

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K
CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(D)
OF THE SECURITIES EXCHANGE ACT OF 1934

Date of report: May 6, 2002
(date of earliest event reported)

MACK-CALI REALTY CORPORATION

(Exact name of Registrant as specified in its charter)

MARYLAND

(State or other jurisdiction of incorporation)

1-13274

22-3305147

(Commission File No.)

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

11 COMMERCE DRIVE, CRANFORD, NEW JERSEY 07016

(Address of Principle Executive Offices) (Zip Code)

(908) 272-8000

(Registrant's telephone number, including area code)

N/A

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

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

(c) Exhibits

99.1 First Quarter 2002 Supplemental Operating and Financial
Data

ITEM 9. REGULATION FD DISCLOSURE

For the quarter ended March 31, 2002, Mack-Cali Realty Corporation (the "Company") hereby makes available supplemental data regarding its operations. The Company is attaching such supplemental data as Exhibit 99.1 to this Current Report on Form 8-K.

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

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

MACK-CALI REALTY CORPORATION

Date: May 6, 2002

By: /s/ BARRY LEFKOWITZ

Barry Lefkowitz
Executive Vice President &
Chief Financial Officer

<Page>

EXHIBIT INDEX

Exhibit -----	Document -----
99.1	First Quarter 2002 Supplemental Operating and Financial Data

[MACK-CALI LOGO]
MACK-CALI
REALTY CORPORATION

FIRST QUARTER 2002

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 March 31, 2002
<Page>

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/Development.....	10
o Leasing Information.....	11
o Key Financial Data.....	12
o Same-Store Results and Analysis.....	13
o Unconsolidated Joint Ventures Summary.....	14-16
o Select Financial Ratios.....	17
o Debt Analysis:	
o Debt Breakdown/Future Repayments.....	18
o Debt Maturities.....	19
o Debt Detail.....	20
III. FINANCIAL STATEMENTS	
o Consolidated Statements of Operations.....	22
o Consolidated Balance Sheets.....	23
o Consolidated Statement of Changes in Stockholders' Equity.....	24
o Statements of Funds from Operations and Cash Available for Distribution.....	25
o Reconciliation of Basic-to-Diluted Shares/Units.....	26
IV. VALUE CREATION PIPELINE	
o Operating Property Acquisitions	28
o Properties Placed in Service.....	29
o Summary of Construction Projects/Summary of Development Properties in Lease-Up.....	30
o Summary of Land Parcels.....	31
o Rental Property Sales.....	32
V. PORTFOLIO/ LEASING STATISTICS	
o Leasing Statistics.....	34-36
o Market Diversification (MSA's).....	37
o Industry Diversification (Top 30 Tenant Industries).....	38
o Consolidated Portfolio Analyses: BREAKDOWN BY:	

	(a) Number of Properties.....	39
	(b) Square Footage.....	40
	(c) Base Rental Revenue.....	41
	(d) Percentage Leased.....	42
o	Consolidated Property Listing (by Property Type).....	43-53
o	Significant Tenants (Top 20 Tenants).....	54
o	Schedules of Lease Expirations (by Property Type).....	55-58

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

<Page>

DISCLOSURE REGARDING FORWARD-LOOKING STATEMENTS

Certain information discussed in this literature may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 and the federal securities laws, including Section 21E of the Securities Exchange Act of 1934. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and Section 21E of the Securities Exchange Act of 1934. Such forward-looking statements relate to, without limitation, the Company's future economic performance, plans and objectives for future operations and projections of revenue and other financial items. Forward-looking statements can be identified by the use of words such as "may," "will," "should," "expect," "anticipate," "estimate," "continue" or comparable terminology. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, it can give no assurance that its expectations will be achieved. Forward-looking statements are inherently subject to certain risks, trends and uncertainties, many of which the Company cannot predict with accuracy and some of which the Company might not even anticipate. Future events and actual results, financial and otherwise, may differ materially from the results discussed in the forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements. Among the risks, trends and uncertainties are changes in the general economic conditions, including those affecting industries in which the Company's principal tenants compete; any failure of the general economy to recover timely from the current economic downturn; the extent of any tenant bankruptcies; the Company's ability to lease or re-lease space at current or anticipated rents; changes in the supply of and demand for office, office/flex and industrial/warehouse properties; changes in interest rate levels; changes in operating costs; the Company's ability to obtain adequate insurance, including coverage for terrorist acts; 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. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

<Page>

<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 \$4.2 billion at March 31, 2002. Mack-Cali has been involved in all aspects of commercial real estate development, management and ownership for over 50 years and has been a publicly-traded REIT since 1994. Mack-Cali owns or has interests in 267 properties, primarily class A office and office/flex buildings, totaling approximately 28.6 million square feet, serving as home to approximately 2,300 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 8.9 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 MARCH 31, 2002)

Corporate Headquarters	Cranford, New Jersey
Fiscal Year-End	12/31
Total Properties	267
Total Square Feet	28.6 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	71.5 million
Dividend-- Quarter/Annualized	\$0.62/\$2.48
Dividend Yield	7.2%
Total Market Capitalization	\$4.2 billion
Insider Ownership	17.5%
Senior Debt Rating	BBB (S&P and Fitch); Baa3 (Moody's)

<Page>

BOARD OF DIRECTORS

William L. Mack, CHAIRMAN OF THE BOARD

John J. Cali, CHAIRMAN EMERITUS

Earle I. Mack

Brendan T. Byrne

Alan G. Philibosian

John R. Cali

Irvin D. Reid

Nathan Gantcher
Martin D. Gruss
Mitchell E. Hersh

Vincent Tese
Robert F. Weinberg
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 March 31, 2002

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 March 31, 2002

7

<Page>

II. FINANCIAL HIGHLIGHTS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

8

<Page>

II. FINANCIAL HIGHLIGHTS

QUARTERLY SUMMARY

Funds from operations (FFO), after adjustment for straight-lining of rents, for the quarter ended March 31, 2002 amounted to \$65.9 million, or \$0.92 per share, versus \$63.7 million, or \$0.89 per share, for the quarter ended March 31, 2001, a per share increase of 3.4 percent.

Cash available for distribution (CAD) for the first quarter 2002 equaled \$57.0 million, or \$0.80 per share, versus \$55.5 million, or \$0.78 per share, for the same quarter last year, a per share increase of 2.6 percent.

Total revenues for the first quarter 2002 decreased \$4.7 million to \$141.8 million from \$146.5 million for the same quarter last year, a 3.2 percent decrease.

Net income for the first quarter 2002 equaled \$40.6 million, or \$0.70 per share, versus \$16.7 million, or \$0.29 per share, for the same quarter last year, a per share increase of 141.4 percent.

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

The Company had 57,197,440 shares of common stock, 7,951,775 common operating partnership units and 220,340 \$1,000-face-value preferred operating partnership units outstanding as of quarter end. The outstanding preferred units are convertible into 6,359,019 common operating partnership units. Assuming conversion of all preferred units into common units, the Company had a total of 71,508,234 shares/common units outstanding at March 31, 2002.

As of March 31, 2002, the Company had total indebtedness of approximately \$1.7 billion, with a weighted average annual interest rate of 7.1 percent. Mack-Cali had a total market capitalization of \$4.2 billion and a debt-to-undepreciated assets ratio of 41.7 percent at March 31, 2002. The Company had an interest coverage ratio of 3.6 times for the quarter ended March 31, 2002.

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.

The following is a summary of the Company's recent activity:

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

9

<Page>

PROPERTY SALES

In January, the Company sold 25 Martine Avenue, a 124-unit multi-family, residential property located in White Plains, New York, for approximately \$18.1 million. The property was Mack-Cali's remaining multi-family, residential asset.

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 58 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
- - Hyatt Regency South Pier Hotel is a 350-room luxury hotel that is being built on the south pier of Harborside through a joint venture between Mack-Cali and Hyatt. Completion of this project is anticipated by late 2002.

In addition, in the first quarter, the Company started development on a 95,000 square-foot build-to-suit office property at its Horizon Center Business Park in Hamilton Township, New Jersey. The project, which has been fully pre-leased to Verizon New Jersey, Inc. for 10 years, is expected to be completed by the end of 2002.

In April, the Company completed construction and placed in service 125 Clearbrook Road in Elmsford, New York. The 33,000 square-foot office/flex building is fully leased.

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

10

<Page>

LEASING INFORMATION

Mack-Cali's consolidated in-service portfolio was 93.9 percent leased at March 31, 2002, compared to 94.6 percent at December 31, 2001.

For the quarter ended March 31, 2002, the Company executed 182 leases totaling 1,217,608 square feet, consisting of 833,142 square feet of office space, 354,638 square feet of office/flex space and 29,828 square feet of industrial/warehouse space. Of these totals, 214,908 square feet were for new leases and 1,002,700 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

- - Public Service Electric and Gas renewed its lease of 46,191 square feet for five years at 20 Commerce Drive in Cranford, New Jersey. The 176,600 square-foot class A office building is 100 percent leased.
- - McDonald's Corporation signed a new 10-year lease for 30,713 square feet at 105 Eisenhower Parkway in Roseland, New Jersey. The 220,000 square-foot class A office property is 64.8 percent leased.
- - FujiFilm Medical Systems USA, Inc. signed a six-year renewal/expansion for its headquarters at 419 West Avenue in Stamford, Connecticut. With the expansion, FujiFilm now leases 100 percent of the 88,000 square-foot office/flex building.
- - EM Industries, Inc., an affiliate of Merck KGaA, renewed its lease of 33,325 square feet at 7 Skyline Drive in Hawthorne, New York for six years. The 109,000 square-foot class A office building is 92.5 percent leased.
- - Turner Investment Partners renewed its existing 12,270 square-foot lease and expanded by 27,374 square feet for eight years, consolidating its headquarters at 1205 Westlakes Drive in Berwyn, Pennsylvania. The 130,265 square-foot office property is 93.5 percent leased.

More recently, Garban Intercapital North America signed a 15-year lease expansion for 24,750 square feet at Plaza 5, one of the projects in development at the Company's Harborside Financial Center in Jersey City, New Jersey. With the expansion, Garban has leased a total of 136,201 square feet at Plaza 5, which is currently 57.8 percent leased.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

11

<Page>

KEY FINANCIAL DATA

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	AS OF OR FOR THE THREE MONTHS ENDED				
	3/31/02	12/31/01	9/30/01	6/30/01	3/31/01

<S>	<C>	<C>	<C>	<C>	<C>
SHARES AND UNITS:					
Common Shares Outstanding	57,197,440	56,712,270	56,333,692	56,299,124	56,961,704
Common Units Outstanding (a)	14,310,794	14,313,794	14,314,544	14,315,544	14,316,544
Combined Shares and Units	71,508,234	71,026,064	70,648,236	70,614,668	71,278,248
Weighted Average- Basic (b)	64,751,603	64,658,363	64,084,201	64,475,902	64,767,293
Weighted Average- Diluted (c)	71,461,464	71,383,413	70,761,541	71,043,756	71,353,163
COMMON SHARE PRICE (\$'S):					
At the end of the period	34.6800	31.0200	31.0000	28.4800	27.0000
High during period	34.9500	32.2000	32.0000	28.7000	28.5000
Low during period	29.9000	28.3800	27.3000	25.7900	25.4900
MARKET CAPITALIZATION:					
(\$'S IN THOUSANDS, EXCEPT RATIOS)					
Market Value of Equity (d)	2,479,906	2,203,229	2,190,095	2,011,106	1,924,513
Total Debt	1,720,864	1,700,150	1,714,418	1,720,800	1,662,184
Total Market Capitalization	4,200,770	3,903,379	3,904,513	3,731,906	3,586,697
Total Debt/ Total Market Capitalization	40.97%	43.56%	43.91%	46.11%	46.34%
FINANCIALS:					
(\$'S IN THOUSANDS, EXCEPT RATIOS AND PER SHARE AMOUNTS)					
Total Assets	3,768,371	3,746,770	3,728,839	3,759,919	3,681,059
Gross Book Value of Real Estate Assets	3,811,356	3,791,076	3,736,121	3,781,334	3,711,631
Total Liabilities	1,870,515	1,867,938	1,854,441	1,873,998	1,803,524
Total Minority Interests	446,920	446,244	446,532	448,088	444,848
Total Stockholders' Equity	1,450,936	1,432,588	1,427,866	1,437,833	1,432,687
Total Revenues	141,824	143,512	145,912	148,418	146,506
Capitalized Interest	5,454	4,728	4,680	3,965	3,350
Scheduled Principal Payments	786	767	786	769	756
Interest Coverage Ratio	3.56	3.49	3.38	3.46	3.38
Fixed Charge Coverage Ratio	2.56	2.59	2.55	2.65	2.63
Funds from Operations (e)	65,882	66,274	64,328	66,172	63,723
FFO per Share--diluted (e)	0.92	0.93	0.91	0.93	0.89
Cash Available for Distribution (f)	56,998	49,424	53,491	56,312	55,485
CAD per Share--diluted (f)	0.80	0.69	0.76	0.79	0.78
Dividends Declared per Share	0.62	0.62	0.62	0.61	0.61
FFO Payout Ratio--diluted (e)	67.25%	66.78%	68.20%	65.49%	68.30%
CAD Payout Ratio--diluted (f)	77.73%	89.55%	82.02%	76.96%	78.45%
PORTFOLIO SIZE:					
Properties	267	267	269	269	268
Total Square Footage	28,640,016	28,371,640	28,732,553	28,528,468	28,644,723
Sq. Ft. Leased at End of Period (g)	93.9%	94.6%	95.1%	96.3%	96.4%

</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 March 31, 2002

12

<Page>

SAME STORE RESULTS AND ANALYSIS
(DOLLARS IN THOUSANDS)

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	FOR THE THREE MONTHS ENDED MARCH 31,			
	2002	2001	CHANGE	% CHANGE
<S>	<C>	<C>	<C>	<C>
Property Revenues	\$131,748	\$131,523	\$225	0.2
Less: Straight-line rent adjustment	2,492	3,479	(987)	(28.4)
Total Property Revenues (excluding straight-line rent adjustment)	129,256	128,044	1,212	0.9
Real Estate Taxes	14,266	13,892	374	2.7
Utilities	9,468	10,792	(1,324)	(12.3)
Operating Services	14,398	15,848	(1,450)	(9.1)
Total Property Expenses:	38,132	40,532	(2,400)	(5.9)
Net Operating Income	\$91,124	\$87,512	\$3,612	4.1
Percentage Leased at Period End	94.3%	96.5%		
Total Properties:	244			
Total Square Footage:	25,305,318			

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

13

<Page>

UNCONSOLIDATED JOINT VENTURES SUMMARY
(DOLLARS IN THOUSANDS)

BREAKDOWN OF UNCONSOLIDATED JOINT VENTURES

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COMPANY'S EFFECTIVE JOINT VENTURE NAME OWNERSHIP %	PROPERTY	NUMBER OF BUILDINGS	LOCATION	PERCENT LEASED	SQUARE FEET
=====					

Total assets	\$	59	\$ 38,727	\$ 11,955	\$ 97,195	\$ 20,408	\$ 38,382	\$576,536	\$ 16,704	\$
76,837	\$876,803									
=====										
LIABILITIES AND PARTNERS'/MEMBERS' CAPITAL:										
Mortgages and loans payable	\$	--	\$ 13,976	\$ 50,000	\$ --	\$ 15,801	\$ --	\$323,966	\$ 17,433	\$
45,144	\$466,320									
Other liabilities		--	493	1,249	6,635	99	349	2,303	103	
5,391	16,622									
Partners'/members' capital		59	24,258	(39,294)	90,560	4,508	38,033	250,267	(832)	
26,302	393,861									

Total liabilities and partners'/members' capital	\$	59	\$ 38,727	\$ 11,955	\$ 97,195	\$ 20,408	\$ 38,382	\$576,536	\$ 16,704	\$
76,837	\$876,803									
=====										
Company's net investment in unconsolidated joint ventures										
	\$	--	\$ 25,299	\$ 2,726	\$ 95,358	\$ 1,826	\$ 7,941	\$ 15,129	\$ 186	\$
15,628	\$164,093									

<Caption>

DECEMBER 31, 2001

HARBORSIDE		AMERICAN						MC-SJP		
SOUTH COMBINED		G&G FINANCIAL		RAMLAND		ASHFORD		MORRIS		
PIER	TOTAL	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	LOOP	ARCAP	REALTY	
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	
<C>	<C>									
ASSETS:										
Rental property, net	\$	--	\$ 19,556	\$ 9,598	\$ 81,070	\$ 18,119	\$ 37,359	\$ --	\$ 16,607	\$
63,236	\$245,545									
Other assets		732	20,267	2,163	120	4,822	1,132	595,937	107	
100	625,380									

Total assets	\$	732	\$ 39,823	\$ 11,761	\$ 81,190	\$ 22,941	\$ 38,491	\$595,937	\$ 16,714	\$
63,336	\$870,925									
=====										
LIABILITIES AND PARTNERS'/MEMBERS' CAPITAL:										
Mortgages and loans payable	\$	--	\$ 13,976	\$ 50,000	\$ --	\$ 15,974	\$ --	\$324,819	\$ 16,795	\$
34,107	\$455,671									
Other liabilities		--	897	1,196	9,667	83	949	3,736	103	
2,927	19,558									
Partners'/members' capital		732	24,950	(39,435)	71,523	6,884	37,542	267,382	(184)	
26,302	395,696									

Total liabilities and partners'/members' capital	\$	732	\$ 39,823	\$ 11,761	\$ 81,190	\$ 22,941	\$ 38,491	\$595,937	\$ 16,714	\$
63,336	\$870,925									
=====										
Company's net investment in unconsolidated joint ventures										
	\$	350	\$ 24,545	\$ 2,795	\$ 74,651	\$ 3,014	\$ 7,809	\$ 17,897	\$ 183	\$
15,296	\$146,540									

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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

<Page>

The following is a summary of the results of operations of the unconsolidated

joint ventures for the period in which the Company had investment interests during the three month periods ended March 31, 2002 and 2001:

<Table>
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		THREE MONTHS ENDED MARCH 31, 2002								
HARBORSIDE		AMERICAN							MC-SJP	
SOUTH	COMBINED			G&G	FINANCIAL	RAMLAND	ASHFORD		MORRIS	
PIER	TOTAL	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	LOOP	ARCAP	REALTY	
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	
Total revenues		\$ 1	\$ 1,308	\$ 3,405	\$ 3	\$ 973	\$ 1,031	\$ 21,350	\$ --	\$
-- \$ 28,071										
Operating and other expenses		6	(392)	(853)	(9)	(1,856)	(448)	(24,253)	(315)	
-- (28,120)										
Depreciation and amortization		--	(385)	(406)	(10)	(1,303)	(162)	--	--	
-- (2,266)										
Interest expense		--	(151)	(505)	--	(190)	--	(8,244)	(638)	
-- (9,728)										
Net income		\$ 7	\$ 380	\$ 1,641	\$ (16)	\$ (2,376)	\$ 421	\$ (11,147)	\$ (953)	\$
-- \$ (12,043)										
Company's equity in (loss)										
earnings of Unconsolidated										
joint ventures										
		\$ (13)	\$ 1,315	\$ 681	\$ (16)	\$ (1,188)	\$ 132	\$ (2,216)	\$ --	\$
-- \$ (1,305)										

<Caption>

		THREE MONTHS ENDED MARCH 31, 2001								
HARBORSIDE		AMERICAN							MC-SJP	
SOUTH	COMBINED			G&G	FINANCIAL	RAMLAND	ASHFORD		MORRIS	
PIER	TOTAL	PRU-BETA 3	HPMC	MARTCO	EXCHANGE	REALTY	LOOP	ARCAP	REALTY	
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	
Total revenues		\$ 1,253	\$ 5,512	\$ 2,721	\$ 220	\$ 969	\$ 1,574	\$ 19,354	\$ --	\$
-- \$ 31,603										
Operating and other expenses		(413)	(729)	(805)	(33)	(343)	(717)	(1,841)	--	
-- (4,881)										
Depreciation and amortization		(293)	(1,823)	(389)	(15)	(246)	(231)	--	--	
-- (2,997)										
Interest expense		--	(1,376)	(985)	--	(356)	--	(3,014)	--	
-- (5,731)										
Net income		\$ 547	\$ 1,584	\$ 542	\$ 172	\$ 24	\$ 626	\$ 14,499	\$ --	\$
-- \$ 17,994										
Company's equity in (loss)										
earnings of Unconsolidated										
joint ventures										
		\$ 258	\$ 2,152	\$ 171	\$ 172	\$ 59	\$ 97	\$ 500	\$ --	\$
-- \$ 3,409										

</Table>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

<Table>
<Caption>

RATIOS COMPUTED FOR INDUSTRY		
COMPARISONS:	2002	MARCH 31, 2001
FINANCIAL POSITION RATIOS:		
Total Debt/ Total Book Capitalization (BOOK VALUE) (%)	45.67%	45.16%
Total Debt/ Total Market Capitalization (MARKET VALUE) (%)	40.97%	46.34%
Total Debt/ Total Undepreciated Assets (%)	41.65%	41.43%
Secured Debt/ Total Undepreciated Assets (%)	13.14%	11.98%

<Caption>

THREE MONTHS ENDED		
	2002	MARCH 31, 2001
OPERATIONAL RATIOS:		
Interest Coverage (FUNDS FROM OPERATIONS+INTEREST EXPENSE)/INTEREST EXPENSE (X)	3.56	3.38
Debt Service Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + PRINCIPAL AMORT.) (X)	3.45	3.29
Fixed Charge Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + CAPITALIZED INTEREST+PREF. DIV. +PRIN. AMORT.+GROUND LEASE PAYMENTS) (X)	2.56	2.63
FFO Payout (DIVIDENDS DECLARED/FUNDS FROM OPERATIONS (%))	67.25%	68.30%
CAD Payout (DIVIDENDS DECLARED/ CASH AVAILABLE FOR DISTRIBUTION (%))	77.73%	78.45%

</Table>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

17

<Page>

DEBT ANALYSIS
(AS OF MARCH 31, 2002)

DEBT BREAKDOWN
(DOLLARS IN THOUSANDS)

<Table>
<Caption>

	BALANCE	% OF TOTAL	WEIGHTED AVERAGE INTEREST RATE (A)	WEIGHTED AVERAGE MATURITY IN YEARS
<S>	<C>	<C>	<C>	<C>
Fixed Rate Secured Debt	\$ 510,721	29.68%	7.11%	3.43
Fixed Rate Unsecured Notes	1,096,965	63.74%	7.51%	5.26
Variable Rate Secured Debt	32,178	1.87%	2.74%	6.83
Variable Rate Unsecured Debt	81,000	4.71%	2.70%	1.23
TOTALS/WEIGHTED AVERAGE:	\$1,720,864	100.00%	7.07%	4.55

<Caption>

FUTURE REPAYMENTS
(DOLLARS IN THOUSANDS)

PERIOD	SCHEDULED AMORTIZATION	PRINCIPAL MATURITIES	TOTAL	WEIGHTED AVERAGE INTEREST RATE OF FUTURE REPAYMENTS (A)
<C>	<C>	<C>	<C>	<C>
2002	\$3,211	\$ --	\$ 3,211	7.72%
2003	4,145	273,094	277,239	5.97%
2004	2,922	309,863	312,785	7.34%
2005	2,066	253,178	255,244	7.13%
2006	222	220,000	220,222	7.06%
Thereafter	58	656,542	656,600	7.36%
Sub-total	12,624	1,712,677	1,725,301	7.07%
Adjustment for unamortized debt discount/premium, net, as of March 31, 2002	(4,437)	--	(4,437)	--
TOTALS/WEIGHTED AVERAGE:	\$8,187	\$1,712,677	\$1,720,864	7.07%

</Table>

(a) Actual weighted average LIBOR contract rates relating to the Company's outstanding debt as of March 31, 2002 of 1.95 percent was used in calculating revolving credit facility and other variable rate debt interest rates.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

18

<Page>

DEBT MATURITIES
(DOLLARS IN THOUSANDS)

<Table>
<Caption>

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
TOTALS										
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>									
SECURED DEBT:										
Mack-Cali Willowbrook		\$ 6,811								
\$ 6,811										
400 Chestnut Ridge			\$ 9,863							
9,863										
Mack-Cali Centre VI				\$ 35,000						
35,000										
Prudential Portfolio				150,000						

150,000										
Mack-Cali										
Bridgewater I			23,000							
23,000										
Mack-Cali										
Woodbridge II			17,500							
17,500										
Mack-Cali Short Hills			22,089							
22,089										
500 West Putnam Ave			5,589							
5,589										
Harborside Financial										
Center- Plaza 1						\$75,358				
75,358										
Harborside Financial										
Center- Plazas 2 & 3						144,642				
144,642										
Mack-Cali Airport									\$9,364	
9,364										
Kemble Plaza I										\$32,178
32,178										

TOTAL SECURED DEBT:	--	\$ 6,811	\$ 9,863	\$253,178	\$220,000	\$9,364	--	\$32,178	--	-
- \$ 531,394										
=====										
UNSECURED DEBT:										

Unsecured credit facility		\$81,000								
\$ 81,000										
7.180% unsecured notes										
due 12/03		185,283								
185,283										
7.000% unsecured notes										
due 3/04			\$300,000							
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:	--	\$266,283	\$300,000	--	--	--	--	\$300,000	\$15,000	
\$300,000		\$1,181,283								
=====										
TOTAL DEBT:	--	\$273,094	\$309,863	\$253,178	\$220,000	\$9,364	--	\$332,178	\$15,000	\$300,000
\$1,712,677										
=====										

</Table>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

<Page>

DEBT DETAIL
(DOLLARS IN THOUSANDS)

<Table>
<Caption>

DATE OF PROPERTY NAME MATURITY	LENDER	EFFECTIVE INTEREST RATE	PRINCIPAL BALANCE AT	
			MARCH 31, 2002	DECEMBER 31, 2001
=====				
<S>	<C>	<C>	<C>	<C>
<C>				

SENIOR UNSECURED NOTES: (a)

Interest Rate	Term	Instrument	Rate	Balance	Balance	
7.180%	12/31/03	Senior Unsecured Notes	public debt	7.230%	\$ 185,283	\$ 185,283
7.000%	03/15/04	Senior Unsecured Notes	public debt	7.270%	299,844	299,824
7.250%	03/15/09	Senior Unsecured Notes	public debt	7.490%	298,365	298,307
7.835%	12/15/10	Senior Unsecured Notes	public debt	7.950%	15,000	15,000
7.750%	02/15/11	SENIOR UNSECURED NOTES	PUBLIC DEBT	7.930%	298,473	298,429

TOTAL SENIOR UNSECURED NOTES: \$1,096,965 \$1,096,843

REVOLVING CREDIT FACILITIES:

2000 UNSECURED FACILITY (b)	22 LENDERS	LIBOR+ 0.800%	\$ 81,000	\$ 59,500
-----------------------------	------------	---------------	-----------	-----------

TOTAL REVOLVING CREDIT FACILITIES: \$ 81,000 \$ 59,500

PROPERTY MORTGAGES:

Mack-Cali Willowbrook	CIGNA	8.670%	\$ 8,371	\$ 8,598
400 Chestnut Ridge	Prudential Insurance Co.	9.440%	12,396	12,646
Mack-Cali Centre VI	Principal Life Insurance Co.	6.865%	35,000	35,000
Various (c)	Prudential Insurance Co.	7.100%	150,000	150,000
Mack-Cali Bridgewater I	New York Life Ins. Co.	7.000%	23,000	23,000
Mack-Cali Woodbridge II	New York Life Ins. Co.	7.500%	17,500	17,500
Mack-Cali Short Hills	Prudential Insurance Co.	7.740%	25,037	25,218
500 West Putnam Avenue	New York Life Ins. Co.	6.520%	9,064	9,273
Harborside - Plaza 1	U.S. West Pension Trust	5.610%	58,922	57,978
Harborside - Plazas 2 and 3	Northwestern/Principal	7.363%	161,078	162,022
Mack-Cali Airport	Allstate Life Insurance Co.	7.050%	10,353	10,394
KEMBLE PLAZA I	MITSUBISHI TR & BK CO.	LIBOR+0.650%	32,178	32,178

TOTAL PROPERTY MORTGAGES: \$ 542,899 \$ 543,807

TOTAL DEBT: \$1,720,864 \$1,700,150

</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, subject to, amongst other things, the Company having an investment grade rating from two rating agencies (at least one of which must be from S&P or Moody's) at the time of conversion.

III. FINANCIAL STATEMENTS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

21

<Page>

III. FINANCIAL STATEMENTS

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

<Table>
<Caption>

REVENUES	THREE MONTHS ENDED	
	MARCH 31,	
	2002	2001
<S>	<C>	<C>
Base rents	\$ 126,457	\$ 125,376
Escalations and recoveries from tenants	13,270	14,762
Parking and other	3,064	2,346
Equity in (loss) earnings of unconsolidated joint ventures	(1,305)	3,409
Interest income	338	613
Total revenues	141,824	146,506
EXPENSES		
Real estate taxes	15,333	15,287
Utilities	10,130	11,956
Operating services	16,198	17,879
General and administrative	6,705	6,010
Depreciation and amortization	23,953	23,484
Interest expense	26,359	28,365
Total expenses	98,678	102,981

Income before realized gains and unrealized losses on disposition of rental property and minority interest	43,146	43,525
Realized gains and unrealized losses on disposition of rental property, net	7,098	(20,563)

Income before minority interest	50,244	22,962
Minority interest in Operating Partnership	9,629	6,224

Net income	\$ 40,615	\$ 16,738
=====		
PER SHARE DATA:		
Basic earnings per share	\$ 0.72	\$ 0.29
Diluted earnings per share	\$ 0.70	\$ 0.29
Dividends declared per common share	\$ 0.62	\$ 0.61

Basic weighted average shares outstanding	56,799	56,807
Diluted weighted average shares outstanding	71,461	64,994

</Table>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

22

<Page>

MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
(IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

<Table>
<Caption>

ASSETS	MARCH 31, 2002	DECEMBER 31, 2001
	<C>	<C>
Rental property		
Land and leasehold interests	\$ 479,914	\$ 479,358
Buildings and improvements	2,781,630	2,751,453
Tenant improvements	139,385	140,071
Furniture, fixtures and equipment	7,268	7,189
	-----	-----
Less - accumulated depreciation and amortization	3,408,197 (363,271)	3,378,071 (350,705)
	-----	-----
Rental property held for sale, net	3,044,926 376,141	3,027,366 384,626
	-----	-----
Net investment in rental property	3,421,067	3,411,992
Cash and cash equivalents	2,136	12,835
Investments in unconsolidated joint ventures	164,093	146,540
Unbilled rents receivable, net	63,572	60,829
Deferred charges and other assets, net	104,951	101,499
Restricted cash	7,401	7,914
Accounts receivable, net of allowance for doubtful accounts of \$834 and \$752	5,151	5,161
	-----	-----
TOTAL ASSETS	\$3,768,371	\$3,746,770
=====		

LIABILITIES AND STOCKHOLDERS' EQUITY

Senior unsecured notes	\$1,096,965	\$1,096,843
Revolving credit facilities	81,000	59,500
Mortgages and loans payable	542,899	543,807
Dividends and distributions payable	44,346	44,069
Accounts payable and accrued expenses	61,189	64,620
Rents received in advance and security deposits	34,724	33,512
Accrued interest payable	9,392	25,587

Total liabilities	1,870,515	1,867,938
Minority interest in Operating Partnership	446,920	446,244
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, 57,197,440 and 56,712,270 shares outstanding	572	567
Additional paid-in capital	1,514,965	1,501,623
Dividends in excess of net earnings	(59,764)	(64,906)
Unamortized stock compensation	(4,837)	(4,696)
Total stockholders' equity	1,450,936	1,432,588
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$3,768,371	\$3,746,770

</Table>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

23

<Page>

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

<Table>
<Caption>

UNAMORTIZED STOCK STOCKHOLDERS' COMPENSATION	TOTAL EQUITY	COMMON STOCK SHARES	PAR VALUE	ADDITIONAL PAID-IN CAPITAL	DIVIDENDS IN EXCESS OF NET EARNINGS	
		<C>	<C>	<C>	<C>	<C>
Balance at January 1, 2002		56,712	\$ 567	\$ 1,501,623	\$ (64,906)	\$ (4,696)
\$ 1,432,588						
Net income		--	--	--	40,615	--
40,615						
Dividends		--	--	--	(35,473)	--
(35,473)						
Redemption of common units for shares of common stock		3	--	80	--	--
80						
Proceeds from stock options exercised		488	5	12,734	--	--
12,739						
Deferred compensation plan for directors		--	--	41	--	--
41						
Amortization of stock compensation		--	--	--	--	498
498						
Adjustment to fair value of restricted stock		--	--	639	--	(639)
--						
Repurchase of common stock		(5)	--	(152)	--	--
(152)						
BALANCE AT MARCH 31, 2002		57,198	\$ 572	\$ 1,514,965	\$ (59,764)	\$ (4,837)
\$ 1,450,936						

</Table>

<Page>

STATEMENTS OF FUNDS FROM OPERATIONS AND
CASH AVAILABLE FOR DISTRIBUTION
(IN THOUSANDS, EXCEPT PER SHARE/UNIT AMOUNTS)

<Table>

<Caption>

	THREE MONTHS ENDED MARCH 31,	
	2002	2001
<S>	<C>	<C>
Income before realized gains and unrealized losses on		
Disposition of rental property, and minority interest	\$ 43,146	\$ 43,525
Add: Real estate-related depreciation and amortization (a)	24,449	24,003
Deduct: Adj. to rental income for straight-lining of rents (b)	(1,713)	(3,805)
Funds from operations (c), after adjustment for Straight-lining of rents	\$ 65,882	\$ 63,723
Deduct:		
Non-incremental revenue generating capital expenditures:		
Capital expenditures	(318)	(913)
Tenant improvements and leasing commissions	(8,566)	(7,325)
Cash available for distribution	\$ 56,998	\$ 55,485
Basic weighted average shares/units outstanding (d)	64,751	64,767
Diluted weighted average shares/units outstanding (e)	71,461	71,353
PER SHARE/UNIT - BASIC (f):		
Funds from operations	\$ 0.96	\$ 0.92
Cash available for distribution	\$ 0.82	\$ 0.80
PER SHARE/UNIT - DILUTED:		
Funds from operations	\$ 0.92	\$ 0.89
Cash available for distribution	\$ 0.80	\$ 0.78
Dividend per common share	\$ 0.62	\$ 0.61
DIVIDEND PAYOUT RATIOS:		
Funds from operations-diluted	67.25%	68.30%
Cash available for distribution-diluted	77.73%	78.45%

</Table>

- (a) Includes the Company's share from unconsolidated joint ventures of \$714 and \$721 for the three months ended March 31, 2002 and 2001, respectively.
- (b) Includes the Company's share from unconsolidated joint ventures of (\$1,047) and \$35 for the three months ended March 31, 2002 and 2001, 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 \$3,879 for the three months ended March 31, 2002 and 2001, respectively.

<Page>

RECONCILIATION OF BASIC-TO-DILUTED SHARES/UNITS
 (IN THOUSANDS)

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

<Table>
 <Caption>

	THREE MONTHS ENDED	
	MARCH 31,	
	2002	2001
Basic weighted average shares outstanding:	56,799	56,807
Add: Weighted average common units	7,952	7,960
Basic weighted average shares/units:	64,751	64,767
Add: Weighted average preferred units (after conversion to common units)	6,359	6,359
Stock options	351	227
Diluted weighted average shares/units outstanding:	71,461	71,353

</Table>

<Page>

IV. VALUE CREATION PIPELINE

IV. VALUE CREATION PIPELINE

OPERATING PROPERTY ACQUISITIONS
 (DOLLARS IN THOUSANDS)

FOR THE THREE MONTHS ENDED MARCH 31, 2002

No Activity.

FOR THE YEAR ENDED DECEMBER 31, 2001

<TABLE>
 <CAPTION>

ACQUISITION INVESTMENT BY	DATE	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE
FEET COMPANY (a)					
OFFICE					
<S>	<C>		<C>	<C>	<C>
04/06/01	4 & 6 Campus Drive		Parsippany, Morris County, NJ	2	295,766
\$48,404					
11/06/01	9 Campus Drive (b)		Parsippany, Morris County, NJ	1	156,495
15,073					

TOTAL OFFICE PROPERTY ACQUISITIONS: 3 452,261
\$63,477

OFFICE/FLEX
02/14/01 31 & 41 Twosome Drive (c) (d) Moorestown, Burlington County, NJ 2 127,250
\$ 7,155
04/27/01 1245 & 1247 N. Church Street, Moorestown, Burlington County, NJ 3 154,200
2 Twosome Drive (c) (d)
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: 10 901,888
\$96,561
=====

</TABLE>

SEE FOOTNOTES TO THE ABOVE SCHEDULES ON PAGE 29.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

28

PROPERTIES PLACED IN SERVICE
(DOLLARS IN THOUSANDS)

FOR THE THREE MONTHS ENDED MARCH 31, 2002

No Activity.

FOR THE YEAR ENDED DECEMBER 31, 2001

<TABLE>
<CAPTION>

DATE PLACED INVESTMENT BY IN SERVICE COMPANY (e)	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
01/15/01 \$47,328	105 Eisenhower Parkway	Roseland, Essex County, NJ	1	220,000
03/01/01 34,993	8181 East Tufts Avenue	Denver, Denver County, CO	1	185,254

TOTAL PROPERTIES PLACED IN SERVICE: 2 405,254
\$82,321
=====

</TABLE>

- (a) Unless otherwise noted, transactions were funded primarily through draws on the Company's credit facilities.
- (b) The Company acquired the remaining 50 percent interest in this property from an unconsolidated joint venture. Investment by Company represents the net cost of acquiring the remaining interest.
- (c) 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.
- (d) The properties were acquired through the exercise of a purchase option obtained in the initial acquisition of the McGarvey portfolio in January 1998.
- (e) Unless otherwise noted, development costs were funded primarily through draws on the Company's credit facilities.

SUMMARY OF CONSTRUCTION PROJECTS
 (DOLLARS IN THOUSANDS)

<TABLE>
 <CAPTION>

TOTAL				ESTIMATED PLACED IN	NUMBER		COSTS INCURRED	
ESTIMATED COSTS	CURRENT PROJECT % LEASED	LOCATION	TYPE OF SPACE	SERVICE DATE	OF BUILDINGS	SQUARE FEET	THROUGH 3/31/02	
<S>	<C>	<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	\$ 4,326	\$
Harborside Plaza 5 260,000	57.8%	Jersey City, NJ	Office	2002-4Q	1	980,000	141,928	
600 Horizon Drive 10,700	100.0%	Hamilton Twp, NJ	Office/Flex	2002-4Q	1	95,000	220	
SUB-TOTAL:					3	1,108,000	\$146,474	
\$275,900	62.7%							
UNCONSOLIDATED JOINT VENTURES:								
Pacific Plaza Phase II (a) 2,366	100.0%	Daly City, CA	Retail/Theater	2002-2Q	1	100,740	2,366	
Hyatt Regency South Pier 18,000	n/a	Jersey City, NJ	Hotel	2002-3Q	1	280,000	15,628	
(b) Harborside Plaza 10 (c) 145,000	100.0%	Jersey City, NJ	Office	2002-4Q	1	575,000	90,098	
SUB-TOTAL:					3	955,740	\$108,092	
\$165,366	100.0%							
GRAND TOTAL:					6	2,063,740	\$254,566	
\$441,266	80.0%							

</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 \$31.0 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 \$103.0 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 \$145.0 million.

SUMMARY OF DEVELOPMENT PROPERTIES IN LEASE-UP
 (DOLLARS IN THOUSANDS)

<TABLE>
 <CAPTION>

TOTAL				PLACED IN	NUMBER		COSTS INCURRED	
ESTIMATED COSTS	CURRENT PROJECT % LEASED	LOCATION	TYPE OF SPACE	SERVICE DATE	OF BUILDINGS	SQUARE FEET	THROUGH 3/31/02	

<S>	<C>	<C>	<C>	<C>	<C>	<C>
UNCONSOLIDATED JOINT VENTURES:						
Pacific Plaza Phase I (a)	Daly City, CA	Office	08/20/01	1	369,682	\$6,822
\$6,822 50.5%						
Stadium Gateway (b)	Anaheim, CA	Office	01/27/02	1	268,376	2,680
2,680 49.6%						
GRAND TOTAL:				2	638,058	\$9,502
\$9,502	50.1%					

</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.
- (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 \$44.0 million.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

SUMMARY OF LAND PARCELS

<TABLE>
 <CAPTION>

SITE	TOWN/ CITY	STATE	ACRES	DEVELOPMENT POTENTIAL (SQ. FT.)	TYPE OF SPACE
Horizon Center	Hamilton	NJ	34.3	300,000	
Office/Flex/Retail					
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
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			366.7	8,898,000	

</TABLE>

- (a) Land owned by joint venture in which Mack-Cali is an equity partner.
- (b) In addition, there are 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 held for sale.
- (f) Unconsolidated joint venture, in which Mack-Cali is an equity partner, holds an option to purchase this land.

RENTAL PROPERTY SALES
 (DOLLARS IN THOUSANDS)

FOR THE THREE MONTHS ENDED MARCH 31, 2002

<TABLE>
 <CAPTION>

SALE BOOK DATE	REALIZED GAIN/ (LOSS)	PROPERTY NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET VALUE
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
RESIDENTIAL:							
01/30/02	\$10,461	25 Martine Avenue	White Plains, Westchester County, NY	1	124 units	\$17,559	
	\$7,098						
TOTAL PROPERTY SALES:				1	124 UNITS	\$17,559	
	\$10,461						
	\$7,098						

</TABLE>

FOR THE YEAR ENDED DECEMBER 31, 2001

<TABLE>
 <CAPTION>

SALE BOOK DATE	REALIZED GAIN/ (LOSS)	PROPERTY NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET VALUE
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
OFFICE:							
06/01/01	16,703	1777 N.E. Loop 410	San Antonio, Bexar County, TX	1	256,137	\$ 21,313	\$
	\$ 4,610						
06/15/01	2,458	14511 Falling Creek	Houston, Harris County, TX	1	70,999	2,982	
	524						
07/17/01	8,465	8214 Westchester	Dallas, Dallas County, TX	1	95,509	8,966	
	501						
08/01/01	5,570	2600 Westown Parkway	West Des Moines, Polk County, IA	1	72,265	5,165	
	(405)						
09/26/01	50,640	1709 New York Avenue, NW	Washington, DC	1	166,000	65,151	
	14,511						
11/14/01	32,609	200 Concord Plaza Drive	San Antonio, Bexar County, TX	1	248,700	30,927	
	(1,682)						
12/21/01	7,393	5225 Katy Freeway	Houston, Harris County, TX	1	112,213	6,887	
	(506)						
RESIDENTIAL:							
06/21/01	2,399	Tenby Chase Apartments	Delran, Burlington County, NJ	1	327 units	19,336	
	16,937						
OTHER:							
04/03/01	2,918	North Pier-Harborside (a)	Jersey City, Hudson County, NJ	--	n/a	3,357	
	439						
TOTAL PROPERTY SALES:				8	1,021,823	\$164,084	
	\$129,155						
	\$34,929						

=====

</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.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

32

V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

33

V. PORTFOLIO/ LEASING STATISTICS

LEASING STATISTICS
(FOR THE THREE MONTHS ENDED MARCH 31, 2002)

CONSOLIDATED IN-SERVICE PORTFOLIO

SUMMARY OF SPACE LEASED

<TABLE>
<CAPTION>

		LEASING ACTIVITY					
PCT.	PCT.	SQ. FT.	LEASED SQ. FT.	EXPIRING/ ADJUSTMENT	NET	SQ. FT.	
LEASED REGION/MARKET 3/31/02	LEASED 3/31/01	LEASED 12/31/01	ACQUIRED/ SOLD (a)	SQ.FT. (b)	INCOMING SQ.FT.	LEASING ACTIVITY	LEASED 3/31/02
<S>		<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>						
NORTHEAST							
Northern NJ 95.2%	95.9%	9,380,571	111,894	(204,536)	235,356	30,820	9,523,285
Central NJ 94.2%	94.6%	2,629,946	--	(114,745)	105,024	(9,721)	2,620,225
Westchester Co., NY 97.2%	97.6%	4,570,240	--	(264,508)	245,601	(18,907)	4,551,333
Sub. Philadelphia 90.2%	91.8%	2,820,288	--	(232,156)	182,614	(49,542)	2,770,746
Fairfield, CT 96.3%	96.5%	649,363	--	(102,932)	101,190	(1,742)	647,621
Washington, DC/MD 98.7%	98.7%	444,699	--	(130,259)	130,259	--	444,699
Rockland Co/Long Island, NY 98.5%	98.5%	582,508	--	(48,393)	48,393	--	582,508

TOTAL NORTHEAST 95.0%	95.7%	21,077,615	111,894	(1,097,529)	1,048,437	(49,092)	21,140,417

SOUTHWEST/WEST/OTHER							
Texas 82.9%	82.5%	1,560,270	--	(75,089)	81,455	6,366	1,566,636
Colorado 89.7%	92.0%	1,368,726	138,003	(33,972)	29,257	(4,715)	1,502,014
San Francisco		439,866	--	(15,329)	17,131	1,802	441,668

98.0%	97.6%						
Arizona		416,967	--	(41,328)	41,328	--	416,967
100.0%	100.0%						
Other		271,908	--	(10,229)	--	(10,229)	261,679
88.0%	91.4%						

TOTAL SOUTHWEST/WEST/OTHER		4,057,737	138,003	(175,947)	169,171	(6,776)	4,188,964
88.6%	89.3%						

COMPANY TOTALS		25,135,352	249,897	(1,273,476)	1,217,608	(55,868)	25,329,381
93.9%	94.6%						

</TABLE>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<TABLE>	<C>
<S>	
Total sq. ft. as of December 31, 2001	26,577,886
Total sq. ft. of properties added this period	405,254

Total sq. ft. as of March 31, 2002	26,983,140
	=====

</TABLE>

- (a) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.
- (b) Represents the square footage of leases expiring 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 March 31, 2002

LEASING STATISTICS
(FOR THE THREE MONTHS ENDED MARCH 31, 2002)
CONSOLIDATED IN-SERVICE PORTFOLIO (CONTINUED)

DETAIL OF TRANSACTION ACTIVITY

<TABLE>								
<CAPTION>								

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

<S>	<C>		<C>	<C>	<C>	<C>	<C>	<C>
<C>								
NORTHEAST								
Northern NJ	Office	19	207,957	52,151	155,806	3.9		
\$28.82	\$1.69							
	Office/Flex	4	27,399	5,000	22,399	4.0		
\$15.99	\$2.19							
Central NJ	Office	8	79,800	14,555	65,245	5.7		
\$24.77	\$1.68							
	Office/Flex	4	25,224	--	25,224	5.0		
\$16.10	\$2.15							
Westchester Co., NY	Office	22	84,858	12,860	71,998	5.0		
\$25.04	\$1.31							
	Office/Flex	16	130,915	14,675	116,240	4.2		
\$14.85	\$0.69							

\$11.09	\$1.08	Industrial/Warehouse	4	29,828	300	29,528	2.4
Sub. Philadelphia		Office	5	99,514	1,852	97,662	5.9
\$26.76	\$2.27						
\$9.01	\$1.12	Office/Flex	9	83,100	20,330	62,770	4.5
Fairfield, CT		Office	3	13,190	--	13,190	3.5
\$25.40	\$0.31						
\$16.88	\$2.41	Office/Flex	2	88,000	--	88,000	5.1
Washington, DC/MD		Office	2	130,259	--	130,259	3.4
\$44.45	\$2.36						
Rockland Co/Long Island, NY		Office	4	48,393	19,974	28,419	7.1
\$21.81	\$2.77						

TOTAL NORTHEAST 102 1,048,437 141,697 906,740 4.6
\$24.12 \$1.81

SOUTHWEST/WEST/OTHER

Texas		Office	24	81,455	48,899	32,556	4.1
\$17.61	\$1.91						
Colorado		Office	8	29,257	21,882	7,375	4.2
\$17.15	\$2.67						
San Francisco		Office	47	17,131	2,430	14,701	3.7
\$32.25	\$2.11						
Other		Office	1	41,328	--	41,328	1.0
\$23.00	\$0.20						

TOTAL SOUTHWEST/WEST/OTHER 80 169,171 73,211 95,960 3.3
\$20.33 \$1.97

COMPANY TOTALS 182 1,217,608 214,908 1,002,700 4.4
\$23.60 \$1.83
=====

DETAIL BY PROPERTY TYPE

		Office	143	833,142	174,603	658,539	4.4
\$28.06	\$2.01						
		Office/Flex	35	354,638	40,005	314,633	4.6
\$14.16	\$1.49						
		Industrial/Warehouse	4	29,828	300	29,528	2.4
\$11.09	\$1.08						

COMPANY TOTALS 182 1,217,608 214,908 1,002,700 4.4
\$23.60 \$1.83
=====

TENANT RETENTION: Leases Retained 62.7%
Sq. Ft. Retained 78.7%

</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 \$5,320,993 and commissions of \$3,892,939 committed, but not necessarily expended, during the period for second generation space aggregating 1,186,895 square feet.

(FOR THE THREE MONTHS ENDED MARCH 31, 2002)

UNCONSOLIDATED JOINT VENTURE PROPERTIES (a)

SUMMARY OF SPACE LEASED

<TABLE>
<CAPTION>

PCT.	LEASING ACTIVITY						
	SQ. FT.	LEASED SQ. FT.	EXPIRING/ ADJUSTMENT	NET	SQ. FT.	PCT.	
	LEASED 12/31/01	ACQUIRED/ SOLD (b)	SQ. FT. (c)	INCOMING SQ. FT.	LEASED 3/31/02	LEASED 3/31/02	
New York 72.0%	167,000	--			167,000	72.0%	
Texas 61.4%	182,840	--		No Activity	182,840	61.4%	
California 98.2%	480,228	--			480,228	98.2%	
TOTALS 81.5%	830,068	--			830,068	81.5%	

</TABLE>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<TABLE>

Total sq. ft. as of December 31, 2001	1,018,818
Total sq. ft. of properties added/sold this period	--
Total sq. ft. as of March 31, 2002	1,018,818

</TABLE>

DETAIL OF TRANSACTION ACTIVITY

No transaction activity this period.

- (a) Unconsolidated Joint Venture Properties excludes in-service development properties in lease-up, aggregating 638,058 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 March 31, 2002

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 (\$ (a) (b)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	TOTAL PROPERTY SIZE RENTABLE AREA
--	---	---	---

<S>	<C>	<C>	<C>
Newark, NJ (Essex-Morris-Union Counties) 15.3	86,459,504	17.7	4,116,859
Bergen-Passaic, NJ 16.8	86,122,119	17.6	4,530,091
New York, NY (Westchester-Rockland Counties) 18.0	85,499,562	17.5	4,864,355
Jersey City, NJ 7.8	42,933,560	8.8	2,094,470
Philadelphia, PA-NJ 11.1	41,424,595	8.5	2,991,796
Denver, CO 4.4	18,538,915	3.8	1,193,185
Middlesex-Somerset-Hunterdon, NJ 2.9	15,795,196	3.2	791,051
Trenton, NJ (Mercer County) 2.5	13,768,955	2.8	672,365
Dallas, TX 3.2	13,519,331	2.8	863,954
San Francisco, CA 1.7	12,944,054	2.7	450,891
Washington, DC-MD-VA 1.7	12,575,664	2.6	450,549
Stamford-Norwalk, CT 2.0	9,096,452	1.9	527,250
Monmouth-Ocean, NJ 2.1	7,227,460	1.5	577,423
Houston, TX 1.9	6,726,425	1.4	516,796
Nassau-Suffolk, NY 1.1	6,373,398	1.3	292,849
Phoenix-Mesa, AZ 1.5	5,646,402	1.2	416,967
San Antonio, TX 1.6	4,621,961	0.9	435,465
Tampa-St. Petersburg-Clearwater, FL 1.1	3,836,461	0.8	297,429
Boulder-Longmont, CO 1.0	3,655,875	0.7	270,421
Bridgeport, CT 0.5	3,125,492	0.6	145,487
Colorado Springs, CO 0.8	2,961,797	0.6	209,987
Dutchess County, NY 0.4	2,271,669	0.5	118,727
Atlantic-Cape May, NJ 0.3	1,754,150	0.4	80,344
Fort Worth-Arlington, TX 0.3	1,135,230	0.2	74,429
Totals 100.0	488,014,227	100.0	26,983,140

- </TABLE>
- (a) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, 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 tenants. Some tenants have multiple leases.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

INDUSTRY DIVERSIFICATION

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

<TABLE>
<CAPTION>

PERCENTAGE OF TOTAL COMPANY LEASED INDUSTRY CLASSIFICATION (a) SQ. FT. (%)	ANNUALIZED BASE RENTAL REVENUE (\$)		PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	SQUARE FEET LEASED
	(a)	(b)	(%)	
<S>	<C>		<C>	<C>
Securities, Commodity Contracts & Other Financial 9.5	57,095,370		11.7	2,364,073
Manufacturing 10.4	45,586,886		9.3	2,603,993
Telecommunications 6.9	32,201,126		6.6	1,720,102
Computer System Design Svcs. 6.4	31,863,428		6.5	1,603,230
Insurance Carriers & Related Activities 6.2	31,408,673		6.4	1,535,518
Legal Services 5.0	29,082,878		6.0	1,247,459
Health Care & Social Assistance 4.4	20,920,028		4.3	1,089,878
Credit Intermediation & Related Activities 4.7	20,515,715		4.2	1,168,430
Wholesale Trade 5.2	18,951,255		3.9	1,297,140
Accounting/Tax Prep. 3.2	18,413,961		3.8	797,386
Other Professional 3.7	17,610,950		3.6	926,557
Information Services 2.6	14,388,377		2.9	653,137
Retail Trade 3.2	13,491,508		2.8	790,790
Publishing Industries 2.2	12,713,130		2.6	556,167
Scientific Research/Development 2.8	12,397,482		2.5	695,614
Arts, Entertainment & Recreation 2.9	10,681,455		2.2	711,796
Real Estate & Rental & Leasing 2.0	10,286,447		2.1	498,762
Architectural/Engineering 1.8	9,653,382		2.0	453,505
Management of Companies & Finance 1.6	9,432,900		1.9	406,170
Other Services (except Public Administration) 2.5	8,997,725		1.8	623,504
Advertising/Related Services 1.6	8,932,596		1.8	409,486
Transportation 1.9	7,186,753		1.5	474,624
Management/Scientific 1.1	6,275,681		1.3	284,450
Data Processing Services 1.0	5,622,402		1.2	245,756
Construction 1.1	4,956,749		1.0	267,664
Educational Services 0.9	4,252,427		0.9	224,103
Utilities 0.7	4,019,828		0.8	185,257
Admin. & Support, Waste Mgt. & Remediation Svc. 1.1	3,743,431		0.8	265,124
Specialized Design Services 0.6	3,448,705		0.7	159,192
Public Administration 0.7	3,351,039		0.7	163,808
Other 2.1	10,531,940		2.2	528,710
Totals 100.0	488,014,227		100.0	24,951,385

</TABLE>

(a) The Company's tenants are classified according to the U.S. Government's new North American Industrial Classification System (NAICS) which has replaced

the Standard Industrial Code (SIC) system.

- (b) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, 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 tenants. Some tenants have multiple leases.

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

38

CONSOLIDATED PORTFOLIO ANALYSIS (a)
(AS OF MARCH 31, 2002)

BREAKDOWN BY NUMBER OF PROPERTIES

<TABLE>
<CAPTION>

PROPERTY TYPE:

TOTALS	% OF	% OF	OFFICE/	% OF	INDUSTRIAL/	% OF	STAND- ALONE	% OF	LAND	% OF	
STATE	OFFICE	TOTAL	FLEX	TOTAL	WAREHOUSE	TOTAL	RETAIL	TOTAL	LEASES	TOTAL	BY
STATE	TOTAL										
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	
<C>	<C>										
New Jersey	72	27.9%	50	19.4%	--	--	--	--	1	0.4%	
123	47.7%										
New York	23	8.9%	39	15.0%	6	2.3%	2	0.8%	2	0.8%	
72	27.8%										
Pennsylvania	13	5.0%	--	--	--	--	--	--	--	--	
13	5.0%										
Connecticut	3	1.2%	5	1.9%	--	--	--	--	--	--	
8	3.1%										
Wash., D.C./											
Maryland	3	1.2%	--	--	--	--	--	--	--	--	
3	1.2%										

SUB-TOTAL											
NORTHEAST:	114	44.2%	94	36.3%	6	2.3%	2	0.8%	3	1.2%	
219	84.8%										

Texas	12	4.7%	--	--	--	--	--	--	--	--	
12	4.7%										
Arizona	3	1.2%	--	--	--	--	--	--	--	--	
3	1.2%										
California	2	0.8%	--	--	--	--	--	--	--	--	
2	0.8%										
Colorado	21	8.1%	--	--	--	--	--	--	--	--	
21	8.1%										
Florida	1	0.4%	--	--	--	--	--	--	--	--	
1	0.4%										

TOTALS											
BY TYPE:	153	59.4%	94	36.3%	6	2.3%	2	0.8%	3	1.2%	
258	100.0%										

=====
</TABLE>

- (a) Excludes 9 properties, aggregating approximately 1.7 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

39

CONSOLIDATED PORTFOLIO ANALYSIS (a)
(AS OF MARCH 31, 2002)

<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey	252,853	50.6%	18,100	3.6%	--	--	--	--	267	0.1%	
271,220	54.3%										
New York	57,443	11.5%	31,400	6.3%	3,700	0.7%	195	0.1%	258	0.1%	
92,996	18.7%										
Pennsylvania	31,128	6.2%	--	--	--	--	--	--	--	--	
31,128	6.2%										
Connecticut	8,867	1.8%	3,765	0.7%	--	--	--	--	--	--	
12,632	2.5%										
Wash., D.C./											
Maryland	13,939	2.8%	--	--	--	--	--	--	--	--	
13,939	2.8%										

SUB-TOTAL											
NORTHEAST:	364,230	72.9%	53,265	10.6%	3,700	0.7%	195	0.1%	525	0.2%	
421,915	84.5%										

Texas	25,892	5.1%	--	--	--	--	--	--	--	--	
25,892	5.1%										
Arizona	5,703	1.1%	--	--	--	--	--	--	--	--	
5,703	1.1%										
California	16,256	3.3%	--	--	--	--	--	--	--	--	
16,256	3.3%										
Colorado	25,973	5.2%	--	--	--	--	--	--	--	--	
25,973	5.2%										
Florida	3,842	0.8%	--	--	--	--	--	--	--	--	
3,842	0.8%										

TOTALS											
BY TYPE:	441,896	88.4%	53,265	10.6%	3,700	0.7%	195	0.1%	525	0.2%	
499,581	100.0%										
=====											
</TABLE>											

- (a) Excludes 9 properties, aggregating approximately 1.7 million square feet, which are not consolidated by the Company.
- (b) Total base rent for the twelve months ended March 31, 2002, determined in accordance with GAAP. Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenants' proportionate share of and/or increases in real estate taxes and certain costs, as defined, and the pass through of charges for electrical usage. For those properties acquired or placed in service during the twelve months ended March 31, 2002, amounts are annualized. These annualized amounts may not be indicative of the property's results had the Company owned or placed such property in service for the entire twelve months ended March 31, 2002.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

41

CONSOLIDATED PORTFOLIO ANALYSIS (a)
(AS OF MARCH 31, 2002)

BREAKDOWN BY PERCENTAGE LEASED

<TABLE>
<CAPTION>

PROPERTY TYPE:

WEIGHTED AVG. STATE BY STATE	OFFICE	OFFICE/FLEX	INDUSTRIAL/WAREHOUSE	STAND-ALONE RETAIL
<S>	<C>	<C>	<C>	<C>
New Jersey	95.3%	91.6%	--	--
94.7%				
New York	96.5%	98.0%	98.7%	100.0%
97.3%				
Pennsylvania	88.0%	--	--	--
88.0%				
Connecticut	95.3%	97.7%	--	--
96.3%				

Washington, D.C./ Maryland 98.7%	98.7%	--	--	--

SUB-TOTAL NORTHEAST 95.0%	94.9%	94.9%	98.7%	100.0%

Texas 82.9%	82.9%	--	--	--
Arizona 100.0%	100.0%	--	--	--
California 98.0%	98.0%	--	--	--
Colorado 89.8%	89.8%	--	--	--
Florida 88.0%	88.0%	--	--	--

WEIGHTED AVG. BY TYPE: 93.9%	93.5%	94.9%	98.7%	100.0%
=====				

</TABLE>

(a) Excludes 9 properties, aggregating approximately 1.7 million square feet, which are not consolidated by the Company, as well as multi-family residential and land lease properties.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

42

PROPERTY LISTING

OFFICE PROPERTIES

<TABLE>
<CAPTION>

2002 AVERAGE	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 3/31/02 (%) (a)	2002 BASE RENT (\$000'S) (b) (c)	PERCENTAGE OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)		BASE PER SQ. (\$) (c)

<S>							
ATLANTIC COUNTY, NEW JERSEY							
EGG HARBOR							

100 Decadon Drive..... 21.33	1987	40,422	100.0	862		0.17	
200 Decadon Drive..... 18.34	1991	39,922	100.0	732		0.15	
BERGEN COUNTY, NEW JERSEY							
FAIR LAWN							

17-17 Route 208 North..... 22.94	1987	143,000	100.0	3,281		0.66	
FORT LEE							

One Bridge Plaza..... 24.78	1981	200,000	99.7	4,942		0.99	
2115 Linwood Avenue..... 24.85	1981	68,000	99.7	1,685		0.34	
LITTLE FERRY							

200 Riser Road..... 8.63	1974	286,628	100.0	2,475		0.50	
MONTVALE							

95 Chestnut Ridge Road..... 11.89	1975	47,700	100.0	567	0.11
135 Chestnut Ridge Road..... 23.49	1981	66,150	100.0	1,554	0.31
PARAMUS - - - - -					
15 East Midland Avenue..... 25.88	1988	259,823	100.0	6,725	1.35
461 From Road..... 23.87	1988	253,554	99.8	6,039	1.21
650 From Road..... 21.32	1978	348,510	90.5	6,724	1.35
140 Ridgewood Avenue 21.88	1981	239,680	100.0	5,245	1.05
61 South Paramus Avenue..... 23.42	1985	269,191	99.3	6,259	1.25
ROCHELLE PARK - - - - -					
120 Passaic Street..... 26.66	1972	52,000	99.6	1,381	0.28
365 West Passaic Street..... 20.88	1976	212,578	95.4	4,235	0.85
SADDLE RIVER - - - - -					
1 Lake Street..... 15.72	1973/94	474,801	100.0	7,465	1.50
UPPER SADDLE RIVER - - - - -					
10 Mountainview Road..... 21.09	1986	192,000	98.0	3,968	0.80
WOODCLIFF LAKE - - - - -					
400 Chestnut Ridge Road..... 23.81	1982	89,200	100.0	2,124	0.43
470 Chestnut Ridge Road..... 22.70	1987	52,500	100.0	1,192	0.24
530 Chestnut Ridge Road..... 20.38	1986	57,204	100.0	1,166	0.23
50 Tice Boulevard..... 23.96	1984	235,000	96.2	5,416	1.09
300 Tice Boulevard..... 21.16	1991	230,000	99.6	4,848	0.97
BURLINGTON COUNTY, NEW JERSEY MOORESTOWN - - - - -					
224 Strawbridge Drive..... 19.92	1984	74,000	100.0	1,474	0.30
228 Strawbridge Drive..... 19.38	1984	74,000	100.0	1,434	0.29
ESSEX COUNTY, NEW JERSEY MILLBURN - - - - -					
150 J.F. Kennedy Parkway..... 27.39	1980	247,476	90.0	6,101	1.22
ROSELAND - - - - -					
101 Eisenhower Parkway..... 22.55	1980	237,000	81.4	4,351	0.87
103 Eisenhower Parkway..... 23.06	1985	151,545	89.8	3,138	0.63
105 Eisenhower Parkway..... 24.33	2001	220,000	64.8	3,468	0.70

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

PROPERTY LISTING
OFFICE PROPERTIES
(CONTINUED)

<TABLE>
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2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	PERCENTAGE		2002 BASE RENT (\$000'S) (b) (c)	OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	PER (\$)
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 3/31/02 (%) (a)			

<S>	<C>	<C>	<C>	<C>	<C>	
<C>						
HUDSON COUNTY, NEW JERSEY						
JERSEY CITY						

Harborside Financial Center Plaza 1... 8.44	1983	400,000	99.0	3,342	0.67	
Harborside Financial Center Plaza 2... 25.14	1990	761,200	100.0	19,139	3.84	
Harborside Financial Center Plaza 3... 25.14	1990	725,600	100.0	18,241	3.66	
Harborside Financial Center Plaza 4-A (c) 37.01	2000	207,670	94.0	6,477	1.30	
MERCER COUNTY, NEW JERSEY						
PRINCETON						

103 Carnegie Center..... 25.57	1984	96,000	93.0	2,283	0.46	
100 Overlook Center..... 26.18	1988	149,600	96.9	3,795	0.76	
5 Vaughn Drive..... 27.57	1987	98,500	75.7	2,056	0.41	
MIDDLESEX COUNTY, NEW JERSEY						
EAST BRUNSWICK						

377 Summerhill Road..... 9.33	1977	40,000	100.0	373	0.07	
PLAINSBORO						

500 College Road East..... 20.74	1984	158,235	100.0	3,282	0.66	
SOUTH BRUNSWICK						

3 Independence Way..... 20.02	1983	111,300	100.0	2,228	0.45	
WOODBIDGE						

581 Main Street..... 24.34	1991	200,000	100.0	4,868	0.98	
MONMOUTH COUNTY, NEW JERSEY						
NEPTUNE						

3600 Route 66..... 13.39	1989	180,000	100.0	2,410	0.48	
WALL TOWNSHIP						

1305 Campus Parkway..... 18.31	1988	23,350	92.4	395	0.08	
1350 Campus Parkway..... 18.31	1990	79,747	99.9	1,459	0.29	
MORRIS COUNTY, NEW JERSEY						
FLORHAM PARK						

325 Columbia Turnpike..... 26.13	1987	168,144	100.0	4,394	0.88	
MORRIS PLAINS						

250 Johnson Road..... 21.25	1977	75,000	100.0	1,594	0.32	
201 Littleton Road..... 24.48	1979	88,369	80.3	1,737	0.35	
MORRIS TOWNSHIP						

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

4 Campus Drive (e).....	1983	147,475	86.8	3,338	0.67	

26.07						
6 Campus Drive (e).....	1983	148,291	80.7	3,521	0.71	
29.42						
7 Campus Drive.....	1982	154,395	100.0	2,040	0.41	
13.21						
8 Campus Drive.....	1987	215,265	100.0	5,670	1.14	
26.34						
9 Campus Drive (e).....	1983	156,495	96.7	4,530	0.91	
29.93						
2 Dryden Way.....	1990	6,216	100.0	93	0.02	
14.96						
4 Gatehall Drive.....	1988	248,480	91.2	5,880	1.18	
25.95						
2 Hilton Court.....	1991	181,592	100.0	4,558	0.91	
25.10						
600 Parsippany Road.....	1978	96,000	78.2	1,608	0.32	
21.42						
1 Sylvan Way.....	1989	150,557	100.0	3,512	0.70	
23.33						
5 Sylvan Way.....	1989	151,383	100.0	4,011	0.80	
26.50						
7 Sylvan Way.....	1987	145,983	100.0	2,920	0.59	
20.00						
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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

44

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

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2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		2002 BASE RENT (\$000'S) (b) (c)	PERCENTAGE OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%) (%)	PER (\$)
			LEASED AS OF 3/31/02 (%) (a)				

<S>	<C>	<C>			<C>		<C>
<C>							
PASSAIC COUNTY, NEW JERSEY							
CLIFTON							

777 Passaic Avenue.....	1983	75,000	97.9	1,471	0.29		
20.03							
TOTOWA							

999 Riverview Drive.....	1988	56,066	65.0	770	0.15		
21.13							
WAYNE							

201 Willowbrook Boulevard.....	1970	178,329	49.1	1,868	0.37		
21.33							
SOMERSET COUNTY, NEW JERSEY							
BASKING RIDGE							

222 Mt. Airy Road.....	1986	49,000	100.0	737	0.15		
15.04							
233 Mt. Airy Road.....	1987	66,000	100.0	1,643	0.33		
24.89							
BERNARDS							

106 Allen Road (c).....	2000	132,010	66.7	2,278	0.46		
25.87							
BRIDGEWATER							

721 Route 202/206.....	1989	192,741	100.0	4,429	0.88		

22.98

UNION COUNTY, NEW JERSEY
CLARK

100 Walnut Avenue..... 24.53	1985	182,555	95.7	4,286	0.86
CRANFORD					
6 Commerce Drive..... 20.60	1973	56,000	93.1	1,074	0.22
11 Commerce Drive (f)..... 11.99	1981	90,000	95.8	1,034	0.21
12 Commerce Drive..... 15.52	1967	72,260	84.1	943	0.19
20 Commerce Drive..... 24.39	1990	176,600	100.0	4,307	0.85
65 Jackson Drive..... 20.77	1984	82,778	100.0	1,719	0.34
NEW PROVIDENCE					
890 Mountain Road..... 26.99	1977	80,000	100.0	2,159	0.43

TOTAL NEW JERSEY OFFICE
21.93

12,103,070 95.3 252,853 50.70

DUTCHESS COUNTY, NEW YORK
FISHKILL

300 South Lake Drive..... 19.66	1987	118,727	92.4	2,157	0.43
------------------------------------	------	---------	------	-------	------

NASSAU COUNTY, NEW YORK
NORTH HEMPSTEAD

600 Community Drive (g)..... 23.08	1983	237,274	100.0	5,476	1.10
111 East Shore Road..... 27.31	1980	55,575	100.0	1,518	0.30

ROCKLAND COUNTY, NEW YORK
SUFFERN

400 Rella Boulevard..... 22.33	1988	180,000	100.0	4,020	0.81
-----------------------------------	------	---------	-------	-------	------

WESTCHESTER COUNTY, NEW YORK
ELMSFORD

100 Clearbrook Road (f)..... 15.32	1975	60,000	100.0	919	0.18
101 Executive Boulevard..... 20.10	1971	50,000	83.8	842	0.17
555 Taxter Road..... 23.54	1986	170,554	99.7	4,003	0.80
565 Taxter Road..... 24.24	1988	170,554	90.5	3,742	0.75

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

45

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

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2002 AVERAGE	PERCENTAGE		2002 BASE RENT	PERCENTAGE
	NET RENTABLE	LEASED AS OF		OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/

BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	AREA (SQ. FT.)	3/31/02 (%) (a)	(\$000'S) (b) (c)	WAREHOUSE BASE RENT (%)	PER (\$)

<S>	<C>	<C>	<C>	<C>	<C>	
<C>						
570 Taxter Road..... 22.49 HAWTHORNE	1972	75,000	96.1	1,621	0.31	

1 Skyline Drive..... 15.35	1980	20,400	99.0	310	0.06	
2 Skyline Drive..... 16.08	1987	30,000	98.9	477	0.10	
7 Skyline Drive..... 20.29	1987	109,000	92.5	2,046	0.41	
17 Skyline Drive..... 16.00	1989	85,000	100.0	1,360	0.27	
19 Skyline Drive..... 17.99	1982	248,400	100.0	4,468	0.90	
TARRYTOWN						

200 White Plains Road..... 21.30	1982	89,000	77.0	1,460	0.29	
220 White Plains Road..... 25.70	1984	89,000	95.1	2,175	0.44	
WHITE PLAINS						

1 Barker Avenue..... 25.06	1975	68,000	99.0	1,687	0.34	
3 Barker Avenue..... 19.87	1983	65,300	93.5	1,213	0.24	
50 Main Street..... 27.45	1985	309,000	99.8	8,466	1.70	
11 Martine Avenue..... 25.17	1987	180,000	100.0	4,530	0.91	
1 Water Street..... 31.10	1979	45,700	68.1	968	0.19	
YONKERS						

1 Executive Boulevard..... 23.35	1982	112,000	97.7	2,555	0.51	
3 Executive Plaza..... 24.66	1987	58,000	100.0	1,430	0.29	

TOTAL NEW YORK OFFICE 22.67		2,626,484	96.5	57,443	11.50	

CHESTER COUNTY, PENNSYLVANIA						
BERWYN						

1000 Westlakes Drive..... 27.18	1989	60,696	93.4	1,541	0.31	
1055 Westlakes Drive..... 25.12	1990	118,487	52.0	1,548	0.31	
1205 Westlakes Drive..... 21.17	1988	130,265	97.6	2,691	0.54	
1235 Westlakes Drive..... 25.93	1986	134,902	86.9	3,040	0.61	
DELAWARE COUNTY, PENNSYLVANIA						
LESTER						

100 Stevens Drive..... 26.96	1986	95,000	100.0	2,561	0.51	
200 Stevens Drive..... 26.67	1987	208,000	100.0	5,548	1.11	
300 Stevens Drive..... 33.83	1992	68,000	52.2	1,201	0.24	
MEDIA						

1400 Providence Road - Center I..... 22.99	1986	100,000	88.1	2,025	0.41	
1400 Providence Road - Center II..... 22.61	1990	160,000	78.3	2,833	0.57	
MONTGOMERY COUNTY, PENNSYLVANIA						
LOWER PROVIDENCE						

1000 Madison Avenue..... 20.57 PLYMOUTH MEETING	1990	100,700	89.4	1,852	0.37
1150 Plymouth Meeting Mall..... 22.45 Five Sentry Parkway East..... 19.65 Five Sentry Parkway West..... 21.67	1970	167,748	97.1	3,656	0.73
	1984	91,600	100.0	1,800	0.36
	1984	38,400	100.0	832	0.17

TOTAL PENNSYLVANIA OFFICE
23.99

FAIRFIELD COUNTY, CONNECTICUT
GREENWICH

500 West Putnam Avenue..... 26.39	1973	121,250	96.0	3,072	0.62
--------------------------------------	------	---------	------	-------	------

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<TABLE>
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2002 AVERAGE	YEAR	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		2002 BASE RENT (\$000'S) (b) (c)	PERCENTAGE OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	PER (\$)
			LEASED AS OF 3/31/02 (%) (a)				

<S> <C> NORWALK	<C>	<C>	<C>	<C>	<C>
40 Richards Avenue..... 24.76 SHELTON	1985	145,487	90.4	3,256	0.65
1000 Bridgeport Avenue..... 19.09	1986	133,000	100.0	2,539	0.51

TOTAL CONNECTICUT OFFICE
23.28

WASHINGTON, D.C.

1201 Connecticut Avenue, NW..... 30.40	1940	169,549	100.0	5,155	1.03
1400 L Street, NW..... 38.91	1987	159,000	100.0	6,187	1.24

TOTAL DISTRICT OF COLUMBIA OFFICE
34.52

PRINCE GEORGE'S COUNTY, MARYLAND
LANHAM

4200 Parliament Place..... 22.36	1989	122,000	95.2	2,597	0.52
-------------------------------------	------	---------	------	-------	------

TOTAL MARYLAND OFFICE 22.36		122,000	95.2	2,597	0.52
--------------------------------	--	---------	------	-------	------

BEXAR COUNTY, TEXAS
SAN ANTONIO

84 N.E. Loop 410..... 15.89	1971	187,312	91.6	2,727	0.55
111 Soledad..... 12.81	1918	248,153	54.4	1,729	0.35

COLLIN COUNTY, TEXAS
PLANO

555 Republic Place..... 14.41	1986	97,889	94.2	1,329	0.27
----------------------------------	------	--------	------	-------	------

DALLAS COUNTY, TEXAS
DALLAS

3030 LBJ Freeway (f)..... 20.69	1984	367,018	86.3	6,554	1.31
3100 Monticello..... 17.74	1984	173,837	84.5	2,606	0.52

IRVING 2300 Valley View..... 20.43	1985	142,634	84.1	2,451	0.49
--	------	---------	------	-------	------

RICHARDSON 1122 Alma Road..... 7.35	1977	82,576	100.0	607	0.12
---	------	--------	-------	-----	------

HARRIS COUNTY, TEXAS
HOUSTON

5300 Memorial..... 16.99	1982	155,099	85.8	2,261	0.45
1717 St. James Place..... 14.73	1975	109,574	93.8	1,514	0.30
1770 St. James Place..... 17.73	1973	103,689	66.7	1,226	0.25
10497 Town & Country Way..... 14.35	1981	148,434	83.9	1,787	0.36

TARRANT COUNTY, TEXAS
EULESS

150 West Parkway..... 15.30	1984	74,429	96.7	1,101	0.22
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TOTAL TEXAS OFFICE 16.53		1,890,644	82.9	25,892	5.19
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</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	PERCENTAGE		2002 BASE RENT (\$000'S) (b) (c)	OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE	PER BASE RENT (%) (%) (\$)
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 3/31/02 (%) (a)			

<S>	<C>	<C>	<C>	<C>	<C>	
<C>						
MARICOPA COUNTY, ARIZONA						
GLENDALE						

5551 West Talavi Boulevard..... 9.28	1991	181,596	100.0	1,686	0.34	
PHOENIX						

19640 North 31st Street..... 12.75	1990	124,171	100.0	1,583	0.32	
SCOTTSDALE						

9060 E. Via Linda Boulevard..... 21.89	1984	111,200	100.0	2,434	0.49	

TOTAL ARIZONA OFFICE 13.68		416,967	100.0	5,703	1.15	

ARAPAHOE COUNTY, COLORADO						
AURORA						

750 South Richfield Street..... 26.71	1997	108,240	100.0	2,891	0.58	
DENVER						

400 South Colorado Boulevard..... 18.20	1983	125,415	97.5	2,225	0.45	
ENGLEWOOD						

9359 East Nichols Avenue..... 12.34	1997	72,610	100.0	896	0.18	
5350 South Roslyn Street..... 24.33	1982	63,754	80.2	1,244	0.25	
BOULDER COUNTY, COLORADO						
BROOMFIELD						

105 South Technology Court..... 15.01	1997	37,574	100.0	564	0.11	
303 South Technology Court-A..... 11.75	1997	34,454	100.0	405	0.08	
303 South Technology Court-B..... 11.75	1997	40,416	100.0	475	0.10	
LOUISVILLE						

248 Centennial Parkway..... 13.34	1996	39,266	100.0	524	0.11	
1172 Century Drive..... 13.36	1996	49,566	100.0	662	0.13	
285 Century Place..... 15.95	1997	69,145	100.0	1,103	0.22	
DENVER COUNTY, COLORADO						
DENVER						

3600 South Yosemite..... 10.24	1974	133,743	100.0	1,370	0.27	
DOUGLAS COUNTY, COLORADO						
ENGLEWOOD						

8181 East Tufts Avenue (e)..... 24.48	2001	185,254	74.5	3,379	0.68	
400 Inverness Drive..... 19.79	1997	111,608	100.0	2,209	0.44	
67 Inverness Drive East.....	1996	54,280	0.0	326	0.07	

0.00						
384 Inverness Drive South.....	1985	51,523	78.4	707		0.14
17.50						
5975 South Quebec Street (f).....	1996	102,877	58.1	1,568		0.31
26.23						
PARKER						
- - - - -						
9777 Mount Pyramid Court.....	1995	120,281	100.0	1,389		0.28
11.55						
EL PASO COUNTY, COLORADO						
COLORADO SPRINGS						
- - - - -						
8415 Explorer.....	1998	47,368	100.0	600		0.12
12.67						
1975 Research Parkway.....	1997	115,250	100.0	1,688		0.34
14.65						
2375 Telstar Drive.....	1998	47,369	100.0	600		0.12
12.67						
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Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

48

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

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2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 3/31/02 (%) (a)	PERCENTAGE OF TOTAL 2002 OFFICE, 2002 BASE RENT (\$000'S) (b) (c)		WAREHOUSE AND INDUSTRIAL/ OFFICE/FLEX BASE RENT (%) (%)	PER (\$)
				BASE RENT (\$000'S) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%) (%)		

<S>	<C>	<C>	<C>	<C>	<C>	<C>	
<C>							
JEFFERSON COUNTY, COLORADO							
LAKEWOOD							
- - - - -							
141 Union Boulevard.....	1985	63,600	100.0	1,148		0.23	
18.05							

TOTAL COLORADO OFFICE		1,673,593	89.8	25,973		5.21	
17.29							

SAN FRANCISCO COUNTY, CALIFORNIA							
SAN FRANCISCO							
- - - - -							
795 Folsom Street.....	1977	183,445	100.0	7,596		1.52	
41.41							
760 Market Street.....	1908	267,446	96.6	8,660		1.74	
33.52							

TOTAL CALIFORNIA OFFICE		450,891	98.0	16,256		3.26	
36.80							

HILLSBOROUGH COUNTY, FLORIDA							
TAMPA							
- - - - -							
501 Kennedy Boulevard.....	1982	297,429	88.0	3,842		0.77	
14.68							

TOTAL FLORIDA OFFICE 14.68	297,429	88.0	3,842	0.77
TOTAL OFFICE PROPERTIES \$21.69	21,783,162	93.5	441,896	88.59

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

PROPERTY LISTING
OFFICE/FLEX PROPERTIES

<TABLE>
<CAPTION>

2002 AVERAGE BASE RENT PROPERTY PER SQ. FT. LOCATION (\$) (c) (d)	YEAR BUILT	PERCENTAGE		2002 BASE RENT (b) (c)	PERCENTAGE OF TOTAL 2002 OFFICE, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 3/31/02 (%) (a)		
BURLINGTON COUNTY, NEW JERSEY BURLINGTON					
3 Terri Lane..... 7.15	1991	64,500	61.4	283	0.06
5 Terri Lane..... 8.42	1992	74,555	82.2	516	0.10
MOORESTOWN					
2 Commerce Drive..... 7.86	1986	49,000	100.0	385	0.08
101 Commerce Drive..... 5.19	1988	64,700	100.0	336	0.07
102 Commerce Drive..... 5.05	1987	38,400	100.0	194	0.04
201 Commerce Drive..... 5.31	1986	38,400	100.0	204	0.04
202 Commerce Drive..... 17.68	1988	51,200	25.3	229	0.05
1 Executive Drive..... 10.21	1989	20,570	100.0	210	0.04
2 Executive Drive..... 8.14	1988	60,800	81.6	404	0.08
101 Executive Drive..... 9.30	1990	29,355	100.0	273	0.05
102 Executive Drive..... 6.05	1990	64,000	100.0	387	0.08
225 Executive Drive..... 6.56	1990	50,600	100.0	332	0.07
97 Foster Road..... 8.61	1982	43,200	50.0	186	0.04
1507 Lancer Drive..... 4.25	1995	32,700	100.0	139	0.03
1510 Lancer Drive..... 4.20	1998	88,000	100.0	370	0.07
1245 North Church Street (e)..... 7.10	1998	52,810	100.0	375	0.08
1247 North Church Street (e)..... 8.73	1998	52,790	100.0	461	0.09
1256 North Church Street..... 4.28	1984	63,495	100.0	272	0.05
840 North Lenola Road..... 5.46	1995	38,300	100.0	209	0.04

844 North Lenola Road..... 7.60	1995	28,670	100.0	218	0.04
915 North Lenola Road..... 5.20	1998	52,488	100.0	273	0.05
2 Twosome Drive (e)..... 8.02	2000	48,600	100.0	390	0.08
30 Twosome Drive..... 6.00	1997	39,675	89.9	214	0.04
31 Twosome Drive 5.20	1998	84,200	100.0	438	0.09
40 Twosome Drive..... 7.10	1996	40,265	93.4	267	0.05
41 Twosome Drive..... 7.55	1998	43,050	89.2	290	0.06
50 Twosome Drive..... 8.68	1997	34,075	86.6	256	0.05
WEST DEPTFORD					

1451 Metropolitan Drive..... 6.85	1996	21,600	100.0	148	0.03
MERCER COUNTY, NEW JERSEY					
HAMILTON TOWNSHIP					

100 Horizon Drive..... 14.46	1989	13,275	100.0	192	0.04
200 Horizon Drive..... 11.58	1991	45,770	100.0	530	0.11
300 Horizon Drive..... 18.93	1989	69,780	86.4	1,141	0.23
500 Horizon Drive..... 10.27	1990	41,205	100.0	423	0.08
MONMOUTH COUNTY, NEW JERSEY					
WALL TOWNSHIP					

1325 Campus Parkway..... 13.31	1988	35,000	100.0	466	0.09
1340 Campus Parkway..... 11.85	1992	72,502	100.0	859	0.17
1345 Campus Parkway..... 12.16	1995	76,300	75.1	697	0.14
1433 Highway 34..... 14.38	1985	69,020	65.1	646	0.13
1320 Wyckoff Avenue..... 8.65	1986	20,336	100.0	176	0.04
1324 Wyckoff Avenue..... 10.39	1987	21,168	100.0	220	0.04

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

50

PROPERTY LISTING
OFFICE/FLEX PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

2002 AVERAGE	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		2002 BASE RENT (b) (c)	PERCENTAGE OF TOTAL 2002 OFFICE, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)
			LEASED AS OF 3/31/02 (%) (a)			
BASE RENT PROPERTY PER SQ. FT. LOCATION (\$ (c) (d))						

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

<C>
PASSAIC COUNTY, NEW JERSEY
TOTOWA

1 Center Court..... 11.65	1999	38,961	100.0	454	0.09
------------------------------	------	--------	-------	-----	------

2 Center Court..... 11.45	1998	30,600	99.3	348	0.07
11 Commerce Way..... 10.74	1989	47,025	100.0	505	0.10
20 Commerce Way..... 12.05	1992	42,540	75.9	389	0.08
29 Commerce Way..... 6.40	1990	48,930	100.0	313	0.06
40 Commerce Way..... 10.64	1987	50,576	100.0	538	0.11
45 Commerce Way..... 9.84	1992	51,207	100.0	504	0.10
60 Commerce Way..... 9.62	1988	50,333	93.1	451	0.09
80 Commerce Way..... 12.53	1996	22,500	100.0	282	0.06
100 Commerce Way..... 12.52	1996	24,600	100.0	308	0.06
120 Commerce Way..... 11.08	1994	9,024	100.0	100	0.02
140 Commerce Way..... 11.18	1994	26,881	99.5	299	0.06

TOTAL NEW JERSEY OFFICE/FLEX 2,277,531 91.6 18,100 3.62
8.68

WESTCHESTER COUNTY, NEW YORK
ELMSFORD

11 Clearbrook Road..... 11.95	1974	31,800	100.0	380	0.08
75 Clearbrook Road..... 24.91	1990	32,720	100.0	815	0.16
150 Clearbrook Road..... 14.91	1975	74,900	100.0	1,117	0.22
175 Clearbrook Road..... 15.39	1973	98,900	98.5	1,499	0.30
200 Clearbrook Road..... 12.89	1974	94,000	99.8	1,209	0.24
250 Clearbrook Road..... 9.21	1973	155,000	94.5	1,349	0.27
50 Executive Boulevard..... 7.41	1969	45,200	75.8	254	0.05
77 Executive Boulevard..... 10.77	1977	13,000	100.0	140	0.03
85 Executive Boulevard..... 14.28	1968	31,000	99.4	440	0.09
300 Executive Boulevard..... 10.67	1970	60,000	100.0	640	0.13
350 Executive Boulevard..... 16.23	1970	15,400	98.8	247	0.05
399 Executive Boulevard..... 12.16	1962	80,000	100.0	973	0.20
400 Executive Boulevard..... 15.55	1970	42,200	100.0	656	0.13
500 Executive Boulevard..... 15.79	1970	41,600	100.0	657	0.13
525 Executive Boulevard..... 14.42	1972	61,700	100.0	890	0.18
1 Westchester Plaza..... 12.28	1967	25,000	100.0	307	0.06
2 Westchester Plaza..... 18.20	1968	25,000	100.0	455	0.09
3 Westchester Plaza..... 15.98	1969	93,500	91.4	1,366	0.27
4 Westchester Plaza..... 14.05	1969	44,700	99.8	627	0.13
5 Westchester Plaza..... 14.15	1969	20,000	100.0	283	0.06
6 Westchester Plaza..... 15.60	1968	20,000	100.0	312	0.06
7 Westchester Plaza..... 14.16	1972	46,200	100.0	654	0.13
8 Westchester Plaza..... 13.35	1971	67,200	100.0	897	0.18
HAWTHORNE					
200 Saw Mill River Road..... 12.80	1965	51,100	100.0	654	0.13
4 Skyline Drive..... 18.14	1987	80,600	100.0	1,462	0.29

5 Skyline Drive (e)..... 12.80	1980	124,022	100.0	1,587	0.32
6 Skyline Drive (e)..... 16.50	1980	44,155	100.0	728	0.15
8 Skyline Drive..... 11.37	1985	50,000	98.7	561	0.11
10 Skyline Drive..... 14.20	1985	20,000	100.0	284	0.06
11 Skyline Drive..... 16.22	1989	45,000	100.0	730	0.15

</TABLE>

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

51

PROPERTY LISTING
OFFICE/FLEX PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

2002 AVERAGE BASE RENT PROPERTY PER SQ. FT. LOCATION (\$)(c)(d)	YEAR BUILT	PERCENTAGE		2002 BASE RENT (\$000'S) (b)(c)	PERCENTAGE OF TOTAL 2002 OFFICE, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 3/31/02 (%) (a)		
12 Skyline Drive..... 17.20	1999	46,850	100.0	806	0.16
15 Skyline Drive..... 17.87	1989	55,000	100.0	983	0.20
YONKERS					
100 Corporate Boulevard..... 17.77	1987	78,000	98.2	1,361	0.27
200 Corporate Boulevard South..... 16.44	1990	84,000	99.8	1,378	0.28
4 Executive Plaza..... 12.47	1986	80,000	99.0	988	0.20
6 Executive Plaza..... 14.88	1987	80,000	100.0	1,190	0.24
1 Odell Plaza..... 13.01	1980	106,000	90.8	1,252	0.25
5 Odell Plaza..... 16.03	1983	38,400	99.6	613	0.12
7 Odell Plaza..... 16.06	1984	42,600	95.9	656	0.13

TOTAL NEW YORK OFFICE/FLEX 14.27		2,244,747	98.0	31,400	6.30

FAIRFIELD COUNTY, CONNECTICUT
STAMFORD

419 West Avenue..... 13.70	1986	88,000	100.0	1,206	0.24
500 West Avenue..... 16.98	1988	25,000	74.9	318	0.06
550 West Avenue..... 16.20	1990	54,000	100.0	875	0.18
600 West Avenue..... 12.52	1999	66,000	100.0	826	0.17
650 West Avenue..... 13.50	1998	40,000	100.0	540	0.11

TOTAL CONNECTICUT OFFICE/FLEX 14.12	273,000	97.7	3,765	0.76
TOTAL OFFICE/FLEX PROPERTIES 11.70	4,795,278	94.9	53,265	10.68

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

PROPERTY LISTING

INDUSTRIAL/WAREHOUSE PROPERTIES

<TABLE>
<CAPTION>

2002 AVERAGE BASE RENT PROPERTY PER SQ. FT. LOCATION (\$)(c)(d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		2002 BASE RENT (\$000'S)(b)(c)	PERCENTAGE OF TOTAL 2002 OFFICE, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)
			LEASED AS OF 3/31/02 (%)(a)			
WESTCHESTER COUNTY, NEW YORK ELMSFORD						
1 Warehouse Lane..... 10.91	1957	6,600	100.0		72	0.01
2 Warehouse Lane..... 10.19	1957	10,900	96.3		107	0.02
3 Warehouse Lane..... 3.76	1957	77,200	100.0		290	0.06
4 Warehouse Lane..... 10.06	1957	195,500	98.8		1,944	0.38
5 Warehouse Lane..... 10.64	1957	75,100	97.1		776	0.16
6 Warehouse Lane..... 23.12	1982	22,100	100.0		511	0.10
TOTAL INDUSTRIAL/WAREHOUSE PROPERTIES 9.67		387,400	98.7		3,700	0.73
TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES 19.70		26,965,840	93.9		498,861	100.00

- (a) Based on all leases in effect as of March 31, 2002.
- (b) Total base rent for 12 months ended March 31, 2002, determined in accordance with generally accepted accounting principles ("GAAP"). Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenant's proportionate share of and/or increases in real estate taxes and certain operating costs, as defined, and the pass through of charges for electrical usage.
- (c) Calculation based on square feet in service as of March 31, 2002.
- (d) Base rent for 12 months ended March 31, 2002 divided by net rentable square feet leased at March 31, 2002. For those properties acquired or placed in service during the 12 months ended March 31, 2002, amounts are annualized, as per Note (e).

- (e) As this property was acquired or placed in service by the Company during the 12 months ended March 31, 2002, the amounts represented for base rent are annualized. These amounts may not be indicative of the property's results had the Company owned or placed such property in service for the entire 12 months ended March 31, 2002.
- (f) Excludes space leased by the Company.
- (g) The Company constructed an expansion to this building increasing its size by 31,000 square feet.

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

53

SIGNIFICANT TENANTS

The following table sets forth a schedule of the Company's 20 largest tenants for the Consolidated Properties as of March 31, 2002, 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. FT.
<S>	<C>	<C>	<C>	<C>	<C>	
AT&T Wireless Services	1.6 2007(b)	2	9,819,454	2.0	395,955	
Donaldson, Lufkin & Jenrette Securities Corp.	1.1 2011	1	8,239,770	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	7,017,899	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	6,250,705	1.3	353,617	
Nabisco Inc.	1.4 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.	1.0 2014	1	4,817,298	1.0	237,274	
Allstate Insurance Company	0.9 2009(f)	9	4,809,510	1.0	224,321	
Winston & Strawn	0.4 2005	1	4,481,692	0.9	108,100	
Dean Witter Trust Company	0.9 2008	1	4,319,508	0.9	221,019	
Morgan Stanley Dean Witter, Inc.	0.7 2010(g)	5	4,025,077	0.8	163,253	
Move.com Operations, Inc.	0.4 2006	1	3,891,597	0.8	94,917	
Regus Business Centre Corp.	0.4 2011(h)	3	3,719,369	0.8	107,608	
KPMG, LLP	0.6 2012(i)	2	3,656,455	0.7	143,714	
Bank of Tokyo - Mitsubishi Ltd.	0.5 2009	1	3,378,923	0.7	137,076	
Bankers Trust Harborside	1.5 2003	1	3,272,500	0.7	385,000	
Totals	20.4		107,418,189	22.0	5,089,289	

=====

</TABLE>

- (a) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, 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) 20,218 square feet expire January 2005; 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) 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; 50,025 square feet expire April 2008; 11,500 square feet expire April 2009.
- (g) 7,500 square feet expire September 2003; 18,539 square feet expire April 2005; 85,151 square feet expire February 2008; 19,500 square feet expire June 2008; 7,000 square feet expire October 2009; 25,563 square feet expire January 2010.
- (h) 27,803 square feet expire January 2011; 38,930 square feet expire April 2011; 40,875 square feet expire June 2011.
- (i) 15,113 square feet expire September 2002; 57,204 square feet expire July 2007; 71,397 square feet expire September 2012.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended March 31, 2002

54

SCHEDULE OF LEASE EXPIRATIONS

ALL CONSOLIDATED PROPERTIES

The following table sets forth a schedule of lease expirations for the total of the Company's office, office/flex, industrial/warehouse and stand-alone retail properties, included in the Consolidated Properties, beginning April 1, 2002, assuming that none of the tenants exercise renewal options:

<TABLE>
<CAPTION>

PERCENTAGE OF ANNUAL BASE RENT UNDER YEAR OF EXPIRING LEASES (%)	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 (\$) (d)
<S> <C> 2002 5.7	<C> <C> 313 1,578,857	<C> <C> 6.3	<C> <C> 27,957,727	<C> <C> 17.71
2003 12.8	476 3,640,655	14.6	62,565,145	17.19
2004 9.5	398 2,386,601	9.6	46,584,068	19.52
2005 13.6	411 3,351,768	13.4	66,213,154	19.75
2006 11.7	343 2,741,455	11.0	57,192,306	20.86
2007 10.6	210 2,490,020	10.0	51,546,683	20.70
2008 5.9	109 1,606,749	6.4	28,782,297	17.91
2009	66 1,430,459	5.7	27,083,348	18.93

2003 12.7	379	2,827,397	14.1	54,566,341	19.30
2004 9.1	326	1,737,677	8.7	39,078,879	22.49
2005 13.5	330	2,631,482	13.2	57,995,761	22.04
2006 11.8	286	2,238,668	11.2	50,687,860	22.64
2007 10.5	173	1,989,100	10.0	45,175,628	22.71
2008 6.0	91	1,288,636	6.4	25,706,857	19.95
2009 5.8	48	1,255,671	6.3	24,908,629	19.84
2010 4.2	58	841,337	4.2	17,976,941	21.37
2011 8.2	58	1,386,840	6.9	34,980,932	25.22
2012 4.8	24	876,853	4.4	20,441,249	23.31
2013 and thereafter 8.0	23	1,764,928	8.8	34,548,694	19.58

Totals/Weighted Average 100.0	2,040	19,997,021	100.0	429,422,436	21.47
=====					

</TABLE>

- (a) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.
(b) Excludes all unleased space as of March 31, 2002.
(c) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, 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 March 31, 2002

56

SCHEDULE OF LEASE EXPIRATIONS

OFFICE/FLEX PROPERTIES

The following table sets forth a schedule of lease expirations for the office/flex properties beginning April 1, 2002, 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)	AVERAGE ANNUAL RENT PER NET RENTABLE
				ANNUALIZED BASE RENTAL REVENUE UNDER EXPIRING LEASES (\$) (c)
				SQUARE FOOT REPRESENTED BY EXPIRING LEASES (\$)

<S> <C> <C> <C> <C> <C>
2002 64 376,803 8.3 4,135,252 10.97

2003 13.7	92	712,284	15.6	7,449,441	10.46
2004 9.5	64	456,104	10.0	5,177,869	11.35
2005 14.4	75	685,204	15.0	7,827,734	11.42
2006 11.9	57	502,787	11.0	6,504,446	12.94
2007 11.5	36	493,320	10.8	6,283,655	12.74
2008 5.6	18	318,113	7.0	3,075,440	9.67
2009 3.8	17	162,988	3.6	2,068,519	12.69
2010 11.3	32	394,537	8.7	6,152,846	15.60
2011 4.9	12	185,934	4.1	2,665,208	14.33
2012 2.4	9	107,957	2.4	1,318,257	12.21
2013 and thereafter 3.4	4	158,435	3.5	1,830,372	11.55

Totals/Weighted Average 100.0	480	4,554,466	100.0	54,489,039	11.96
=====					

</TABLE>

- (a) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month office/flex tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of March 31, 2002.
- (c) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, 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 March 31, 2002

57

SCHEDULE OF LEASE EXPIRATIONS
INDUSTRIAL/WAREHOUSE PROPERTIES

The following table sets forth a schedule of lease expirations for the industrial/warehouse properties beginning April 1, 2002, 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 (\$)
					<C>
<S>	<C>	<C>	<C>	<C>	<C>

<C> 2002 12.5	5	43,622	11.4	467,810	10.72
2003 14.7	5	100,974	26.4	549,363	5.44
2004 57.1	7	183,520	48.0	2,132,320	11.62
2005 10.4	6	35,082	9.1	389,659	11.11
2007 2.4	1	7,600	2.0	87,400	11.50
2009 2.9	1	11,800	3.1	106,200	9.00

Totals/Weighted Average 100.0	25	382,598	100.0	3,732,752	9.76
=====					

</TABLE>

- (a) Includes industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month industrial/warehouse tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of March 31, 2002.
- (c) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

STAND-ALONE RETAIL PROPERTIES

The following table sets forth a schedule of lease expirations for the stand-alone retail properties beginning April 1, 2002, assuming that none of the tenants exercise renewal options:

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 (%)	ANNUALIZED BASE RENTAL REVENUE UNDER EXPIRING LEASES (\$) (b)	AVERAGE ANNUAL RENT PER NET RENTABLE SQUARE FOOT REPRESENTED BY EXPIRING LEASES (\$)
<S> <C> 2004 52.7	1	9,300	53.8	195,000	20.97
2013 and thereafter 47.3	1	8,000	46.2	175,000	21.87

Totals/Weighted Average 100.0	2	17,300	100.0	370,000	21.39
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</TABLE>

- (a) Includes stand-alone retail property tenants only.
- (b) Annualized base rental revenue is based on actual March 2002 billings times 12. For leases whose rent commences after April 1, 2002, 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.

