 30,	
	2001	2000	2001	

2000				

<S>	<C>	<C>	<C>	<C>
Income from operations before minority interest in Operating Partnership	\$ 42,979	\$ 44,548	\$ 133,665	\$
134,290				
Add: Real estate depreciation and amortization (a)	23,179	23,920	70,250	
70,072				
Gain on sale of land	--	--	--	
2,248				
Deduct: Adj. to rental income for straight-lining of rents (b)	(1,830)	(3,484)	(9,692)	
(9,074)				

Funds from operations (c), after adjustment for straight-lining of rents and non-recurring charges	\$ 64,328	\$ 64,984	\$ 194,223	\$
197,536				

Deduct:				
Non-incremental revenue generating capital expenditures:				
Capital expenditures	(1,478)	(1,484)	(3,852)	
(4,094)				
Tenant improvements and leasing commissions	(9,359)	(9,909)	(25,083)	
(30,369)				

Cash available for distribution	\$ 53,491	\$ 53,591	\$ 165,288	\$
163,073				
=====				
Basic weighted average shares/units outstanding (d)	64,084	66,729	64,440	

66,595				
Diluted weighted average shares/units outstanding (e)	70,762	73,353	71,050	
73,276				
PER SHARE/UNIT - BASIC (F):				
Funds from operations	\$ 0.94	\$ 0.92	\$ 2.83	\$
2.79				
Cash available for distribution	\$ 0.77	\$ 0.74	\$ 2.38	\$
2.28				
PER SHARE/UNIT - DILUTED:				
Funds from operations	\$ 0.91	\$ 0.89	\$ 2.73	\$
2.70				
Cash available for distribution	\$ 0.76	\$ 0.73	\$ 2.33	\$
2.23				
Dividend per common share	\$ 0.62	\$ 0.61	\$ 1.84	\$
1.77				
DIVIDEND PAYOUT RATIOS:				
Funds from operations-diluted	68.20%	68.86%	67.31%	
65.66%				
Cash available for distribution-diluted	82.02%	83.49%	79.09%	
79.53%				

<Table>

- (a) Includes the Company's share from unconsolidated joint ventures of \$863 and \$784 for the three months ended September 30, 2001 and 2000, respectively, and \$2,906 and \$2,204 for the nine months ended September 30, 2001 and 2000, respectively.
- (b) Includes the Company's share from unconsolidated joint ventures of \$62 and \$36 for the three months ended September 30, 2001 and 2000, respectively, and \$64 and \$18 for the nine months ended September 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 \$3,943 and \$3,928 for the three months ended September 30, 2001 and 2000, respectively, and \$11,701 and \$11,562 for the nine months ended September 30, 2001 and 2000, respectively.

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

26

<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:

<Table>
<Caption>

	THREE MONTHS ENDED SEPTEMBER 30,		NINE MONTHS ENDED SEPTEMBER 30,	
	2001	2000	2001	2000
<S>	<C>	<C>	<C>	<C>
Basic weighted average shares:	56,129	58,711	56,482	58,518
Add: Weighted average common units	7,955	8,018	7,958	8,077
Basic weighted average shares/units:	64,084	66,729	64,440	66,595
Add: Weighted average preferred units (after conversion to common units)	6,359	6,439	6,359	6,504
Stock options	319	185	251	177

Diluted weighted average shares/units: 70,762 73,353 71,050 73,276

</Table>

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

27

<Page>

IV. VALUE CREATION PIPELINE

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

28

<Page>

IV. VALUE CREATION PIPELINE
 OPERATING PROPERTY ACQUISITIONS
 (DOLLARS IN THOUSANDS)

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2001

ACQUISITION INVESTMENT BY COMPANY (a)	DATE	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
<S> <C> OFFICE	<C>		<C>	<C>	<C>
04/06/01 \$ 48,404	4 & 6 Campus Drive		Parsippany, Morris County, NJ	2	295,766
TOTAL OFFICE PROPERTY ACQUISITIONS:				2	295,766
\$ 48,404					
OFFICE/FLEX					
02/14/01 \$ 7,155	31 & 41 Twosome Drive (b) (c)		Moorestown, Burlington County, NJ	2	127,250

04/27/01	1245 & 1247 N. Church Street, 2 Twosome Drive (b) (c)	Moorestown, Burlington County, NJ	3	154,200
11,083				
08/03/01	5 & 6 Skyline Drive	Hawthorne, Westchester County, NY	2	168,177
14,846				
TOTAL OFFICE/FLEX PROPERTY ACQUISITIONS:			7	449,627
\$ 33,084				
TOTAL OPERATING PROPERTY ACQUISITIONS:			9	745,393
\$ 81,488				

<Caption>

FOR THE YEAR ENDED DECEMBER 31, 2000

ACQUISITION INVESTMENT BY DATE COMPANY (d)	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
<S> <C> OFFICE	<C>	<C>	<C>	<C>
05/23/00	555 & 565 Taxter Road	Elmsford, Westchester County, NY	2	341,108
\$ 42,980				
06/14/00	Four Gatehall Drive	Parsippany, Morris County, NJ	1	248,480
42,381				
TOTAL OFFICE PROPERTY ACQUISITIONS:			3	589,588
\$ 85,361				
OFFICE/FLEX				
03/24/00	Two Executive Drive (b) (c)	Moorestown, Burlington County, NJ	1	60,800
\$ 4,007				
07/14/00	915 North Lenola Road (b) (c)	Moorestown, Burlington County, NJ	1	52,488
2,542				
TOTAL OFFICE/FLEX PROPERTY ACQUISITIONS:			2	113,288
\$ 6,549				
TOTAL OPERATING PROPERTY ACQUISITIONS:				
\$ 91,910			5	702,876

</Table>

SEE FOOTNOTES TO THE ABOVE SCHEDULES ON PAGE 30.

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

29

<Page>

PROPERTIES PLACED IN SERVICE

(DOLLARS IN THOUSANDS)

<Table>
<Caption>

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2001

DATE PLACED	INVESTMENT BY	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				

<Caption>

FOR THE YEAR ENDED DECEMBER 31, 2000

DATE PLACED	INVESTMENT BY	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
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) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities, and amounts presented are as of September 30, 2001.
- (b) 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.
- (c) The properties were acquired through the exercise of a purchase option obtained in the initial acquisition of the McGarvey portfolio in January 1998.
- (d) Transactions were funded primarily from net proceeds received in the sale or sales of rental property.
- (e) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities.
- (f) Project includes seven-story, 1,100-car parking garage.

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

<Page>

PROPERTY NAME: 5 Skyline Drive
PRODUCT TYPE: Office/Flex Building
LOCATION: Hawthorne, Westchester County, New York
DESCRIPTION: Class A, two-story office/flex building
SIZE: 124,022 square feet
YEAR CONSTRUCTED: 1980
CLOSING DATE: August 3, 2001
ACQUISITION COST: \$11.1 million
FUNDING SOURCE: Borrowing from revolving credit facility
PERCENTAGE LEASED: 100.0%
NUMBER OF TENANTS: 3
TENANTS: Taro Pharmaceuticals (92,844 square feet)
Westco Closet Corp. (24,147 square feet)
Westchester Gymnastics School (7,031 square feet)

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

31

<Page>

ACQUISITION PROPERTY PROFILE

PROPERTY NAME: 6 Skyline Drive
PRODUCT TYPE: Office/Flex Building
LOCATION: Hawthorne, Westchester County, New York
DESCRIPTION: Class A, one-story office/flex building
SIZE: 44,155 square feet
YEAR CONSTRUCTED: 1980
CLOSING DATE: August 3, 2001
ACQUISITION COST: \$3.7 million
FUNDING SOURCE: Borrowing from revolving credit facility
PERCENTAGE LEASED: 100.0%
NUMBER OF TENANTS: 2
TENANTS: Evonyx, Inc. (32,155 square feet)
Anvik Corp. (12,000 square feet)

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

<Page>

SUMMARY OF CONSTRUCTION PROJECTS

(DOLLARS IN THOUSANDS)

<Table>
<Caption>

TOTAL		ESTIMATED PLACED IN	NUMBER	COSTS INCURRED	
ESTIMATED COSTS	CURRENT PROJECT % LEASED	SERVICE DATE	OF BUILDINGS	SQUARE FEET	THROUGH 9/30/01
<S>	<C>	<C>	<C>	<C>	<C>
<C>					<C>
MAJORITY OWNED:					
125 Clearbrook Road 5,200	100.0%	Elmsford, NY	Office/Flex	2002-2Q	1 33,000 \$1,197
Harborside Plaza 5 260,000	40.2%	Jersey City, NJ	Office	2002-4Q	1 980,000 70,950
SUB-TOTAL:			2	1,013,000	\$72,147
\$265,200	42.1%				
UNCONSOLIDATED JOINT VENTURES:					
Stadium Gateway (a) \$2,680	32.9%	Anaheim, CA	Office	2001-4Q	1 261,554 \$2,680
Pacific Plaza Phase II (b) 2,366	98.2%	Daly City, CA	Retail/Theater	2002-2Q	1 100,740 2,366
Hyatt Regency South Pier (c) 18,000	n/a	Jersey City, NJ	Hotel	2002-3Q	1 280,000 14,954
Harborside Plaza 10 (d) 140,000	100.0%	Jersey City, NJ	Office	2002-4Q	1 575,000 50,053
SUB-TOTAL:			4	1,217,294	\$70,053
\$163,046	81.1%				
GRAND TOTAL:			6	2,230,294	\$142,200
\$428,246	63.4%				

</Table>

- (a) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$44.0 million.
- (b) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$31.0 million.
- (c) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$95.0 million.
- (d) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$140.0 million.

(DOLLARS IN THOUSANDS)

<Table>
<Caption>

TOTAL			PLACED IN	NUMBER		COSTS	
ESTIMATED	CURRENT		SERVICE	OF	SQUARE	INCURRED	
COSTS	% LEASED	LOCATION	DATE	BUILDINGS	FEET	THROUGH	9/30/01
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
MAJORITY OWNED:							
105 Eisenhower Parkway		Roseland, NJ	Office	01/15/01	1	220,000	\$43,300
\$43,600	50.9%						
8181 East Tufts Avenue		Denver, CO	Office	03/01/01	1	185,254	34,371
34,700	66.9%						
SUB-TOTAL:				2	405,254	\$77,671	
\$78,300	58.2%						
UNCONSOLIDATED JOINT VENTURES:							
Pacific Plaza Phase I (a)		Daly City, CA	Office	08/20/01	1	369,682	\$6,822
\$6,822	50.7%						
SUB-TOTAL:				1	369,682	\$6,822	
\$6,822	50.7%						
GRAND TOTAL:				3	774,936	\$84,493	
\$85,122	54.6%						

</Table>

(a) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$89.4 million.

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

<Page>

SUMMARY OF LAND PARCELS

<Table>
<Caption>

SITE	TOWN/CITY	STATE	ACRES	DEVELOPMENT POTENTIAL (SQ. FT.)	TYPE OF SPACE
<S>	<C>	<C>	<C>	<C>	<C>
Horizon Center Office/Flex/Retail	Hamilton	NJ	50.0	575,000	
American Financial Exchange (a)	Jersey City	NJ	3.6	1,225,000	Office
Harborside Financial Center (b)	Jersey City	NJ	6.5	3,113,500	Office
Mack-Cali Business Campus (c)	Parsippany & Hanover	NJ	110.0	1,350,000	Office
Morris V and VI (a)	Parsippany	NJ	47.5	645,000	Office
Commercenter	Totowa	NJ	5.8	30,000	Office/Flex

Princeton Metro (c)	West Windsor	NJ	10.0	97,000	Office
Princeton Overlook II	West Windsor	NJ	10.0	149,500	Office
Cross Westchester Executive Park	Elmsford	NY	5.0	60,000	Office/Flex
Elmsford Distribution Center (d)	Elmsford	NY	14.5	100,000	Warehouse
Mid-Westchester Executive Park (d)	Hawthorne	NY	8.0	73,000	Office/Flex
One Ramland Road (a)	Orangeburg	NY	20.0	100,000	Office/Flex
South Westchester Executive Park (d)	Yonkers	NY	60.0	500,000	Office/Flex
Airport Business Center	Lester	PA	12.6	135,000	Office
Eastpoint II	Lanham	MD	4.8	122,000	Office/Hotel
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	

</Table>

- (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
September 30, 2001

34

<Page>

RENTAL PROPERTY SALES

(DOLLARS IN THOUSANDS)

<Table>
<Caption>

FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2001

SALE BOOK DATE	REALIZED PROPERTY NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET VALUE
<S>	<C>	<C>	<C>	<C>	<C>	<C>
OFFICE:						
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					
07/17/01	8214 Westchester	Dallas, Dallas County, TX	1	95,509	8,966	
8,465	501					
08/01/01	2600 Westown Parkway	West Des Moines, Polk County, IA	1	72,265	5,165	
5,570	(405)					
09/26/01	1709 New York Avenue, NW	Washington, DC	1	166,000	65,151	
50,640	14,511					
RESIDENTIAL:						
06/21/01	Tenby Chase Apartments	Delran, Burlington County, NJ	1	327 units	19,336	
2,399	16,937					

OTHER:

04/03/01 North Pier-Harborside (a) Jersey City, Hudson County, NJ -- n/a 3,357
 2,918 439

TOTALS: 6 660,910 \$126,270
 \$89,153 \$37,117

<Caption>

FOR THE YEAR ENDED DECEMBER 31, 2000

SALE BOOK DATE	REALIZED PROPERTY NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET VALUE
<S>	<C>	<C>	<C>	<C>	<C>	<C>
LAND:						
02/25/00 1,932	Horizon Center Land \$ 2,248	Hamilton Township, Mercer County, NJ	--	39.1 acres	\$ 4,180	\$
OFFICE:						
04/17/00 80,583	95 Christopher Columbus Dr. 67,639	Jersey City, Hudson County, NJ	1	621,900	148,222	
04/20/00 1,727	6900 IH-40 West (260)	Amarillo, Potter County, TX	1	71,771	1,467	
06/09/00 75,439	412 Mt. Kemble Avenue 6,542	Morris Twp., Morris County, NJ	1	475,100	81,981	
09/21/00 35,749	Cielo Center 10,036	Austin, Travis County, TX	1	270,703	45,785	
11/15/00 12,828	210 South 16th Street (b) (852)	Omaha, Douglas County, NE	1	319,535	11,976	
TOTALS:	\$ 85,353		5	1,759,009	\$293,611	

</Table>

- (a) In connection with the sale of North Pier-Harborside, the Company provided to the purchaser a non-interest-bearing \$2,027 note scheduled to mature in 2002.
- (b) 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
 September 30, 2001

<Page>

V. PORTFOLIO/ LEASING STATISTICS

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

36

<Page>

V. PORTFOLIO/ LEASING STATISTICS

LEASING STATISTICS

(FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2001)

CONSOLIDATED IN-SERVICE PORTFOLIO (a)

SUMMARY OF SPACE LEASED

<Table>
 <Caption>

PCT. LEASED REGION/MARKET 6/30/01	LEASING ACTIVITY						PCT. LEASED 9/30/01
	SQ. FT. LEASED 6/30/01	LEASED SQ. FT. ACQUIRED/ SOLD (b)	EXPIRING/ ADJUSTMENT SQ. FT. (c)	INCOMING SQ. FT.	NET LEASING ACTIVITY	SQ. FT. LEASED 9/30/01	
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
NORTHEAST							
Northern NJ 97.9%	9,426,626	-	(473,985)	279,406	(194,579)	9,232,047	95.9%
Central NJ 97.8%	2,721,037	-	(220,361)	212,858	(7,503)	2,713,534	97.6%
Westchester Co., NY 97.3%	4,396,069	168,177	(184,519)	196,889	12,370	4,576,616	97.7%
Sub. Philadelphia 92.3%	2,836,498	-	(172,729)	165,409	(7,320)	2,829,178	92.1%
Fairfield, CT 96.5%	648,956	-	(44,075)	44,482	407	649,363	96.5%
Washington, DC/MD 99.2%	611,658	(166,863)	888	-	888	445,683	98.9%
Rockland Co/Long Island, NY 98.8%	584,333	-	(15,829)	15,135	(694)	583,639	98.7%
TOTAL NORTHEAST 97.0%	21,225,177	1,314	(1,110,610)	914,179	(196,431)	21,030,060	96.1%
SOUTHWEST/WEST/OTHER							
Texas 87.3%	2,048,536	(75,591)	(166,781)	108,275	(58,506)	1,914,439	85.0%
Colorado 99.0%	1,473,335	-	(117,746)	28,122	(89,624)	1,383,711	93.0%
San Francisco 97.3%	438,670	-	(5,745)	7,280	1,535	440,205	97.6%
Arizona 100.0%	416,967	-	-	-	-	416,967	100.0%
Other 92.9%	343,405	(71,497)	-	-	-	271,908	91.4%
TOTAL SOUTHWEST/WEST/OTHER 93.1%	4,720,913	(147,088)	(290,272)	143,677	(146,595)	4,427,230	90.3%

 COMPANY TOTALS 25,946,090 (145,774) (1,400,882) 1,057,856 (343,026) 25,457,290 95.1%
 96.3%
 =====

</Table>

 RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<Table>	
<S>	<C>
Total sq. ft. as of June 30, 2001	26,947,901
Total sq. ft. of properties added this period	168,177
Total sq. ft. of properties sold this period	(333,774)

Total sq. ft. as of September 30, 2001	26,782,304
	=====

</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
 September 30, 2001

<Page>

LEASING STATISTICS

(FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2001)

CONSOLIDATED IN-SERVICE PORTFOLIO (CONTINUED)

DETAIL OF TRANSACTION ACTIVITY

<Table>
 <Caption>

 DETAIL BY REGION/MARKET

WTD.	LEASING		# OF	SQ. FT.	SQ. FT.	RENEWED AND	WTD.
AVG.	COSTS PER		TRANS-	TOTAL	NEW	OTHER	AVG.
BASE	SQ. FT. PER		ACTIONS	SQ. FT.	LEASES	RETAINED (a)	TERM
REGION/MARKET	RENT (b)	PROPERTY TYPE					(YRS.)
	YEAR (c)						

<S>	<C>		<C>	<C>	<C>	<C>	<C>
<C>							<C>
NORTHEAST							
Northern NJ		Office	28	219,324	52,400	166,924	7.3
\$26.99	\$1.72						
		Office/Flex	5	60,082	26,830	33,252	7.8
\$17.43	\$2.19						
Central NJ		Office	17	212,858	59,987	152,871	5.4
\$26.12	\$1.97						
		Office/Flex	-	-	-	-	-
-	-						

Westchester Co., NY	Office	19	69,435	24,921	44,514	6.0
\$23.22 \$1.38						
	Office/Flex	23	121,007	7,085	113,922	4.3
\$16.79 \$0.54						
	Industrial/Warehouse	2	6,447	-	6,447	1.0
\$10.47 \$0.43						
Sub. Philadelphia	Office	14	98,009	18,385	79,624	4.9
\$23.91 \$2.69						
	Office/Flex	3	67,400	7,000	60,400	2.3
\$9.72 \$0.49						
Fairfield, CT	Office	2	15,760	1,600	14,160	4.8
\$25.13 \$1.53						
	Office/Flex	9	28,722	-	28,722	3.3
\$16.16 \$0.43						
Washington, DC/MD	Office	-	-	-	-	-
- -						
Rockland Co/Long Island, NY	Office	3	15,135	2,096	13,039	3.6
\$20.32 \$1.69						

TOTAL NORTHEAST 125 914,179 200,304 713,875 5.5
\$22.32 \$1.72

SOUTHWEST/WEST/OTHER

Texas	Office	30	108,275	24,879	83,396	4.3
\$19.72 \$2.87						
Colorado	Office	6	28,122	1,543	26,579	4.4
\$19.19 \$1.44						
San Francisco	Office	23	7,280	2,788	4,492	2.3
\$41.00 \$1.76						
Other	Office	-	-	-	-	-
- -						

TOTAL SOUTHWEST/WEST/OTHER 59 143,677 29,210 114,467 4.2
\$20.70 \$2.62

COMPANY TOTALS 184 1,057,856 229,514 828,342 5.3
\$22.10 \$1.82

DETAIL BY PROPERTY TYPE

	Office	142	774,198	188,599	585,599	5.7
\$24.69 \$2.01						
	Office/Flex	40	277,211	40,915	236,296	4.4
\$15.14 \$1.15						
	Industrial/Warehouse	2	6,447	-	6,447	1.0
\$10.47 \$0.43						

COMPANY TOTALS 184 1,057,856 229,514 828,342 5.3
\$22.10 \$1.82
=====

TENANT RETENTION: Leases Retained 60.3%
Sq. Ft. Retained 59.1%

- </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 \$5,935,842 and commissions of \$4,127,492 committed, but not necessarily expended, during the period for second generation space aggregating 1,041,940 square feet.

<S>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	1	7,265	7,265	-	5.0	\$28.50
Texas	1	9,403	-	9,403	4.2	\$18.67
TOTALS	2	16,668	7,265	9,403	4.6	\$22.95

</Table>

- (a) Unconsolidated Joint Venture Properties excludes a 369,682 square foot in-service development property in lease-up.
- (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.
- (d) "Other Retained" transactions include existing tenants' expansions and relocations within the building.
- (e) Represents estimated workletter costs of \$26,877 and commissions of \$59,028 committed, but not necessarily expended, during the period for second generation space aggregating 16,668 square feet.

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

39

<Page>

LEASING STATISTICS

(FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2001)

CONSOLIDATED IN-SERVICE PORTFOLIO (a)

SUMMARY OF SPACE LEASED

<Table>
<Caption>

		LEASING ACTIVITY					
PCT.	PCT.	SQ. FT.	LEASED SQ. FT.	EXPIRING/ ADJUSTMENT	NET	SQ. FT.	
LEASED REGION/MARKET 9/30/01	LEASED 12/31/00	LEASED 12/31/00	ACQUIRED/ SOLD (b)	SQ. FT. (c)	INCOMING SQ. FT.	NET LEASING ACTIVITY	LEASED 9/30/01

NORTHEAST							
Northern NJ	95.9%	9,168,667	273,926	(920,033)	709,487	(210,546)	9,232,047
Central NJ	97.6%	2,689,076	-	(406,206)	430,664	24,458	2,713,534
Westchester Co., NY	97.7%	4,411,621	168,177	(629,979)	626,797	(3,182)	4,576,616
Sub. Philadelphia	92.1%	2,557,156	281,450	(500,500)	491,072	(9,428)	2,829,178
Fairfield, CT	96.5%	659,804	-	(113,294)	102,853	(10,441)	649,363
Washington, DC/MD	98.9%	607,942	(166,863)	(63,969)	68,573	4,604	445,683
Rockland Co/Long Island, NY	98.7%	556,918	31,000	(53,656)	49,377	(4,279)	583,639

TOTAL NORTHEAST 96.1% 97.1%	20,651,184	587,690	(2,687,637)	2,478,823	(208,814)	21,030,060
SOUTHWEST/WEST/OTHER						
Texas 85.0% 92.1%	2,462,200	(364,517)	(572,337)	389,093	(183,244)	1,914,439
Colorado 93.0% 99.7%	1,484,500	-	(159,431)	58,642	(100,789)	1,383,711
San Francisco 97.6% 98.8%	445,490	-	(25,000)	19,715	(5,285)	440,205
Arizona 100.0% 100.0%	416,967	-	-	-	-	416,967
Other 91.4% 92.6%	342,466	(71,497)	(19,332)	20,271	939	271,908
TOTAL SOUTHWEST/WEST/OTHER 90.3% 95.4%	5,151,623	(436,014)	(776,100)	487,721	(288,379)	4,427,230
COMPANY TOTALS 95.1% 96.8%	25,802,807	151,676	(3,463,737)	2,966,544	(497,193)	25,457,290

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of December 31, 2000	26,666,821
Total sq. ft. of properties added this period	982,667
Total sq. ft. of properties sold this period	(867,184)
Total sq. ft. as of September 30, 2001	26,782,304

</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
September 30, 2001

<Page>

LEASING STATISTICS
(FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2001)
CONSOLIDATED IN-SERVICE PORTFOLIO (CONTINUED)

DETAIL OF TRANSACTION ACTIVITY

<Table>
<Caption>

WTD.	LEASING		# OF		SQ. FT.	RENEWED AND	AVG.	
AVG.	COSTS	PER	TRANS-	TOTAL	NEW	OTHER	TERM	BASE
SQ. FT.	REGION/MARKET	PROPERTY TYPE	ACTIONS	SQ. FT.	LEASES	RETAINED (a)	(YRS.)	
RENT (b)	PER YEAR (c)							

<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>								
NORTHEAST								
	Northern NJ	Office	95	633,213	240,544	392,669	6.8	
\$28.48	\$2.13							
		Office/Flex	8	76,274	40,295	35,979	7.4	
\$17.21	\$2.02							
	Central NJ	Office	37	331,904	106,176	225,728	5.3	
\$26.56	\$2.15							
		Office/Flex	8	98,760	17,435	81,325	8.4	
\$18.60	\$0.85							
	Westchester Co., NY	Office	85	311,537	120,048	191,489	5.6	
\$25.27	\$1.70							
		Office/Flex	56	305,813	49,848	255,965	4.0	
\$16.41	\$0.91							
		Industrial/Warehouse	3	9,447	3,000	6,447	1.0	
\$10.96	\$0.44							
	Sub. Philadelphia	Office	40	301,992	101,168	200,824	4.8	
\$25.87	\$2.48							
		Office/Flex	17	189,080	46,565	142,515	3.5	
\$9.69	\$0.71							
	Fairfield, CT	Office	11	65,881	1,600	64,281	3.1	
\$25.97	\$1.10							
		Office/Flex	12	36,972	4,250	32,722	2.8	
\$16.41	\$0.45							
	Washington, DC/MD	Office	3	68,573	-	68,573	11.5	
\$26.15	\$1.99							
	Rockland Co/Long Inland, NY	Office	14	49,377	9,895	39,482	4.6	
\$23.12	\$1.67							

TOTAL NORTHEAST			389	2,478,823	740,824	1,737,999	5.6	
\$23.35	\$1.89							

SOUTHWEST/WEST/OTHER								
	Texas	Office	106	389,093	125,348	263,745	3.4	
\$19.93	\$2.36							
	Colorado	Office	19	58,642	8,276	50,366	4.1	
\$20.49	\$1.27							
	San Francisco	Office	55	19,715	7,220	12,495	2.4	
\$47.05	\$2.09							
	Other	Office	5	20,271	7,831	12,440	4.7	
\$18.14	\$2.14							

TOTAL SOUTHWEST/WEST/OTHER			185	487,721	148,675	339,046	3.5	
\$21.02	\$2.25							

COMPANY TOTALS			574	2,966,544	889,499	2,077,045	5.3	
\$22.97	\$1.93							
=====								

DETAIL BY PROPERTY TYPE								
		Office	470	2,250,198	728,106	1,522,092	5.4	
\$25.52	\$2.13							
		Office/Flex	101	706,899	158,393	548,506	4.8	
\$15.00	\$1.14							
		Industrial/Warehouse	3	9,447	3,000	6,447	1.0	
\$10.96	\$0.44							

COMPANY TOTALS			574	2,966,544	889,499	2,077,045	5.3	
\$22.97	\$1.93							
=====								

TENANT RETENTION:	Leases	
	Retained	60.1%
	Sq. Ft.	
	Retained	60.0%

</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 \$17,568,140 and commissions of \$11,200,116 committed, but not necessarily expended, during the period for second generation space aggregating 2,862,052 square feet.

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

41

<Page>

LEASING STATISTICS

(FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2001)

UNCONSOLIDATED JOINT VENTURE PROPERTIES (a)

SUMMARY OF SPACE LEASED

<Table>
<Caption>

PCT.	LEASING ACTIVITY						
	SQ. FT.	LEASED SQ. FT.	EXPIRING/ ADJUSTMENT	NET INCOMING	NET LEASING ACTIVITY	SQ. FT.	PCT.
	LEASED STATE 12/31/00	ACQUIRED/ SOLD (b)	SQ. FT. (c)	SQ. FT.		LEASED 9/30/01	LEASED 9/30/01
	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey 98.9%	154,749	-	(15,918)	9,011	(6,907)	147,842	94.5%
New York 80.6%	187,000	-	-	-	-	187,000	80.6%
California 86.2%	841,984	(372,926)	-	11,781	11,781	480,839	98.4%
Texas 94.3%	281,016	-	(91,023)	9,403	(81,620)	199,396	66.9%
TOTALS 94.6%	1,464,749	(372,926)	(106,941)	30,195	(76,746)	1,015,077	86.4%

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<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 September 30, 2001	1,175,313

</Table>

 DETAIL OF TRANSACTION ACTIVITY

<Table>
 <Caption>

LEASING COSTS PER SQ. FT. STATE PER YEAR (e)	# OF		SQ. FT. NEW LEASES	SQ. FT. RENEWED AND OTHER		WTD. AVG. TERM (YRS.)	WTD. AVG. BASE RENT
	TRANSACTIONS	TOTAL SQ. FT.		RETAINED (d)			
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey \$2.09	2	9,011	7,265	1,746	4.6	\$25.94	
Texas	1	9,403	-	9,403	4.2	\$18.67	
- California \$2.78	2	11,781	6,263	5,518	5.0	\$22.20	
TOTALS \$2.31	5	30,195	13,528	16,667	4.6	\$22.22	

</Table>

- (a) Unconsolidated Joint Venture Properties excludes a 369,682 square foot in-service development property in lease-up.
- (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.
- (d) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (e) Represents estimated workletter costs of \$159,977 and commissions of \$90,701 committed, but not necessarily expended, during the period for second generation space aggregating 23,932 square feet.

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

<Page>

 MARKET DIVERSIFICATION

The following table lists the Company's 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
<S>	<C>	<C>	<C>

<C>			
New York, NY (Westchester-Rockland Counties)	85,317,974	17.6	4,864,355
17.9			
Bergen-Passaic, NJ	84,562,453	17.4	4,530,091
16.7			
Newark, NJ (Essex-Morris-Union Counties)	81,725,777	16.8	3,960,364
14.6			
Jersey City, NJ	42,710,625	8.8	2,094,470
7.7			
Philadelphia, PA-NJ	40,553,674	8.3	2,991,796
11.0			
Denver, CO	18,625,157	3.8	1,193,185
4.4			
Middlesex-Somerset-Hunterdon, NJ	15,740,796	3.2	791,051
2.9			
Trenton, NJ (Mercer County)	14,576,099	3.0	672,365
2.5			
Dallas, TX	14,228,855	2.9	863,954
3.2			
San Francisco, CA	12,835,361	2.6	450,891
1.7			
Washington, DC-MD-VA	12,638,284	2.6	450,549
1.6			
Stamford-Norwalk, CT	9,090,436	1.9	527,250
1.9			
Houston, TX	8,052,078	1.7	629,009
2.3			
Monmouth-Ocean, NJ	7,489,716	1.5	577,423
2.1			
San Antonio, TX	7,193,992	1.5	684,165
2.5			
Nassau-Suffolk, NY	6,373,398	1.3	292,849
1.1			
Phoenix-Mesa, AZ	5,646,402	1.2	416,967
1.5			
Tampa-St. Petersburg-Clearwater, FL	3,919,104	0.8	297,429
1.1			
Boulder-Longmont, CO	3,612,297	0.7	270,421
1.0			
Bridgeport, CT	3,170,791	0.7	145,487
0.5			
Colorado Springs, CO	2,926,633	0.6	209,987
0.8			
Dutchess County, NY	2,161,518	0.5	118,727
0.4			
Atlantic-Cape May, NJ	1,744,515	0.4	80,344
0.3			
Fort Worth-Arlington, TX	1,152,135	0.2	74,429
0.3			

Totals	486,048,070	100.0	27,187,558
100.0			
=====			

</Table>

- (a) Annualized base rental revenue is based on actual September 2001 billings times 12. For leases whose rent commences after October 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
September 30, 2001

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 (\$)(b)(c)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	SQUARE FEET LEASED
<S>	<C>	<C>	<C>
Securities, Commodity Contracts & Other Financial 9.5	57,160,695	11.8	2,401,003
Manufacturing 10.3	44,930,943	9.2	2,615,130
Insurance Carriers & Related Activities 6.4	33,254,381	6.8	1,618,904
Computer System Design Svcs. 6.7	32,900,127	6.8	1,703,691
Telecommunications 6.9	32,496,474	6.7	1,744,008
Legal Services 4.9	28,301,066	5.8	1,226,670
Health Care & Social Assistance 4.3	21,001,948	4.3	1,085,687
Credit Intermediation & Related Activities 4.7	20,698,497	4.3	1,184,339
Accounting/Tax Prep. 3.2	18,680,541	3.8	809,785
Wholesale Trade 5.3	18,296,037	3.8	1,329,345
Other Professional 3.6	16,692,771	3.4	911,534
Information Services 2.6	14,421,524	3.0	661,517
Retail Trade 3.3	14,360,929	3.0	824,574
Publishing Industries 2.2	12,772,819	2.6	568,124
Scientific Research/Development 2.6	11,285,757	2.3	661,278
Arts, Entertainment & Recreation 2.9	10,792,960	2.2	720,573
Real Estate & Rental & Leasing 1.9	9,936,344	2.1	487,923
Architectural/Engineering 1.9	9,917,105	2.0	483,844
Other Services (except Public Administration) 2.7	9,322,689	1.9	688,081
Advertising/Related Services 1.5	8,455,680	1.7	383,776
Transportation 1.8	6,898,771	1.4	463,893
Management of Companies & Finance 1.3	6,574,771	1.4	326,946
Management/Scientific 1.2	6,535,006	1.3	296,429
Data Processing Services 1.0	5,522,926	1.1	245,826
Construction 1.1	5,077,648	1.1	279,049
Utilities 0.8	4,497,242	0.9	207,188
Educational Services 0.9	4,358,780	0.9	227,321
Specialized Design Services 0.7	3,737,440	0.8	169,297
Public Administration 0.8	3,691,846	0.8	190,883
Admin. & Support, Waste Mgt. & Remediation Svc. 1.0	3,671,546	0.8	263,172
Other 2.0	9,802,807	2.0	497,454
Totals 100.0	486,048,070	100.0	25,277,244

</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 September billings times 12. For leases whose rent commences after October 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
September 30, 2001

44

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)

(AS OF SEPTEMBER 30, 2001)

BREAKDOWN BY NUMBER OF PROPERTIES

PROPERTY TYPE:

<Table>

<Caption>

TOTALS	% OF	% OF	OFFICE/	% OF	INDUSTRIAL/	% OF	STAND- ALONE	% OF	MULTI- FAMILY	% OF	LAND	% OF
STATE	STATE	TOTAL	FLEX	TOTAL	WAREHOUSE	TOTAL	RETAIL	TOTAL	RESIDENTIAL	TOTAL	LEASES	TOTAL
BY STATE	TOTAL											
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>											
New Jersey	122	27.3%	50	19.2%	--	--	--	--	--	--	1	0.4%
New York	73	8.8%	39	15.0%	6	2.3%	2	0.8%	1	0.4%	2	0.8%
Pennsylvania	13	5.0%	--	--	--	--	--	--	--	--	--	--
Connecticut	8	1.2%	5	1.9%	--	--	--	--	--	--	--	--
Wash., D.C./ Maryland	3	1.2%	--	--	--	--	--	--	--	--	--	--

SUB-TOTAL												
NORTHEAST:	219	43.5%	94	36.1%	6	2.3%	2	0.8%	1	0.4%	3	1.2%
	219	84.3%										

Texas	14	5.3%	--	--	--	--	--	--	--	--	--	--
Arizona	3	1.2%	--	--	--	--	--	--	--	--	--	--
California	2	0.8%	--	--	--	--	--	--	--	--	--	--
Colorado	21	8.0%	--	--	--	--	--	--	--	--	--	--
Florida	1	0.4%	--	--	--	--	--	--	--	--	--	--

TOTALS												
BY TYPE:	154	59.2%	94	36.1%	6	2.3%	2	0.8%	1	0.4%	3	1.2%
	260	100.0%										

</Table>

(a) Excludes 9 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company.

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

45

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)

(AS OF SEPTEMBER 30, 2001)

BREAKDOWN BY SQUARE FOOTAGE

PROPERTY TYPE:

<Table>
<Caption>

% OF STATE TOTAL	OFFICE	% OF TOTAL		% OF INDUSTRIAL/ WAREHOUSE		% OF TOTAL	STAND-ALONE RETAIL	% OF TOTAL	TOTALS BY STATE
		OFFICE/FLEX	TOTAL	WAREHOUSE	TOTAL				
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	11,946,575	43.9%	2,277,531	8.4%	--	--	--	--	14,224,106
52.3%									
New York	2,626,484	9.6%	2,244,747	8.3%	387,400	1.4%	17,300	0.1%	5,275,931
19.4%									
Pennsylvania	1,473,798	5.4%	--	--	--	--	--	--	
1,473,798	5.4%								
Connecticut	399,737	1.5%	273,000	1.0%	--	--	--	--	672,737
2.5%									
Wash., D.C./ Maryland	450,549	1.7%	--	--	--	--	--	--	
450,549	1.7%								
SUB-TOTAL									
NORTHEAST	16,897,143	62.1%	4,795,278	17.7%	387,400	1.4%	17,300	0.1%	22,097,121
81.3%									
Texas	2,251,557	8.3%	--	--	--	--	--	--	
2,251,557	8.3%								
Arizona	416,967	1.5%	--	--	--	--	--	--	
416,967	1.5%								
California	450,891	1.7%	--	--	--	--	--	--	
450,891	1.7%								
Colorado	1,673,593	6.1%	--	--	--	--	--	--	
1,673,593	6.1%								
Florida	297,429	1.1%	--	--	--	--	--	--	
297,429	1.1%								
TOTALS									
BY TYPE:	21,987,580	80.8%	4,795,278	17.7%	387,400	1.4%	17,300	0.1%	27,187,558
100.0%									

</Table>

(a) Excludes 9 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company.

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)

(YEAR ENDED SEPTEMBER 30, 2001)

BREAKDOWN BY BASE RENTAL REVENUE (b)
(DOLLARS IN THOUSANDS)PROPERTY TYPE:
-----<Table>
<Caption>

OF STATE TOTAL	LAND LEASES	% OF OFFICE TOTAL	OFFICE/FLEX	% OF OFFICE TOTAL	INDUST./WAREHOUSE	% OF OFFICE TOTAL	STAND-ALONE RETAIL	% OF OFFICE TOTAL	MULTI-FAMILY RESIDENTIAL	%
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	261	244,632	48.9%	17,684	3.5%	--	--	--	--	--
New York	255	57,244	11.4%	31,221	6.2%	3,715	0.7%	439	0.1%	2,510
Pennsylvania	--	29,899	6.0%	--	--	--	--	--	--	--
Connecticut	--	8,845	1.8%	3,927	0.8%	--	--	--	--	--
Wash., D.C./ Maryland	--	14,332	2.9%	--	--	--	--	--	--	--
SUB-TOTAL NORTHEAST:		354,952	71.0%	52,832	10.5%	3,715	0.7%	439	0.1%	2,510
0.5% 516										
Texas	--	32,789	6.6%	--	--	--	--	--	--	--
Arizona	--	5,765	1.2%	--	--	--	--	--	--	--
California	--	15,700	3.1%	--	--	--	--	--	--	--
Colorado	--	27,132	5.4%	--	--	--	--	--	--	--
Florida	--	3,707	0.7%	--	--	--	--	--	--	--
TOTALS BY TYPE:		440,045	88.0%	52,832	10.5%	3,715	0.7%	439	0.1%	2,510
0.5% 516										

<Caption>

STATE	% OF TOTAL	TOTALS BY STATE	% OF TOTAL
<S>	<C>	<C>	<C>
New Jersey	0.1%	262,577	52.5%
New York	0.1%	95,384	19.0%
Pennsylvania	--	29,899	6.0%
Connecticut	--	12,772	2.6%
Wash., D.C./ Maryland	--	14,332	2.9%

SUB-TOTAL			
NORTHEAST:	0.2%	414,964	83.0%

Texas	--	32,789	6.6%
Arizona	--	5,765	1.2%
California	--	15,700	3.1%
Colorado	--	27,132	5.4%
Florida	--	3,707	0.7%

TOTALS			
BY TYPE:	0.2%	500,057	100.0%
=====			

</Table>

- (a) Excludes 9 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company.
- (b) Total base rent for the twelve months ended September 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 September 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 September 30, 2001.

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

47

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)

(AS OF SEPTEMBER 30, 2001)

BREAKDOWN BY PERCENTAGE LEASED

PROPERTY TYPE:

<Table>
<Caption>

AVG. STATE	OFFICE	OFFICE/FLEX	INDUSTRIAL/WAREHOUSE	STAND-ALONE RETAIL	WEIGHTED BY STATE

<S>	<C>	<C>	<C>	<C>	<C>
New Jersey	96.3%	93.8%	--	--	95.9%
New York	97.7%	97.9%	98.0%	100.0%	97.8%
Pennsylvania	89.2%	--	--	--	89.2%
Connecticut	95.8%	97.6%	--	--	96.5%
Washington, D.C./ Maryland	98.9%	--	--	--	98.9%

SUB-TOTAL NORTHEAST	96.0%	95.9%	98.0%	100.0%	96.7%

Texas	85.0%	--	--	--	85.0%
Arizona	100.0%	--	--	--	100.0%
California	97.6%	--	--	--	97.6%
Colorado	93.0%	--	--	--	93.0%
Florida	91.4%	--	--	--	91.4%

WEIGHTED AVG. BY TYPE:	94.7%	95.9%	98.0%	100.0%	95.1%
=====					

</Table>

(a) Excludes 9 properties, aggregating approximately 1.5 million square feet, which are not consolidated by the Company, as well as multi-family residential and land lease properties. 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
September 30, 2001

48

<Page>

PROPERTY LISTING

OFFICE PROPERTIES

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		BASE PER BASE (\$)
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	BASE AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
ATLANTIC COUNTY, NEW JERSEY							
EGG HARBOR							
100 Decadon Drive.....	1987	40,422	100.0	730		0.15	
18.06							
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	99.9	3,260		0.66	
22.82							
FORT LEE							
One Bridge Plaza.....	1981	200,000	98.7	5,045		1.02	
25.56							
2115 Linwood Avenue.....	1981	68,000	99.7	1,659		0.33	
24.47							
LITTLE FERRY							
200 Riser Road.....	1974	286,628	100.0	2,018		0.41	
7.04							
MONTVALE							
95 Chestnut Ridge Road.....	1975	47,700	100.0	568		0.11	
11.91							
135 Chestnut Ridge Road.....	1981	66,150	100.0	1,392		0.28	
21.04							
PARAMUS							
15 East Midland Avenue.....	1988	259,823	100.0	6,730		1.36	
25.90							
461 From Road.....	1988	253,554	99.8	6,045		1.22	
23.89							
650 From Road.....	1978	348,510	97.1	6,053		1.22	
17.89							
140 Ridgewood Avenue	1981	239,680	100.0	5,342		1.08	
22.29							
61 South Paramus Avenue.....	1985	269,191	100.0	6,213		1.25	
23.08							

ROCHELLE PARK						
120 Passaic Street.....	1972	52,000	99.6	1,438	0.29	
27.76						
365 West Passaic Street.....	1976	212,578	95.2	4,178	0.84	
20.64						
SADDLE RIVER						
1 Lake Street.....	1973/94	474,801	100.0	7,465	1.50	
15.72						
UPPER SADDLE RIVER						
10 Mountainview Road.....	1986	192,000	99.3	3,990	0.80	
20.93						
WOODCLIFF LAKE						
400 Chestnut Ridge Road.....	1982	89,200	100.0	2,124	0.43	
23.81						
470 Chestnut Ridge Road.....	1987	52,500	100.0	1,192	0.24	
22.70						
530 Chestnut Ridge Road.....	1986	57,204	100.0	1,166	0.23	
20.38						
50 Tice Boulevard.....	1984	235,000	97.5	5,244	1.06	
22.89						
300 Tice Boulevard.....	1991	230,000	92.7	4,778	0.96	
22.41						
BURLINGTON COUNTY, NEW JERSEY						
MOORESTOWN						
224 Strawbridge Drive.....	1984	74,000	100.0	1,460	0.29	
19.73						
228 Strawbridge Drive.....	1984	74,000	100.0	1,434	0.29	
19.38						
ESSEX COUNTY, NEW JERSEY						
MILLBURN						
150 J.F. Kennedy Parkway.....	1980	247,476	96.4	6,441	1.30	
27.00						
ROSELAND						
101 Eisenhower Parkway.....	1980	237,000	84.0	3,952	0.80	
19.85						
103 Eisenhower Parkway.....	1985	151,545	83.9	3,155	0.64	
24.81						

</Table>

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

49

<Page>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,	
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	2001 OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER SQ. (\$)
105 Eisenhower Parkway (e)	2001	220,000	50.9	3,499	0.70	

<S>

<C>

<C>

<C>

<C>

<C>

<C>

105 Eisenhower Parkway (e)

31.24

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	18,915	3.81
24.85					
Harborside Financial Center Plaza 3....	1990	725,600	100.0	18,029	3.63
24.85					
Harborside Financial Center Plaza 4-A .	2000	207,670	88.7	5,237	1.05
29.93 (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	3,085	0.62
20.62					
5 Vaughn Drive.....	1987	98,500	95.0	2,333	0.47
24.93					

MIDDLESEX COUNTY, NEW JERSEY

EAST BRUNSWICK

377 Summerhill Road.....	1977	40,000	100.0	373	0.08
9.33					

PLAINSBORO

500 College Road East.....	1984	158,235	100.0	3,131	0.63
19.79					

SOUTH BRUNSWICK

3 Independence Way.....	1983	111,300	100.0	2,184	0.44
19.62					

WOODBIDGE

581 Main Street.....	1991	200,000	100.0	4,834	0.97
24.17					

MONMOUTH COUNTY, NEW JERSEY

NEPTUNE

3600 Route 66.....	1989	180,000	100.0	2,410	0.49
13.39					

WALL TOWNSHIP

1305 Campus Parkway.....	1988	23,350	92.4	378	0.08
17.52					
1350 Campus Parkway.....	1990	79,747	99.9	1,458	0.29
18.30					

MORRIS COUNTY, NEW JERSEY

FLORHAM PARK

325 Columbia Turnpike.....	1987	168,144	100.0	4,277	0.86
25.44					

MORRIS PLAINS

250 Johnson Road.....	1977	75,000	100.0	1,594	0.32
21.25					
201 Littleton Road.....	1979	88,369	80.3	1,850	0.37
26.07					

MORRIS TOWNSHIP

340 Mt. Kemble Avenue.....	1985	387,000	100.0	5,530	1.11
14.29					

PARSIPPANY

4 Campus Drive (e).....	1983	147,475	86.8	3,361	0.68
26.26					
6 Campus Drive (e).....	1983	148,291	98.4	3,897	0.78
26.71					
7 Campus Drive.....	1982	154,395	100.0	2,170	0.44
14.05					
8 Campus Drive.....	1987	215,265	100.0	5,632	1.13
26.16					
2 Dryden Way.....	1990	6,216	100.0	70	0.01
11.26					
4 Gatehall Drive.....	1988	248,480	97.0	5,810	1.17
24.11					
2 Hilton Court.....	1991	181,592	100.0	4,715	0.95
25.96					
600 Parsippany Road.....	1978	96,000	74.8	1,856	0.37
25.85					
1 Sylvan Way.....	1989	150,557	100.0	3,514	0.71
23.34					

</Table>

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

50

<Page>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,	
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER SQ. (\$)
5 Sylvan Way.....	1989	151,383	100.0	3,991	0.80	26.36
7 Sylvan Way.....	1987	145,983	100.0	2,922	0.59	20.02
PASSAIC COUNTY, NEW JERSEY						
CLIFTON						
777 Passaic Avenue.....	1983	75,000	95.8	1,299	0.26	18.08
TOTOWA						
999 Riverview Drive.....	1988	56,066	65.0	953	0.19	26.15
WAYNE						
201 Willowbrook Boulevard.....	1970	178,329	28.6	2,333	0.47	45.74
SOMERSET COUNTY, NEW JERSEY						
BASKING RIDGE						
222 Mt. Airy Road.....	1986	49,000	100.0	739	0.15	15.08
233 Mt. Airy Road.....	1987	66,000	100.0	1,177	0.24	17.83
BERNARDS						
106 Allen Road..... (f)	2000	132,010	66.7	1,623	0.33	25.85
BRIDGEWATER						
721 Route 202/206.....	1989	192,741	100.0	4,379	0.88	22.72
UNION COUNTY, NEW JERSEY						
CLARK						
100 Walnut Avenue.....	1985	182,555	100.0	4,359	0.88	23.88
CRANFORD						
6 Commerce Drive.....	1973	56,000	93.0	1,064	0.21	20.43
11 Commerce Drive (c).....	1981	90,000	95.6	983	0.20	11.42
12 Commerce Drive.....	1967	72,260	96.3	676	0.14	9.71
20 Commerce Drive.....	1990	176,600	100.0	4,285	0.86	24.26
65 Jackson Drive.....	1984	82,778	100.0	1,645	0.33	19.87
NEW PROVIDENCE						
890 Mountain Road.....	1977	80,000	100.0	2,615	0.53	32.69

TOTAL NEW JERSEY OFFICE		11,946,575	96.3 (G)	244,632	49.26	21.25

DUTCHESS COUNTY, NEW YORK						
FISHKILL						

300 South Lake Drive.....	1987	118,727	93.3	2,174	0.44	19.63
NASSAU COUNTY, NEW YORK						
NORTH HEMPSTEAD						
600 Community Drive.....	1983	237,274	100.0	5,365	1.08	22.61
111 East Shore Road.....	1980	55,575	100.0	1,518	0.31	27.31
ROCKLAND COUNTY, NEW YORK						
SUFFERN						
400 Rella Boulevard.....	1988	180,000	100.0	3,766	0.76	20.92

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

51

<Page>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 9/30/01 (%) (a)	PERCENTAGE OF TOTAL 2001 OFFICE,		
				2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)

<S>	<C>	<C>	<C>	<C>	<C>	<C>
WESTCHESTER COUNTY, NEW YORK						
ELMSFORD						
100 Clearbrook Road (c)..... 15.10	1975	60,000	96.8	877	0.18	
101 Executive Boulevard..... 22.72	1971	50,000	83.8	952	0.19	
555 Taxter Road..... 23.65	1986	170,554	100.0	4,033	0.81	
565 Taxter Road..... 23.64	1988	170,554	90.3	3,641	0.73	
570 Taxter Road..... 22.32	1972	75,000	94.2	1,577	0.32	
HAWTHORNE						
30 Saw Mill River Road..... 18.75	1982	248,400	100.0	4,657	0.94	
1 Skyline Drive..... 17.97	1980	20,400	99.0	363	0.07	
2 Skyline Drive..... 16.11	1987	30,000	98.9	478	0.10	
7 Skyline Drive..... 20.50	1987	109,000	100.0	2,234	0.45	
17 Skyline Drive..... 15.62	1989	85,000	100.0	1,328	0.27	
TARRYTOWN						
200 White Plains Road..... 24.25	1982	89,000	77.0	1,662	0.33	
220 White Plains Road..... 23.58	1984	89,000	99.4	2,086	0.42	
WHITE PLAINS						
1 Barker Avenue.....	1975	68,000	99.0	1,637	0.33	

24.32						
3 Barker Avenue.....	1983	65,300	100.0	1,224	0.25	
18.74						
50 Main Street.....	1985	309,000	100.0	8,047	1.62	
26.04						
11 Martine Avenue.....	1987	180,000	100.0	4,527	0.91	
25.15						
1 Water Street.....	1979	45,700	99.8	1,099	0.22	
24.10						
YONKERS						
1 Executive Boulevard.....	1982	112,000	100.0	2,569	0.52	
22.94						
3 Executive Plaza.....	1987	58,000	100.0	1,430	0.29	
24.66						

TOTAL NEW YORK OFFICE		2,626,484	97.7	57,244	11.54	
22.31						

CHESTER COUNTY, PENNSYLVANIA						
BERWYN						
1000 Westlakes Drive.....	1989	60,696	93.4	1,527	0.31	
26.94						
1055 Westlakes Drive.....	1990	118,487	52.0	1,263	0.25	
20.50						
1205 Westlakes Drive.....	1988	130,265	83.7	2,750	0.55	
25.22						
1235 Westlakes Drive.....	1986	134,902	100.0	3,294	0.66	
24.42						
DELAWARE COUNTY, PENNSYLVANIA						
LESTER						
100 Stevens Drive.....	1986	95,000	100.0	2,527	0.51	
26.60						
200 Stevens Drive.....	1987	208,000	100.0	5,478	1.10	
26.34						
300 Stevens Drive.....	1992	68,000	52.2	1,506	0.30	
42.43						
MEDIA						
1400 Providence Road - Center I...	1986	100,000	91.4	1,876	0.38	
20.53						
1400 Providence Road - Center II..	1990	160,000	80.6	2,719	0.55	
21.08						

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

52

<Page>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,		
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)	
RENT PROPERTY SQ. FT. LOCATION (c) (d)							

<S>	<C>	<C>	<C>	<C>	<C>
MONTGOMERY COUNTY, PENNSYLVANIA					
LOWER PROVIDENCE					
1000 Madison Avenue..... 16.96	1990	100,700	100.0	1,708	0.34
PLYMOUTH MEETING					
1150 Plymouth Meeting Mall..... 17.47	1970	167,748	97.3	2,851	0.58
Five Sentry Parkway East..... 17.48	1984	91,600	100.0	1,601	0.32
Five Sentry Parkway West..... 20.81	1984	38,400	100.0	799	0.16

TOTAL PENNSYLVANIA OFFICE 22.74		1,473,798	89.2	29,899	6.01

FAIRFIELD COUNTY, CONNECTICUT					
GREENWICH					
500 West Putnam Avenue..... 25.95	1973	121,250	96.0	3,021	0.61
NORWALK					
40 Richards Avenue..... 24.85	1985	145,487	91.7	3,315	0.67
SHELTON					
1000 Bridgeport Avenue..... 18.86	1986	133,000	100.0	2,509	0.51

TOTAL CONNECTICUT OFFICE 23.11		399,737	95.8	8,845	1.79

WASHINGTON, D.C.					
1201 Connecticut Avenue, NW..... 33.13	1940	169,549	100.0	5,617	1.13
1400 L Street, NW..... 39.36	1987	159,000	100.0	6,259	1.26

TOTAL DISTRICT OF COLUMBIA OFFICE 36.15		328,549	100.0	11,876	2.39

PRINCE GEORGE'S COUNTY, MARYLAND					
LANHAM					
4200 Parliament Place..... 20.97	1989	122,000	96.0	2,456	0.49

TOTAL MARYLAND OFFICE 20.97		122,000	96.0	2,456	0.49

BEXAR COUNTY, TEXAS					
SAN ANTONIO					
200 Concord Plaza Drive..... 21.68	1986	248,700	86.4	4,659	0.94
84 N.E. Loop 410..... 15.28	1971	187,312	90.9	2,602	0.52
111 Soledad..... 18.92	1918	248,153	47.9	2,249	0.45
COLLIN COUNTY, TEXAS					
PLANO					
555 Republic Place..... 13.97	1986	97,889	94.6	1,294	0.26

</Table>

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

53

<Page>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,	
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)

<S>						
<C>						
DALLAS COUNTY, TEXAS						
DALLAS						
3030 LBJ Freeway (c).....	1984	367,018	91.9	6,799	1.37	
20.16						
3100 Monticello.....	1984	173,837	94.6	2,746	0.55	
16.70						
IRVING						
2300 Valley View.....	1985	142,634	93.6	2,398	0.48	
17.96						
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	1,560	0.31	
14.33						
5300 Memorial.....	1982	155,099	78.3	2,361	0.48	
19.44						
1717 St. James Place.....	1975	109,574	93.6	1,467	0.30	
14.30						
1770 St. James Place.....	1973	103,689	70.6	1,208	0.24	
16.50						
10497 Town & Country Way.....	1981	148,434	81.5	1,766	0.36	
14.60						
TARRANT COUNTY, TEXAS						
EULESS						
150 West Parkway.....	1984	74,429	98.1	1,073	0.22	
14.70						

TOTAL TEXAS OFFICE		2,251,557	85.0	32,789	6.60	
17.13						

MARICOPA COUNTY, ARIZONA						
GLENDALE						
5551 West Talavi Boulevard.....	1991	181,596	100.0	1,730	0.35	
9.53						
PHOENIX						
19640 North 31st Street.....	1990	124,171	100.0	1,615	0.33	

<S>

<C>

MARICOPA COUNTY, ARIZONA

GLENDALE

5551 West Talavi Boulevard.....

9.53

PHOENIX

19640 North 31st Street.....

13.01						
SCOTTSDALE						
9060 E. Via Linda Boulevard.....	1984	111,200	100.0	2,420	0.49	
21.76						

TOTAL ARIZONA OFFICE		416,967	100.0	5,765	1.17	
13.83						

ARAPAHOE COUNTY, COLORADO						
AURORA						
750 South Richfield Street.....	1997	108,240	100.0	2,911	0.59	
26.89						
DENVER						
400 South Colorado Boulevard.....	1983	125,415	98.6	2,267	0.46	
18.33						
ENGLEWOOD						
9359 East Nichols Avenue.....	1997	72,610	100.0	903	0.18	
12.44						
5350 South Roslyn Street.....	1982	63,754	100.0	1,223	0.25	
19.18						
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	401	0.08	
11.64						
303 South Technology Court-B.....	1997	40,416	100.0	470	0.09	
11.63						

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

54

<Page>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,		
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)	

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

LOUISVILLE							
248 Centennial Parkway.....	1996	39,266	100.0	508	0.10		
12.94							
1172 Century Drive.....	1996	49,566	100.0	642	0.13		
12.95							
285 Century Place.....	1997	69,145	100.0	1,087	0.22		
15.72							

DENVER COUNTY, COLORADO
DENVER

3600 South Yosemite..... 9.59	1974	133,743	100.0	1,283	0.26
DOUGLAS COUNTY, COLORADO					
ENGLEWOOD					
8181 East Tufts Avenue (e)..... 26.42	2001	185,254	67.4	3,299	0.66
400 Inverness Drive..... 30.54	1997	111,608	73.1	2,492	0.50
67 Inverness Drive East..... 16.19	1996	54,280	69.2	608	0.12
384 Inverness Drive South..... 16.58	1985	51,523	92.7	792	0.16
5975 South Quebec Street..... 43.26	1996	102,877	49.1	2,185	0.44
PARKER					
9777 Mount Pyramid Court..... 11.00	1995	120,281	100.0	1,323	0.27
EL PASO COUNTY, COLORADO					
COLORADO SPRINGS					
8415 Explorer..... 12.92	1998	47,368	100.0	612	0.12
1975 Research Parkway..... 15.51	1997	115,250	100.0	1,787	0.36
2375 Telstar Drive..... 12.90	1998	47,369	100.0	611	0.12
JEFFERSON COUNTY, COLORADO					
LAKEWOOD					
141 Union Boulevard..... 18.47	1985	63,600	100.0	1,175	0.24

TOTAL COLORADO OFFICE 17.44		1,673,593	93.0 (g)	27,132	5.46

SAN FRANCISCO COUNTY, CALIFORNIA					
SAN FRANCISCO					
795 Folsom Street..... 39.03	1977	183,445	100.0	7,160	1.44
760 Market Street..... 33.26	1908	267,446	96.0	8,540	1.72

TOTAL CALIFORNIA OFFICE 35.67		450,891	97.6	15,700	3.16

HILLSBOROUGH COUNTY, FLORIDA					
TAMPA					
501 Kennedy Boulevard..... 13.64	1982	297,429	91.4	3,707	0.75

TOTAL FLORIDA OFFICE 13.64		297,429	91.4	3,707	0.75

TOTAL OFFICE PROPERTIES 21.14		21,987,580	94.7 (g)	440,045	88.62
=====					

</Table>

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

PROPERTY LISTING

OFFICE/FLEX PROPERTIES

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT (c) (d)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,		
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)

<S>	<C>	<C>	<C>	<C>	<C>	<C>
BURLINGTON COUNTY, NEW JERSEY						
BURLINGTON						
3 Terri Lane.....	1991	64,500	52.4	324	0.07	
9.59						
5 Terri Lane.....	1992	74,555	82.2	514	0.10	
8.39						
MOORESTOWN						
2 Commerce Drive.....	1986	49,000	100.0	363	0.07	
7.41						
101 Commerce Drive.....	1988	64,700	100.0	336	0.07	
5.19						
102 Commerce Drive.....	1987	38,400	87.5	185	0.04	
5.51						
201 Commerce Drive.....	1986	38,400	100.0	202	0.04	
5.26						
202 Commerce Drive.....	1988	51,200	100.0	268	0.05	
5.23						
1 Executive Drive.....	1989	20,570	100.0	206	0.04	
10.01						
2 Executive Drive	1988	60,800	75.5	407	0.08	
8.87						
101 Executive Drive.....	1990	29,355	100.0	222	0.04	
7.56						
102 Executive Drive.....	1990	64,000	90.0	333	0.07	
5.78						
225 Executive Drive.....	1990	50,600	100.0	311	0.06	
6.15						
97 Foster Road.....	1982	43,200	100.0	188	0.04	
4.35						
1507 Lancer Drive.....	1995	32,700	100.0	139	0.03	
4.25						
1510 Lancer Drive.....	1998	88,000	100.0	370	0.07	
4.20						
1245 North Church Street (e).....	1998	52,810	100.0	377	0.08	
7.13						
1247 North Church Street (e).....	1998	52,790	100.0	461	0.09	
8.73						
1256 North Church Street.....	1984	63,495	100.0	197	0.04	
3.10						
840 North Lenola Road.....	1995	38,300	82.6	234	0.05	
7.40						
844 North Lenola Road.....	1995	28,670	100.0	216	0.04	
7.53						
915 North Lenola Road.....	1998	52,488	100.0	282	0.06	
5.37						
2 Twosome Drive (e)	2000	48,600	100.0	390	0.08	
8.02						
30 Twosome Drive.....	1997	39,675	100.0	225	0.05	
5.67						
31 Twosome Drive (e).....	1998	84,200	100.0	440	0.09	
5.23						
40 Twosome Drive.....	1996	40,265	93.4	242	0.05	
6.43						
41 Twosome Drive (e).....	1998	43,050	89.2	314	0.06	
8.17						
50 Twosome Drive.....	1997	34,075	100.0	258	0.05	
7.57						

WEST DEPTFORD

1451 Metropolitan Drive..... 6.85	1996	21,600	100.0	148	0.03
MERCER COUNTY, NEW JERSEY					
HAMILTON TOWNSHIP					
100 Horizon Drive..... 14.31	1989	13,275	100.0	190	0.04
200 Horizon Drive..... 11.25	1991	45,770	100.0	515	0.10
300 Horizon Drive..... 15.05	1989	69,780	100.0	1,050	0.21
500 Horizon Drive..... 7.04	1990	41,205	100.0	290	0.06
MONMOUTH COUNTY, NEW JERSEY					
WALL TOWNSHIP					
1325 Campus Parkway..... 13.49	1988	35,000	100.0	472	0.10
1340 Campus Parkway..... 11.67	1992	72,502	100.0	846	0.17
1345 Campus Parkway..... 9.59	1995	76,300	100.0	732	0.15
1433 Highway 34..... 11.35	1985	69,020	91.0	713	0.14
1320 Wyckoff Avenue..... 8.65	1986	20,336	100.0	176	0.04
1324 Wyckoff Avenue..... 9.78	1987	21,168	100.0	207	0.04

</Table>

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

56

<Page>

PROPERTY LISTING

OFFICE/FLEX PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE	YEAR	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE,		
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)	
RENT PROPERTY SQ. FT. LOCATION (c) (d)	BUILT	(SQ. FT.)	(%) (a)	(\$000) (b) (c)	BASE RENT (%)	(\$)	

<S>	<C>	<C>	<C>	<C>	<C>
PASSAIC COUNTY, NEW JERSEY					
TOTOWA					
1 Center Court..... 7.16	1999	38,961	100.0	279	0.06
2 Center Court..... 11.39	1998	30,600	99.3	346	0.07
11 Commerce Way..... 11.06	1989	47,025	100.0	520	0.10
20 Commerce Way..... 12.42	1992	42,540	75.9	401	0.08
29 Commerce Way..... 7.09	1990	48,930	100.0	347	0.07
40 Commerce Way..... 9.83	1987	50,576	100.0	497	0.10
45 Commerce Way..... 9.88	1992	51,207	100.0	506	0.10
60 Commerce Way.....	1988	50,333	71.3	508	0.10

14.16					
80 Commerce Way.....	1996	22,500	100.0	282	0.06
12.53					
100 Commerce Way.....	1996	24,600	100.0	309	0.06
12.56					
120 Commerce Way.....	1994	9,024	100.0	87	0.02
9.64					
140 Commerce Way.....	1994	26,881	99.5	259	0.05
9.68					

TOTAL NEW JERSEY OFFICE/FLEX		2,277,531	94.9	17,684	3.56
8.18					

WESTCHESTER COUNTY, NEW YORK
ELMSFORD

11 Clearbrook Road.....	1974	31,800	100.0	365	0.07
11.48					
75 Clearbrook Road.....	1990	32,720	100.0	816	0.16
24.94					
150 Clearbrook Road.....	1975	74,900	100.0	1,066	0.21
14.23					
175 Clearbrook Road.....	1973	98,900	98.5	1,483	0.30
15.22					
200 Clearbrook Road.....	1974	94,000	99.8	1,207	0.24
12.87					
250 Clearbrook Road.....	1973	155,000	94.5	1,333	0.27
9.10					
50 Executive Boulevard.....	1969	45,200	75.8	296	0.06
8.64					
77 Executive Boulevard.....	1977	13,000	55.4	132	0.03
18.33					
85 Executive Boulevard.....	1968	31,000	99.4	419	0.08
13.60					
300 Executive Boulevard.....	1970	60,000	99.7	625	0.13
10.45					
350 Executive Boulevard.....	1970	15,400	98.8	260	0.05
17.09					
399 Executive Boulevard.....	1962	80,000	100.0	966	0.19
12.08					
400 Executive Boulevard.....	1970	42,200	100.0	654	0.13
15.50					
500 Executive Boulevard.....	1970	41,600	100.0	637	0.13
15.31					
525 Executive Boulevard.....	1972	61,700	100.0	903	0.18
14.64					
1 Westchester Plaza.....	1967	25,000	100.0	308	0.06
12.32					
2 Westchester Plaza.....	1968	25,000	100.0	450	0.09
18.00					
3 Westchester Plaza.....	1969	93,500	100.0	1,298	0.26
13.88					
4 Westchester Plaza.....	1969	44,700	99.8	628	0.13
14.08					
5 Westchester Plaza.....	1969	20,000	100.0	275	0.06
13.75					
6 Westchester Plaza.....	1968	20,000	100.0	308	0.06
15.40					
7 Westchester Plaza.....	1972	46,200	100.0	651	0.13
14.09					
8 Westchester Plaza.....	1971	67,200	99.6	868	0.17
12.97					

</Table>

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

PROPERTY LISTING

OFFICE/FLEX PROPERTIES
(CONTINUED)

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	PERCENTAGE		2001 BASE RENT (\$000) (b) (c)	PERCENTAGE OF TOTAL 2001 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		BASE PER (\$)
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 9/30/01 (%) (a)				

<S>	<C>	<C>	<C>	<C>	<C>	<C>	
<C>							
HAWTHORNE							
200 Saw Mill River Road..... 13.43	1965	51,100	94.7	650		0.13	
4 Skyline Drive..... 16.64	1987	80,600	100.0	1,341		0.27	
5 Skyline Drive (e)..... 13.09	1980	124,022	100.0	1,624		0.33	
6 Skyline Drive (e)..... 15.68	1980	44,155	100.0	692		0.14	
8 Skyline Drive..... 18.20	1985	50,000	98.9	900		0.18	
10 Skyline Drive..... 14.25	1985	20,000	100.0	285		0.06	
11 Skyline Drive..... 15.91	1989	45,000	100.0	716		0.14	
12 Skyline Drive..... 17.20	1999	46,850	100.0	806		0.16	
15 Skyline Drive..... 16.85	1989	55,000	100.0	927		0.19	
YONKERS							
100 Corporate Boulevard..... 18.34	1987	78,000	98.2	1,405		0.28	
200 Corporate Boulevard South..... 16.44	1990	84,000	99.8	1,378		0.28	
4 Executive Plaza..... 11.46	1986	80,000	99.0	908		0.18	
6 Executive Plaza..... 14.70	1987	80,000	100.0	1,176		0.24	
1 Odell Plaza..... 13.15	1980	106,000	87.7	1,222		0.25	
5 Odell Plaza..... 15.27	1983	38,400	99.6	584		0.12	
7 Odell Plaza..... 15.53	1984	42,600	99.6	659		0.13	

TOTAL NEW YORK OFFICE/FLEX 14.20		2,244,747	97.9	31,221		6.27	

FAIRFIELD COUNTY, CONNECTICUT							
STAMFORD							
419 West Avenue..... 15.57	1986	88,000	99.7	1,366		0.28	
500 West Avenue..... 21.09	1988	25,000	74.9	395		0.08	
550 West Avenue..... 14.54	1990	54,000	100.0	785		0.16	
600 West Avenue..... 12.52	1999	66,000	100.0	826		0.17	
650 West Avenue..... 13.88	1998	40,000	100.0	555		0.11	

TOTAL CONNECTICUT OFFICE/FLEX 14.74		273,000	97.6	3,927		0.80	

TOTAL OFFICE/FLEX PROPERTIES		4,795,278	96.5	52,832		10.63	

</Table>

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

58

<Page>

PROPERTY LISTING

INDUSTRIAL/WAREHOUSE PROPERTIES

<Table>
<Caption>

2001 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2001 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		BASE PER (\$)
			LEASED AS OF 9/30/01 (%) (a)	2001 BASE RENT (\$000) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		

<S>							
<C>							
WESTCHESTER COUNTY, NEW YORK							
ELMSFORD							
1 Warehouse Lane.....	1957	6,600	100.0	67	0.01		
10.15							
2 Warehouse Lane.....	1957	10,900	96.3	137	0.03		
13.05							
3 Warehouse Lane.....	1957	77,200	100.0	290	0.06		
3.76							
4 Warehouse Lane.....	1957	195,500	97.4	1,939	0.39		
10.18							
5 Warehouse Lane.....	1957	75,100	97.1	771	0.16		
10.57							
6 Warehouse Lane.....	1982	22,100	100.0	511	0.10		
23.12							

TOTAL INDUSTRIAL/WAREHOUSE PROPERTIES		387,400	98.0	3,715	0.75		
9.78							

TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES		27,170,258	95.1	496,592	100.0		
19.23							
=====							

</Table>

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

59

<Page>

SIGNIFICANT TENANTS

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

<Table>
<Caption>

PERCENTAGE COMPANY	YEAR OF LEASE EXPIRATION	NUMBER OF PROPERTIES	ANNUALIZED BASE RENTAL REVENUE (\$)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	SQUARE FEET LEASED	TOTAL LEASED SQ.
<S>	<C>	<C>	<C>	<C>	<C>	<C>
AT&T Wireless Services	1.6 2007(b)	2	9,819,455	2.0	395,955	
Donaldson, Lufkin & Jenrette Securities Corp.	1.1 2011	1	8,316,096	1.7	271,953	
AT&T Corporation	1.8 2009(c)	2	7,268,746	1.5	450,278	
Keystone Mercy Health Plan	1.2 2015	2	6,911,796	1.4	303,149	
Prentice-Hall Inc.	1.9 2014	1	6,744,495	1.4	474,801	
IBM Corporation	1.4 2007(d)	3	6,390,275	1.3	361,688	
Nabisco Inc.	1.3 2006(e)	3	6,066,357	1.2	340,746	
Toys 'R' Us - NJ, Inc.	1.0 2012	1	5,342,672	1.1	242,518	
Waterhouse Securities, Inc.	0.7 2015	1	5,314,805	1.1	184,222	
American Institute of Certified Public Accountants	1.0 2012	1	4,981,357	1.0	249,768	
CMP Media Inc.	0.9 2014	1	4,817,298	1.0	237,274	
Allstate Insurance Company	0.9 2009(f)	9	4,786,712	1.0	224,321	
Prudential Insurance Co.	0.7 2005(g)	4	4,652,890	0.9	183,653	
Winston & Strawn	0.4 2003	1	4,390,930	0.9	108,100	
Dean Witter Trust Company	0.9 2008	1	4,319,507	0.9	221,019	
KPMG Peat Marwick, LLP	0.6 2007(h)	2	3,824,080	0.8	161,760	

Move.com Operations, Inc. 0.4 2006	1	3,796,680	0.8	94,917
Regus Business Centre Corp. 0.4 2011(i)	3	3,671,129	0.8	107,608
Bank of Tokyo - Mitsubishi Ltd. 0.6 2009	1	3,378,924	0.7	137,076
BT Harborside 1.5 2003	1	3,272,500	0.7	385,000

Totals 108,066,704 22.2 5,135,806

<Table>

- (a) Annualized base rental revenue is based on actual September 2001 billings times 12. For leases whose rent commences after October 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) 63,278 square feet expire May 2004; 387,000 square feet expire January 2009.
- (d) 28,289 square feet expire January 2002; 85,000 square feet expire December 2005; 248,399 square feet expire December 2007.
- (e) 300,378 square feet expire December 2005; 40,368 square feet expire March 2006.
- (f) 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.
- (g) 24,867 square feet expire October 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.
- (h) 104,556 square feet expire September 2002; 57,204 square feet expire July 2007.
- (i) 27,803 square feet expire January 2011; 38,930 square feet expire April 2011; 40,875 square feet expire June 2011.

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

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

<Table>
<Caption>

PERCENTAGE OF ANNUAL BASE RENT UNDER YEAR OF EXPIRING LEASES (%)	NUMBER OF LEASES EXPIRING (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 (%)

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

<C> 2001 2.0	113	570,016	2.3	9,447,279	16.57
2002 10.1	493	2,750,094	10.9	48,948,371	17.80
2003 14.2	495	3,882,385	15.4	69,139,812	17.81
2004 8.9	396	2,284,500	9.0	43,376,665	18.99
2005 12.1	359	3,078,030	12.2	58,607,380	19.04
2006 11.9	326	2,857,436	11.3	57,922,094	20.27
2007 8.6	124	1,981,799	7.8	41,907,865	21.15
2008 5.1	88	1,404,892	5.6	24,715,599	17.59
2009 5.0	52	1,302,605	5.1	24,168,972	18.55
2010 4.9	85	1,222,609	4.8	23,850,268	19.51
2011 6.6	56	1,313,208	5.2	32,269,677	24.57
2012 and thereafter 10.6	52	2,629,670	10.4	51,694,088	19.66

Totals/Weighted Average 100.0	2,639	25,277,244 (d)	100.0	486,048,070	19.23
=====					
=====					

- (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 September 30, 2001.
- (c) Annualized base rental revenue is based on actual September 2001 billings times 12. For leases whose rent commences after October 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> Square footage leased to commercial tenants	<C> 25,277,244
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	429,692
Square footage unleased	1,480,622

Total net rentable square footage (does not include residential, land lease, retail or not-in-service properties)	27,187,558
	=====

SCHEDULE OF LEASE EXPIRATIONS

OFFICE PROPERTIES

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

<Table>
<Caption>

PERCENTAGE OF ANNUAL BASE RENT UNDER YEAR OF EXPIRING LEASES (%)	NUMBER OF LEASES EXPIRING (a)	NET RENTABLE	PERCENTAGE OF TOTAL LEASED	ANNUALIZED	AVERAGE ANNUAL RENT PER NET RENTABLE
		AREA SUBJECT TO EXPIRING LEASES (SQ. FT.)	SQUARE FEET REPRESENTED BY EXPIRING LEASES (%) (b)	BASE RENTAL REVENUE UNDER EXPIRING LEASES (\$) (c)	SQUARE FOOT REPRESENTED BY EXPIRING LEASES (%)
2001 1.8	91	398,730	2.0	7,887,419	19.78
2002 9.5	386	1,953,196	9.6	40,784,974	20.88
2003 14.4	404	3,115,920	15.4	61,642,749	19.78
2004 8.4	324	1,621,574	8.0	35,867,626	22.12
2005 12.0	286	2,438,655	12.0	51,188,391	20.99
2006 11.9	274	2,315,528	11.4	50,709,564	21.90
2007 9.0	110	1,715,242	8.5	38,441,258	22.41
2008 5.1	74	1,109,754	5.5	21,960,901	19.79
2009 5.0	33	1,106,934	5.5	21,594,131	19.51
2010 4.2	56	840,313	4.2	17,965,805	21.38
2011 7.3	51	1,242,117	6.1	31,303,331	25.20
2012 and thereafter 11.4	45	2,399,717	11.8	48,825,717	20.35
Totals/Weighted Average 100.0	2,134	20,257,680	100.0	428,171,866	21.14

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

62

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

<Table>
<Caption>

PERCENTAGE OF ANNUAL BASE RENT UNDER YEAR OF EXPIRING LEASES (%)	NUMBER OF LEASES EXPIRING (a)	NET RENTABLE	PERCENTAGE OF TOTAL LEASED	ANNUALIZED	AVERAGE ANNUAL RENT PER NET RENTABLE
		AREA SUBJECT TO EXPIRING LEASES (SQ. FT.)	SQUARE FEET REPRESENTED BY EXPIRING LEASES (%) (b)	BASE RENTAL REVENUE UNDER EXPIRING LEASES (\$) (c)	SQUARE FOOT REPRESENTED BY EXPIRING LEASES (\$)
<S>	<C>	<C>	<C>	<C>	<C>
2001 2.9	20	170,401	3.7	1,550,840	9.10
2002 14.1	102	741,011	16.0	7,555,927	10.20
2003 13.0	87	668,491	14.5	6,988,325	10.45
2004 9.3	62	453,506	9.8	5,013,539	11.06
2005 13.5	70	626,221	13.5	7,237,113	11.56
2006 13.4	52	541,908	11.7	7,212,530	13.31
2007 6.5	14	266,557	5.8	3,466,607	13.01
2008 5.1	14	295,138	6.4	2,754,698	9.33
2009 4.6	18	183,871	4.0	2,468,641	13.43
2010 11.0	29	382,296	8.3	5,884,463	15.39
2011 1.8	5	71,091	1.5	966,346	13.59
2012 and thereafter 4.8	6	221,953	4.8	2,603,371	11.73
Totals/Weighted Average 100.0	479	4,622,444	100.0	53,702,400	11.62

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

63

<Page>

SCHEDULE OF LEASE EXPIRATIONS

INDUSTRIAL/WAREHOUSE PROPERTIES

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

<Table>
<Caption>

PERCENTAGE OF ANNUAL BASE RENT UNDER YEAR OF EXPIRING EXPIRATION LEASES (%)	NUMBER OF LEASES EXPIRING (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 (\$)
0.2	2	885	0.2	9,020	10.19
16.4	5	55,887	14.7	607,470	10.87
13.7	4	97,974	25.8	508,738	5.19
61.9	9	200,120	52.7	2,300,500	11.50
4.9	3	13,154	3.5	181,876	13.83
2.9	1	11,800	3.1	106,200	9.00
Totals/Weighted Average	24	379,820	100.0	3,713,804	9.78

</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 September 30, 2001.
- (c) Annualized base rental revenue is based on actual September 2001 billings times 12. For leases whose rent commences after October 1,

2001, annualized base rent revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

STAND-ALONE RETAIL PROPERTIES

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

<Table>
<Caption>

PERCENTAGE OF ANNUAL BASE RENT UNDER YEAR OF EXPIRING EXPIRATION LEASES (%)	NUMBER OF LEASES EXPIRING (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 (\$)
<S>	<C>	<C>	<C>	<C>	<C>
2004 42.4	1	9,300	53.8	195,000	20.97
2012 57.6	1	8,000	46.2	265,000	33.12

Totals/Weighted					
Average 100.0	2	17,300	100.0	460,000	26.59
=====					

</Table>

- (a) Includes stand-alone retail property tenants only.
- (b) Annualized base rental revenue is based on actual September 2001 billings times 12. For leases whose rent commences after October 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
September 30, 2001