

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K  
CURRENT REPORT

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

Date of Report: August 7, 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 Principal 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.

EXHIBIT NUMBER	EXHIBIT TITLE
99.1	Second Quarter 2002 Supplemental Operating and Financial Data

ITEM 9. REGULATION FD DISCLOSURE

For the quarter ended June 30, 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 Current Report (including the exhibit hereto) will not be deemed an admission as to the materiality of any information required to be disclosed solely to satisfy the requirements of Regulation FD.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf

by the undersigned hereunto duly authorized.

MACK-CALI REALTY CORPORATION

Date: August 7, 2002

By: /s/ Barry Lefkowitz  
-----  
Barry Lefkowitz  
Executive Vice President and  
Chief Financial Officer

<Page>

EXHIBIT INDEX

Exhibit Number -----	Exhibit Title -----
99.1	Second Quarter 2002 Supplemental Operating and Financial Data

[MACK-CALI REALTY CORPORATION LOGO]

SECOND 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. THE INFORMATION IN THIS SUPPLEMENTAL PACKAGE MUST BE READ IN CONJUNCTION WITH, AND IS MODIFIED IN ITS ENTIRETY BY, THE QUARTERLY REPORT ON FORM 10-Q (THE "10-Q") FILED BY THE COMPANY FOR THE SAME PERIOD WITH THE SECURITIES AND EXCHANGE COMMISSION (THE "SEC") AND ALL OF THE COMPANY'S OTHER PUBLIC FILINGS WITH THE SEC (THE "PUBLIC FILINGS"). IN PARTICULAR, THE FINANCIAL INFORMATION CONTAINED HEREIN IS SUBJECT TO AND QUALIFIED BY REFERENCE TO THE FINANCIAL STATEMENTS CONTAINED IN THE 10-Q, THE FOOTNOTES THERETO AND THE LIMITATIONS SET FORTH THEREIN. INVESTORS MAY NOT RELY ON THE SUPPLEMENTAL PACKAGE WITHOUT REFERENCE TO THE 10-Q AND THE PUBLIC FILINGS. ANY INVESTORS' RECEIPT OF, OR ACCESS TO, THE INFORMATION CONTAINED HEREIN IS SUBJECT TO THIS QUALIFICATION.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

INDEX

<Table>  
<Caption>

	PAGE(S)
	-----
<S>	<C>
I. COMPANY BACKGROUND	
- - About the Company/Other Corporate Data.....	5
- - Board of Directors/Executive Officers.....	6
- - Equity Research Coverage/Company Contact Information.....	7
II. FINANCIAL HIGHLIGHTS	
- - Quarterly Summary.....	9
- - Property Sales/Acquisitions/Development.....	10
- - Leasing Information.....	11
- - Key Financial Data.....	12
- - Same-Store Results and Analysis.....	13
- - Unconsolidated Joint Ventures Summary.....	14-17
- - Select Financial Ratios.....	18
- - Debt Analysis:	
- - Debt Breakdown/Future Repayments.....	19
- - Debt Maturities.....	20
- - Debt Detail.....	21
III. FINANCIAL STATEMENTS	
- - Consolidated Statements of Operations.....	23
- - Consolidated Balance Sheets.....	24
- - Consolidated Statement of Changes in Stockholders' Equity.....	25
- - Statements of Funds from Operations and Cash Available for Distribution.....	26
- - Reconciliation of Basic-to-Diluted Shares/Units.....	27
IV. VALUE CREATION PIPELINE	
- - Operating Property Acquisitions .....	29
- - Properties Placed in Service.....	30
- - Summary of Construction Projects/Summary of Development Properties in Lease-Up.....	31
- - Summary of Land Parcels.....	32
- - Rental Property Sales.....	33
V. PORTFOLIO/ LEASING STATISTICS	
- - Leasing Statistics.....	35-40
- - Market Diversification (MSA's).....	41
- - Industry Diversification (Top 30 Tenant Industries).....	42
- - Consolidated Portfolio Analyses:	
BREAKDOWN BY:	
(a) Number of Properties.....	43
(b) Square Footage.....	44
(c) Base Rental Revenue.....	45
(d) Percentage Leased.....	46
- - Consolidated Property Listing (by Property Type).....	47-56
- - Significant Tenants (Top 20 Tenants).....	57
- - Schedules of Lease Expirations (by Property Type).....	58-61

</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

2

<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 June 30, 2002

3

<Page>

I. COMPANY BACKGROUND

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

4

<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 June 30, 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 258 properties, primarily class A office and office/flex buildings, totaling approximately 27.6 million square feet, serving as home to approximately 2,000 tenants. The properties are located primarily in suburban markets of the Northeast, many with adjacent, Company-controlled developable

land sites able to accommodate up to 9.0 million square feet of additional commercial space.

#### HISTORY

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

#### STRATEGY

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

#### SUMMARY (AS OF JUNE 30, 2002)

<Table>

<S>	<C>
Corporate Headquarters	Cranford, New Jersey
Fiscal Year-End	12/31
Total Properties	258
Total Square Feet	27.6 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	7.1%
Total Market Capitalization	\$4.2 billion
Insider Ownership	17.0%
Senior Debt Rating	BBB (S&P and Fitch); Baa3 (Moody's)

</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

5

<Page>

#### BOARD OF DIRECTORS

William L. Mack, CHAIRMAN OF THE BOARD

<Table>

<S>	<C>
John J. Cali, CHAIRMAN EMERITUS	Earle I. Mack
Brendan T. Byrne	Alan G. Philibosian
John R. Cali	Irvin D. Reid
Nathan Gantcher	Vincent Tese
Martin D. Gruss	Robert F. Weinberg
Mitchell E. Hersh	Roy J. Zuckerberg

</Table>

#### 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 June 30, 2002

&lt;Page&gt;

## EQUITY RESEARCH COVERAGE

&lt;Table&gt;

<S> BANC OF AMERICA MONTGOMERY Lee T. Schalop/ Alexis Hughes (212) 847-5677/ (212) 847-5705  BEAR, STEARNS & CO., INC. Ross Smotrich (212) 272-8046  CS FIRST BOSTON Lawrence Raiman (212) 538-2380  DEUTSCHE BANC ALEX. BROWN Louis Taylor (212) 469-4912  FRIEDMAN, BILLINGS, RAMSEY & CO. David Loeb (703) 469-1289  GOLDMAN SACHS Jim Kammert (212) 855-0670  GREEN STREET ADVISORS James Sullivan (949) 640-8780	<C> LEHMAN BROTHERS David Shulman/ Stuart Axelrod (212) 526-3413/ (212) 526-3410  MERRILL LYNCH Rahul Bhattacharjee/ Steve Sakwa (212) 449-1920/ (212) 449-0335  MORGAN STANLEY DEAN WITTER Gregory Whyte (212) 761-6331  PRUDENTIAL SECURITIES James Sullivan/ Michael Marron (212) 778-2515/ (212) 778-1724  SALOMON SMITH BARNEY Jonathan Litt/ Gary Boston (212) 816-0231/ (212) 816-1383  WACHOVIA SECURITIES Christopher Haley (443) 263-6773
--	--

&lt;/Table&gt;

## 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 June 30, 2002

&lt;Page&gt;

## II. FINANCIAL HIGHLIGHTS

-----

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

&lt;Page&gt;

## II. FINANCIAL HIGHLIGHTS

## QUARTERLY SUMMARY

Funds from operations (FFO), after adjustment for straight-lining of rents, for the quarter ended June 30, 2002 amounted to \$72.1 million, or \$1.00 per share, versus \$66.2 million, or \$0.93 per share, for the quarter ended June 30, 2001, a per share increase of 7.5 percent. For the six months ended June 30, 2002, FFO, after adjustment for straight-lining of rents, amounted to \$138.0 million, or \$1.92 per share, versus \$129.9 million, or \$1.82 per share, for the same period last year, a per share increase of 5.5 percent.

Cash available for distribution (CAD) for the second quarter 2002 equaled \$61.2 million, or \$0.85 per share, versus \$56.3 million, or \$0.79 per share, for the same quarter last year, a per share increase of 7.6 percent. For the six months ended June 30, 2002, CAD equaled \$118.2 million, or \$1.65 per share, versus \$111.8 million, or \$1.57 per share, for the same period last year, an increase of 5.1 percent on a per share basis.

Total revenues for the second quarter 2002 decreased to \$141.5 million from \$146.4 million for the same quarter last year, a decrease of 3.3 percent. For the six months ended June 30, 2002, total revenues amounted to \$284.6 million, a decrease of 1.7 percent over total revenues of \$289.5 million for the same period last year.

Net income for the second quarter 2002 equaled \$35.0 million, or \$0.61 per share, versus \$57.7 million, or \$0.98 per share, for the same quarter last year, a per share decrease of 37.8 percent. For the six months ended June 30, 2002, net income equaled \$75.7 million, or \$1.31 per share, versus \$74.4 million, or \$1.30 per share, for the same period last year, an increase of 0.8 percent on a per share basis.

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

The Company had 57,666,984 shares of common stock, 7,858,490 common operating partnership units and 215,894 \$1,000-face-value preferred operating partnership units outstanding as of quarter end. The outstanding preferred units are convertible into 6,230,707 common operating partnership units. Assuming conversion of all preferred units into common units, the Company had a total of 71,756,181 shares/common units outstanding at June 30, 2002.

As of June 30, 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 40.9 percent at June 30, 2002. The Company had an interest coverage ratio of 3.9 times for the quarter ended June 30, 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.

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

9

<Page>

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

PROPERTY SALES

During the quarter, the Company sold eight office properties, aggregating 1,010,136 square feet, and a vacant land parcel, for total sales proceeds of \$83.1 million, as follows:

- - In April, the Company sold a land parcel located in its Horizon Center Business Park in Hamilton Township, New Jersey, for approximately \$0.8 million;
- - In May, the Company sold four office buildings totaling 488,789 square feet, located in the Dallas, Texas area, in a single transaction with one buyer for approximately \$34 million;
- - Also in May, the Company sold 750 South Richfield Street, a 108,240 square-foot office building located in Aurora, Colorado, for approximately \$21.1 million; and
- - In June, the Company sold three office buildings totaling 413,107 square feet, located in Houston, Texas, in a single transaction with one buyer for approximately \$27.2 million.

More recently, in July, the Company sold One Mack-Cali Center, a 297,429 square-foot office building located in Tampa, Florida, for approximately \$23.7 million. The building was Mack-Cali's sole asset in Florida.

ACQUISITIONS

In June, the Company acquired three land parcels located in Hawthorne and Yonkers, New York in one transaction for a total cost of approximately \$2.6 million.

DEVELOPMENT

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.

Progress also continues on the Company's 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, a 350-room luxury hotel that was built on the south pier of Harborside through a joint venture between Mack-Cali and Hyatt, commenced operations in July.

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

10

<Page>

LEASING INFORMATION

Mack-Cali's consolidated in-service portfolio was 93.9 percent leased at June 30, 2002, unchanged from March 31, 2002.

For the quarter ended June 30, 2002, the Company executed 183 leases totaling 1,179,732 square feet, consisting of 836,680 square feet of office space, 292,510 square feet of office/flex space and 50,542 square feet of industrial/warehouse space. Of these totals, 498,485 square feet were for new leases and 681,247 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

- - Cendant Operations, Inc., a subsidiary of Cendant Corporation, a provider of travel and residential real estate services, signed a six-year, 145,983 square-foot lease at 7 Sylvan Way in the Mack-Cali Business Campus in Parsippany, New Jersey. Cendant now leases 100 percent of the class A office building through 2011;
- - Also in the Mack-Cali Business Campus, national insurance industry service provider GAB Robins North America, Inc. has renewed its lease of 75,049 square feet at 9 Campus Drive for five years. The 156,495 square-foot office property is 96.7 percent leased;
- - Washington Mutual Bank, F.A. has leased 27,349 square feet at 100 Walnut Avenue in Clark, New Jersey for five years. The 182,555 square-foot office building is 100 percent leased;
- - Meridian Health System, owner/operator of health care facilities, has leased a total of 42,616 square feet for 10 years at 1350 Campus Parkway in Wall Township, New Jersey. The transaction represents the renewal of 17,766 square feet and an expansion of 24,850 square feet. The 79,642 square-foot office building is 100 percent leased;
- - Vie de France Yamazaki, Inc., the U.S. subsidiary of Yamazaki Baking Company, Ltd. of Tokyo, renewed 24,678 square feet at 525 Executive Boulevard in Elmsford, New York for five years. The 61,700 square-foot office/flex property is 100 percent leased;
- - Eastern Research, Inc., a designer and manufacturer of access and internetworking products, renewed its lease for 39,000 square feet at 225 Executive Drive in Moorestown, New Jersey for three years. The 50,600 square-foot office/flex property is 100 percent leased; and
- - Radio Free Europe/Radio Liberty (RFE/RL, Inc.), a private, international communications service, renewed 26,856 square feet for eight years at 1201 Connecticut Avenue N.W. in Washington, DC. The 169,549 square-foot office building is 100 percent leased.

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

11

<Page>

KEY FINANCIAL DATA

<Table>



<Caption>

AS OF OR FOR THE THREE MONTHS ENDED

	6/30/02	3/31/02	12/31/01	9/30/01	6/30/01
<b>SHARES AND UNITS:</b>					
Common Shares Outstanding	57,666,984	57,197,440	56,712,270	56,333,692	56,299,124
Common Units Outstanding (a)	14,089,197	14,310,794	14,313,794	14,314,544	14,315,544
Combined Shares and Units	71,756,181	71,508,234	71,026,064	70,648,236	70,614,668
Weighted Average- Basic (b)	65,167,825	64,751,603	64,658,363	64,084,201	64,475,902
Weighted Average- Diluted (c)	71,939,617	71,461,464	71,383,413	70,761,541	71,043,756
<b>COMMON SHARE PRICE (\$'S):</b>					
At the end of the period	35.1500	34.6800	31.0200	31.0000	28.4800
High during period	35.7300	34.9500	32.2000	32.0000	28.7000
Low during period	32.4500	29.9000	28.3800	27.3000	25.7900
<b>MARKET CAPITALIZATION:</b> (\$'S IN THOUSANDS, EXCEPT RATIOS)					
Market Value of Equity (d)	2,522,230	2,479,906	2,203,229	2,190,095	2,011,106
Total Debt	1,705,659	1,720,864	1,700,150	1,714,418	1,720,800
Total Market Capitalization	4,227,889	4,200,770	3,903,379	3,904,513	3,731,906
Total Debt/Total Market Capitalization	40.34%	40.97%	43.56%	43.91%	46.11%
<b>FINANCIALS:</b> (\$'S IN THOUSANDS, EXCEPT RATIOS AND PER SHARE AMOUNTS)					
Total Assets	3,775,508	3,768,371	3,746,770	3,728,839	3,759,919
Gross Book Value of Real Estate Assets	3,771,518	3,811,356	3,791,076	3,736,121	3,781,334
Total Liabilities	1,870,549	1,870,515	1,867,938	1,854,441	1,873,998
Total Minority Interests	439,848	446,920	446,244	446,532	448,088
Total Stockholders' Equity	1,465,111	1,450,936	1,432,588	1,427,866	1,437,833
Total Revenues	141,458	143,129	141,838	144,028	146,381
Capitalized Interest	6,364	5,454	4,728	4,680	3,965
Scheduled Principal Payments	805	786	767	786	769
Interest Coverage Ratio	3.87	3.56	3.49	3.38	3.46
Fixed Charge Coverage Ratio	2.71	2.56	2.59	2.55	2.65
Funds from Operations (e)	72,135	65,882	66,274	64,328	66,172
FFO per Share--diluted (e)	1.00	0.92	0.93	0.91	0.93
Cash Available for Distribution (f)	61,219	56,998	49,424	53,491	56,312
CAD per Share--diluted (f)	0.85	0.80	0.69	0.76	0.79
Dividends Declared per Share	0.62	0.62	0.62	0.62	0.61
FFO Payout Ratio--diluted (e)	61.83%	67.25%	66.78%	68.20%	65.49%
CAD Payout Ratio--diluted (f)	72.86%	77.73%	89.55%	82.02%	76.96%
<b>PORTFOLIO SIZE:</b>					
Properties	258	267	267	269	269
Total Square Footage	27,585,238	28,640,016	28,371,640	28,732,553	28,528,468
Sq. Ft. Leased at End of Period (g)	93.9%	93.9%	94.6%	95.1%	96.3%

</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.

&lt;Page&gt;

SAME STORE RESULTS AND ANALYSIS  
(DOLLARS IN THOUSANDS)

&lt;Table&gt;

&lt;Caption&gt;

	FOR THE THREE MONTHS ENDED JUNE 30,			
	2002	2001	CHANGE	%
	<C>	<C>	<C>	<C>
Property Revenues	\$130,274	\$131,017	\$ (743)	(0.6)
Less: Straight-line rent adjustment	1,078	3,791	(2,713)	(71.6)
<b>Total Property Revenues</b> (excluding straight-line rent adjustment)	<b>129,196</b>	<b>127,226</b>	<b>1,970</b>	<b>1.5</b>
Real Estate Taxes	13,850	13,794	56	0.4
Utilities	8,842	9,314	(472)	(5.1)
Operating Services	15,299	14,786	513	3.5
<b>Total Property Expenses:</b>	<b>37,991</b>	<b>37,894</b>	<b>97</b>	<b>0.3</b>
<b>Net Operating Income</b>	<b>\$ 91,205</b>	<b>\$ 89,332</b>	<b>\$ 1,873</b>	<b>2.1</b>
Percentage Leased at Period End	93.9%	95.0%		
<b>Total Properties:</b>	<b>242</b>			
<b>Total Square Footage:</b>	<b>25,198,366</b>			

&lt;/Table&gt;

&lt;Table&gt;

&lt;Caption&gt;

	FOR THE SIX MONTHS ENDED JUNE 30,			
	2002	2001	CHANGE	%
	<C>	<C>	<C>	<C>
Property Revenues	\$259,441	\$257,699	\$ 1,742	0.7
Less: Straight-line rent adjustment	3,619	6,928	(3,309)	(47.8)
<b>Total Property Revenues</b> (excluding straight-line rent adjustment)	<b>255,822</b>	<b>250,771</b>	<b>5,051</b>	<b>2.0</b>
Real Estate Taxes	27,493	27,110	383	1.4
Utilities	17,914	19,536	(1,622)	(8.3)
Operating Services	29,016	29,753	(737)	(2.5)
<b>Total Property Expenses:</b>	<b>74,423</b>	<b>76,399</b>	<b>(1,976)</b>	<b>(2.6)</b>
<b>Net Operating Income</b>	<b>\$181,399</b>	<b>\$174,372</b>	<b>\$ 7,027</b>	<b>4.0</b>
Percentage Leased at Period End	94.3%	96.5%		
<b>Total Properties:</b>	<b>238</b>			
<b>Total Square Footage:</b>	<b>24,634,862</b>			

&lt;/Table&gt;

&lt;Page&gt;

UNCONSOLIDATED JOINT VENTURES SUMMARY  
(DOLLARS IN THOUSANDS)

BREAKDOWN OF UNCONSOLIDATED JOINT VENTURES

<Table>  
<Caption>

---

COMPANY'S		NUMBER OF		PERCENT	SQUARE
EFFECTIVE	PROPERTY	BUILDINGS	LOCATION	LEASED	FEET
JOINT VENTURE NAME					
OWNERSHIP %					
<S>	<C>	<C>	<C>	<C>	<C>
<C>					
OFFICE PROPERTIES:					
American Financial Exchange					
L.L.C.	Harborside Plaza 10 (a)	1	Jersey City, NJ	100.0%	575,000
50.0%					
HPMC	Stadium Gateway	1	Anaheim, CA	93.1%	273,194
32.5%					
G&G Martco	Convention Plaza	1	San Francisco, CA	99.8%	305,618
50.0%					
Ashford Loop Associates, LP	1001 South Dairy Ashford	1	Houston, TX	50.9%	130,000
20.0%					
Ashford Loop Associates, LP	2100 West Loop South	1	Houston, TX	74.1%	168,000
20.0%					
HPMC	Pacific Plaza Phase I (b)	1	Daly City, CA	83.8%	369,682
32.5%					
OFFICE/FLEX PROPERTIES:					
Ramland Realty Associates,					
L.L.C.	One Ramland Road	1	Orangeburg, NY	72.0%	232,000
50.0%					
MULTI-USE:					
HPMC					
	Pacific Plaza Phase II (c)	1	Daly City, CA	100.0%	100,740
32.5%					

&lt;/Table&gt;

- (a) Property was being developed and not in service as of June 30, 2002. The joint venture also has a parking lot operation on adjacent land.
- (b) Property was placed in service in August 2001 and is currently in lease-up.
- (c) Property consists of a three-story theater and retail complex.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

&lt;Page&gt;

UNCONSOLIDATED JOINT VENTURE FINANCIAL INFORMATION

The following is a summary of the financial position of the unconsolidated joint ventures in which the Company had investment interests as of June 30, 2002 and December 31, 2001:

<Table>  
<Caption>

JUNE 30, 2002

---

	PRU-BETA 3	HPMC	G&G MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	ASHFORD LOOP	ARCAP
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
ASSETS:							
Rental property, net	\$ --	\$ --	\$ 8,901	\$ 108,416	\$ 17,467	\$ 36,871	\$ --

Other assets	--	16,883	3,648	189	2,814	1,416	645,469
-----							
Total assets	\$ --	\$ 16,883	\$ 12,549	\$108,605	\$ 20,281	\$ 38,287	\$645,469
=====							
LIABILITIES AND PARTNERS'/ MEMBERS'							
CAPITAL:							
Mortgages and loans payable	\$ --	\$ -	\$ 50,000	\$ -	\$ 15,628	\$ --	\$324,422
Other liabilities	--	25	1,766	6,158	73	708	3,935
Partners'/members' capital	--	16,858	(39,217)	102,447	4,580	37,579	317,112
-----							
Total liabilities and partners'/members' capital	\$ --	\$ 16,883	\$ 12,549	\$108,605	\$ 20,281	\$ 38,287	\$645,469
=====							
Company's net investment in unconsolidated joint ventures	\$ --	\$ 16,337	\$ 2,921	\$109,127	\$ 1,862	\$ 7,956	\$ 18,085
-----							

<Caption>

JUNE 30, 2002

	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
-----			
<S>	<C>	<C>	<C>
ASSETS:			
Rental property, net	\$ 17,173	\$ 89,841	\$278,669
Other assets	1,010	100	671,529
-----			
Total assets	\$ 18,183	\$ 89,941	\$950,198
=====			
LIABILITIES AND PARTNERS'/ MEMBERS'			
CAPITAL:			
Mortgages and loans payable	\$ 17,710	\$ 59,675	\$467,435
Other liabilities	146	3,434	16,245
Partners'/members' capital	327	26,832	466,518
-----			
Total liabilities and partners'/members' capital	\$ 18,183	\$ 89,941	\$950,198
=====			
Company's net investment in unconsolidated joint ventures	\$ 186	\$ 16,137	\$172,611
-----			

<Caption>

DECEMBER 31, 2001

	PRU-BETA 3	HPMC	G&G MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	ASHFORD LOOP	ARCAP
-----							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
ASSETS:							
Rental property, net	\$ --	\$ 19,556	\$ 9,598	\$ 81,070	\$ 18,119	\$ 37,157	\$ --
Other assets	732	20,267	2,163	120	4,822	1,150	595,937
-----							
Total assets	\$ 732	\$ 39,823	\$ 11,761	\$ 81,190	\$ 22,941	\$ 38,307	\$595,937
=====							
LIABILITIES AND PARTNERS'/ MEMBERS'							
CAPITAL:							
Mortgages and loans payable	\$ --	\$ 13,976	\$ 50,000	\$ --	\$ 15,974	\$ --	\$324,819
Other liabilities	--	897	1,196	9,667	83	949	3,736
Partners'/members' capital	732	24,950	(39,435)	71,523	6,884	37,358	267,382
-----							
Total liabilities and partners'/members' capital	\$ 732	\$ 39,823	\$ 11,761	\$ 81,190	\$ 22,941	\$ 38,307	\$595,937
=====							
Company's net investment in unconsolidated joint ventures	\$ 350	\$ 24,545	\$ 2,795	\$ 74,651	\$ 3,014	\$ 7,809	\$ 17,897
-----							

<Caption>

DECEMBER 31, 2001

	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>	<C>	<C>
ASSETS:			
Rental property, net	\$ 16,607	\$ 63,236	\$245,343
Other assets	107	100	625,398
Total assets	\$ 16,714	\$ 63,336	\$870,741
LIABILITIES AND PARTNERS'/ MEMBERS' CAPITAL:			
Mortgages and loans payable	\$ 16,795	\$ 34,107	\$455,671
Other liabilities	103	2,927	19,558
Partners'/members' capital	(184)	26,302	395,512
Total liabilities and partners'/members' capital	\$ 16,714	\$ 63,336	\$870,741
Company's net investment in unconsolidated joint ventures	\$ 183	\$ 15,296	\$146,540

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

15

<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 June 30, 2002 and 2001:

<Table>  
<Caption>

		THREE MONTHS ENDED JUNE 30, 2002					
		PRU-BETA 3	HPMC	MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY	
ASHFORD LOOP	ARCAP						
<S>		<C>	<C>	<C>	<C>	<C>	<C>
Total revenues		\$ --	\$ 10,779	\$ 3,354	\$ 176	\$ 767	\$
1,254	\$ 40,282						
Operating and other expenses		--	(268)	(883)	(10)	(263)	
(841)	(5,275)						
Depreciation and amortization		--	(256)	(406)	(10)	(223)	
(325)	--						
Interest expense		--	(82)	(488)	--	(208)	
--	(6,490)						
Net income		\$ --	\$ 10,173	\$ 1,577	\$ 156	\$ 73	\$
88	\$ 28,517						
Company's equity in earnings of unconsolidated joint ventures		\$ 13	\$ 4,705	\$ 945	\$ 156	\$ 36	\$
16	\$ 3,503						

<Caption>

		THREE MONTHS ENDED JUNE 30, 2002		
		MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>		<C>	<C>	<C>
Total revenues		\$ --	\$ --	\$ 56,612

Operating and other expenses	--	(10)	(7,550)
Depreciation and amortization	--	--	(1,220)
Interest expense	--	--	(7,268)
-----			
Net income	\$ --	\$ (10)	\$ 40,574
=====			
Company's equity in earnings of unconsolidated joint ventures	\$ --	\$ --	\$ 9,374

</Table>

<Table>  
<Caption>

-----							
THREE MONTHS ENDED JUNE 30, 2001							
ASHFORD		PRU-BETA 3		G&G		AMERICAN FINANCIAL	RAMLAND
LOOP	ARCAP		HPMC	MARTCO	EXCHANGE		REALTY
-----							
<S>		<C>	<C>	<C>	<C>	<C>	<C>
<C>							
Total revenues		\$ 1,235	\$ 13,936	\$ 3,084	\$ 158	\$ 989	\$
1,491	\$ 8,504						
Operating and other expenses		(369)	(774)	(845)	(7)	(264)	
(699)	(2,179)						
Depreciation and amortization		(299)	(592)	(387)	(5)	(236)	
(232)	--						
Interest expense		--	(929)	(808)	--	(299)	
--	(4,903)						
-----							
Net income		\$ 567	\$ 11,641	\$ 1,044	\$ 146	\$ 190	\$
560	\$ 1,422						
=====							
Company's equity in earnings (loss) of unconsolidated joint ventures		\$ 245	\$ 1,311	\$ 366	\$ (617)	\$ 95	\$
112	\$ 525						

<Caption>

-----			
THREE MONTHS ENDED JUNE 30, 2001			
	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
-----			
<S>	<C>	<C>	<C>
<C>			
Total revenues	\$ --	\$ --	\$ 29,397
Operating and other expenses	--	--	(5,137)
Depreciation and amortization	--	--	(1,751)
Interest expense	--	--	(6,939)
-----			
Net income	\$ --	\$ --	\$ 15,570
=====			
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ --	\$ --	\$ 2,037

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 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 six months ended June 30, 2002 and 2001:

<Table>  
<Caption>

## SIX MONTHS ENDED JUNE 30, 2002

ASHFORD		PRU-BETA 3		HPMC	G&G MARTCO	AMERICAN FINANCIAL EXCHANGE	RAMLAND REALTY
LOOP	ARCAP						
<S>		<C>	<C>	<C>	<C>	<C>	<C>
Total revenues		\$ --	\$ 12,087	\$ 6,760	\$ 180	\$ 1,740	\$
2,285	\$ 39,498						
Operating and other expenses		--	(660)	(1,736)	(20)	(2,119)	
(1,289)	(9,160)						
Depreciation and amortization		--	(641)	(813)	(20)	(1,526)	
(487)	--						
Interest expense		--	(233)	(993)	--	(398)	
--	(12,968)						
Net income		\$ --	\$ 10,553	\$ 3,218	\$ 140	\$ (2,303)	\$
509	\$ 17,370						
Company's equity in earnings (loss) of unconsolidated joint ventures							
148	\$ 1,286	\$ --	\$ 6,020	\$ 1,627	\$ 140	\$ (1,152)	\$

&lt;Caption&gt;

## SIX MONTHS ENDED JUNE 30, 2002

	MC-SJP MORRIS REALTY	HARBORSIDE SOUTH PIER	COMBINED TOTAL
<S>	<C>	<C>	<C>
Total revenues	\$ --	\$ --	\$ 62,550
Operating and other expenses	--	(10)	(14,994)
Depreciation and amortization	--	--	(3,487)
Interest expense	--	--	(14,592)
Net income	\$ --	\$ (10)	\$ 29,477
Company's equity in earnings (loss) of unconsolidated joint ventures			
	\$ --	\$ --	\$ 8,069

&lt;/Table&gt;

&lt;Table&gt;

&lt;Caption&gt;

## SIX MONTHS ENDED JUNE 30, 2001

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

Company's equity in earnings (loss) of unconsolidated joint ventures	\$	503	\$	3,464	\$	536	\$	(445)	\$	154	\$
209	\$	1,025									

<Caption>

SIX MONTHS ENDED JUNE 30, 2001					
	MC-SJP MORRIS REALTY		HARBORSIDE SOUTH PIER		COMBINED TOTAL
Total revenues	\$	--	\$	--	\$ 56,518
Operating and other expenses		--		--	(9,447)
Depreciation and amortization		--		--	(3,267)
Interest expense		--		--	(11,593)
Net income	\$	--	\$	--	\$ 32,211
Company's equity in earnings (loss) of unconsolidated joint ventures	\$	--	\$	--	\$ 5,446

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

17

<Page>

SELECT FINANCIAL RATIOS

RATIOS COMPUTED FOR INDUSTRY COMPARISONS:		
	JUNE 30,	
	2002	2001
Total Debt/ Total Book Capitalization (BOOK VALUE) (%)	45.18%	45.77%
Total Debt/ Total Market Capitalization (MARKET VALUE) (%)	40.34%	46.11%
Total Debt/ Total Undepreciated Assets (%)	40.86%	41.43%
Secured Debt/ Total Undepreciated Assets (%)	12.98%	11.98%

</Table>

<Table>  
<Caption>

	THREE MONTHS ENDED JUNE 30,		SIX MONTHS ENDED JUNE 30,	
	2002	2001	2002	2001
Interest Coverage (FUNDS FROM OPERATIONS+INTEREST EXPENSE)/INTEREST EXPENSE (X)	3.87	3.46	3.71	3.42
Debt Service Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + PRINCIPAL AMORT.) (X)	3.75	3.37	3.60	3.33



Fixed Charge Coverage (FUNDS FROM OPERATIONS + INTEREST EXPENSE)/(INTEREST EXPENSE + CAPITALIZED INTEREST+PREF. DIV. +PRIN. AMORT.+GROUND LEASE PAYMENTS) (X)	2.71	2.65	2.64	2.64
FFO Payout (DIVIDENDS DECLARED/FUNDS FROM OPERATIONS) (%)	61.83%	65.49%	64.42%	66.87%
CAD Payout (DIVIDENDS DECLARED/ CASH AVAILABLE FOR DISTRIBUTION) (%)	72.86%	76.96%	75.21%	77.70%

</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

18

<Page>

DEBT ANALYSIS  
(AS OF JUNE 30, 2002)

DEBT BREAKDOWN  
(DOLLARS IN THOUSANDS)

<Table>  
<Caption>

WEIGHTED AVERAGE IN YEARS	BALANCE	% OF TOTAL	WEIGHTED AVERAGE INTEREST RATE (a)	MATURITY
<S>	<C>	<C>	<C>	
<C>				
Fixed Rate Secured Debt 3.18	\$ 509,794	29.89%	7.10%	
Fixed Rate Unsecured Notes 5.01	1,097,087	64.32%	7.51%	
Variable Rate Secured Debt 6.58	32,178	1.89%	2.74%	
Variable Rate Unsecured Debt 0.98	66,600	3.90%	2.79%	
TOTALS/WEIGHTED AVERAGE: 4.33	\$ 1,705,659	100.00%	7.11%	

</Table>

FUTURE REPAYMENTS  
(DOLLARS IN THOUSANDS)

<Table>  
<Caption>

RATE PERIOD	SCHEDULED AMORTIZATION	PRINCIPAL MATURITIES	TOTAL	WEIGHTED AVERAGE INTEREST OF FUTURE REPAYMENTS (a)
<S>	<C>	<C>	<C>	<C>
<C>				
2002	\$ 2,406	\$ --	\$ 2,406	7.72%
2003	4,145	258,694	262,839	6.17%
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	11,819	1,698,277	1,710,096	7.11%

Adjustment for unamortized  
debt discount/premium, net, as  
of June 30, 2002

(4,437)

--

(4,437)

--

TOTALS/WEIGHTED AVERAGE: \$ 7,382 \$ 1,698,277 \$1,705,659 7.11%

</Table>

(a) Actual weighted average LIBOR contract rates relating to the Company's  
outstanding debt as of June 30, 2002 of 2.02 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 June 30, 2002

19

<Page>

DEBT MATURITIES  
(DOLLARS IN THOUSANDS)

<Table>

<Caption>

	2002	2003	2004	2005	2006	2007	2008
2009							
	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<b>SECURED DEBT:</b>							
Mack-Cali Willowbrook 400 Chestnut Ridge		\$ 6,811	\$ 9,863				
Mack-Cali Centre VI Prudential Portfolio				\$ 35,000 150,000			
Mack-Cali Bridgewater I Mack-Cali Woodbridge II				23,000 17,500			
Mack-Cali Short Hills 500 West Putnam Ave				22,089 5,589			
Harborside Financial Center- Plaza 1					\$ 75,358		
Harborside Financial Center- Plazas 2 & 3					144,642		
Mack-Cali Airport Kemble Plaza I						\$ 9,364	
\$ 32,178							
<b>TOTAL SECURED DEBT:</b>	--	\$ 6,811	\$ 9,863	\$253,178	\$220,000	\$ 9,364	--
\$ 32,178							
<b>UNSECURED DEBT:</b>							
Unsecured credit facility		\$ 66,600					
7.180% unsecured notes due 12/03		185,283					
7.000% unsecured notes due 3/04			\$300,000				
7.250% unsecured notes due 3/09							
\$300,000							
7.835% unsecured notes due 12/10							
7.750% unsecured notes due 2/11							
<b>TOTAL UNSECURED DEBT:</b>	--	\$251,883	\$300,000	--	--	--	--
\$300,000							
<b>TOTAL DEBT:</b>	--	\$258,694	\$309,863	\$253,178	\$220,000	\$ 9,364	--
\$332,178							

<Caption>

	2010	2011	TOTALS
<S>	<C>	<C>	<C>
SECURED DEBT:			
Mack-Cali Willowbrook			\$ 6,811
400 Chestnut Ridge			9,863
Mack-Cali Centre VI			35,000
Prudential Portfolio			150,000
Mack-Cali Bridgewater I			23,000
Mack-Cali Woodbridge II			17,500
Mack-Cali Short Hills			22,089
500 West Putnam Ave			5,589
Harborside Financial			
Center- Plaza 1			75,358
Harborside Financial			
Center- Plazas 2 & 3			144,642
Mack-Cali Airport			9,364
Kemble Plaza I			32,178
TOTAL SECURED DEBT:	--	--	\$ 531,394
UNSECURED DEBT:			
Unsecured credit facility			\$ 66,600
7.180% unsecured notes			
due 12/03			185,283
7.000% unsecured notes			
due 3/04			300,000
7.250% unsecured notes			
due 3/09			300,000
7.835% unsecured notes			
due 12/10	\$15,000		15,000
7.750% unsecured notes		\$300,000	300,000
due 2/11			
TOTAL UNSECURED DEBT:	\$15,000	\$300,000	\$1,166,883
TOTAL DEBT:	\$15,000	\$300,000	\$1,698,277

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

20

<Page>

DEBT DETAIL  
(DOLLARS IN THOUSANDS)

PROPERTY NAME	LENDER	EFFECTIVE INTEREST RATE	PRINCIPAL BALANCE AT		DATE OF MATURITY
			JUNE 30, 2002	DECEMBER 31, 2001	
<S>	<C>	<C>	<C>	<C>	<C>
SENIOR UNSECURED NOTES: (a)					
7.180% Senior Unsecured Notes	public debt	7.230%	\$ 185,283	\$ 185,283	12/31/03
7.000% Senior Unsecured Notes	public debt	7.270%	299,864	299,824	03/15/04
7.250% Senior Unsecured Notes	public debt	7.490%	298,424	298,307	03/15/09
7.835% Senior Unsecured Notes	public debt	7.950%	15,000	15,000	12/15/10
7.750% Senior Unsecured Notes	public debt	7.930%	298,516	298,429	02/15/11
TOTAL SENIOR UNSECURED NOTES:			\$1,097,087	\$1,096,843	
REVOLVING CREDIT FACILITIES:					
2000 Unsecured Facility (b)	22 Lenders	LIBOR+ 0.800%	\$ 66,600	\$ 59,500	06/22/03

TOTAL REVOLVING CREDIT FACILITIES:		\$	66,600	\$	59,500
-----					
----					
PROPERTY MORTGAGES:					
Mack-Cali Willowbrook	CIGNA	8.670%	\$ 8,139	\$ 8,598	10/01/03
400 Chestnut Ridge	Prudential Insurance Co.	9.440%	12,141	12,646	07/01/04
Mack-Cali Centre VI	Principal Life Insurance Co.	6.865%	35,000	35,000	04/01/05
Various (c)	Prudential Insurance Co.	7.100%	150,000	150,000	05/15/05
Mack-Cali Bridgewater I	New York Life Ins. Co.	7.000%	23,000	23,000	09/10/05
Mack-Cali Woodbridge II	New York Life Ins. Co.	7.500%	17,500	17,500	09/10/05
Mack-Cali Short Hills	Prudential Insurance Co.	7.740%	24,851	25,218	10/01/05
500 West Putnam Avenue	New York Life Ins. Co.	6.520%	8,852	9,273	10/10/05
Harborside - Plaza 1	U.S. West Pension Trust	5.610%	59,883	57,978	01/01/06
Harborside - Plazas 2 and 3	Northwestern/Principal	7.363%	160,117	162,022	01/01/06
Mack-Cali Airport	Allstate Life Insurance Co.	7.050%	10,311	10,394	04/01/07
Kemble Plaza I	Mitsubishi Tr & Bk Co.	LIBOR+0.650%	32,178	32,178	01/31/09

-----

-----

TOTAL PROPERTY MORTGAGES: \$ 541,972 \$ 543,807

-----

-----

TOTAL DEBT: \$1,705,659 \$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.

-----

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

21

<Page>

III. FINANCIAL STATEMENTS

-----

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

22

<Page>

III. FINANCIAL STATEMENTS

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

<Table>  
<Caption>

	THREE MONTHS ENDED		SIX MONTHS ENDED	
	JUNE 30,		JUNE 30,	
	2002	2001	2002	
-----				
REVENUES				
2001				
-----				
	<C>	<C>	<C>	<C>
Base rents	\$ 122,049	\$ 129,419	\$ 248,506	\$ 254,795
Escalations and recoveries from tenants	14,427	13,430	27,697	28,192
Parking and other	4,536	3,060	7,600	
5,406				
Interest income	446	472	784	
1,085				
-----				
Total revenues	141,458	146,381	284,587	289,478
-----				
-----				

## EXPENSES

Real estate taxes 30,797	15,369	15,510	30,702	
Utilities 22,655	9,307	10,699	19,437	
Operating services 35,565	16,541	17,686	32,739	
General and administrative	7,903	6,856	14,608	12,866
Depreciation and amortization	27,522	21,951	51,475	45,435
Interest expense 56,920	25,596	28,555	51,955	
<b>Total expenses</b>	<b>102,238</b>	<b>101,257</b>	<b>200,916</b>	<b>204,238</b>
Equity in earnings of unconsolidated joint ventures	9,374	2,037	8,069	5,446
Income before realized gains (losses) and unrealized losses on disposition of rental property and minority interest	48,594	47,161	91,740	90,686
Realized gains (losses) and unrealized losses on disposition of rental property, net	(4,840)	22,510	2,258	1,947
Income before minority interest	43,754	69,671	93,998	92,633
Minority interest in Operating Partnership	8,715	11,998	18,344	18,222
Net income 74,411	\$ 35,039	\$ 57,673	\$ 75,654	\$

## PER SHARE DATA:

Basic earnings per share	\$ 0.61	\$ 1.02	\$ 1.33	\$ 1.31
Diluted earnings per share	\$ 0.61	\$ 0.98	\$ 1.31	\$ 1.30
Dividends declared per common share	\$ 0.62	\$ 0.61	\$ 1.24	\$ 1.22
Basic weighted average shares outstanding	57,241	56,519	57,021	56,662
Diluted weighted average shares outstanding	65,606	71,044	71,702	71,198

&lt;/Table&gt;

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

23

&lt;Page&gt;

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

&lt;Table&gt;

&lt;Caption&gt;

ASSETS	JUNE 30, 2002	DECEMBER 31, 2001
Rental property		
Land and leasehold interests	\$ 505,363	\$ 479,358
Buildings and improvements	2,977,233	2,751,453
Tenant improvements	152,230	140,071
Furniture, fixtures and equipment	7,326	7,189
	3,642,152	3,378,071
Less - accumulated depreciation and amortization	(399,041)	(350,705)
Rental property held for sale, net	3,243,111	3,027,366
	120,109	384,626
Net investment in rental property	3,363,220	3,411,992

Cash and cash equivalents	64,939	12,835
Investments in unconsolidated joint ventures	172,611	146,540
Unbilled rents receivable, net	61,526	60,829
Deferred charges and other assets, net	101,407	101,499
Restricted cash	7,358	7,914
Accounts receivable, net of allowance for doubtful accounts of \$685 and \$752	4,447	5,161

-----  
TOTAL ASSETS \$ 3,775,508 \$ 3,746,770  
=====

LIABILITIES AND STOCKHOLDERS' EQUITY

Senior unsecured notes	\$ 1,097,087	\$ 1,096,843
Revolving credit facilities	66,600	59,500
Mortgages and loans payable	541,972	543,807
Dividends and distributions payable	44,493	44,069
Accounts payable and accrued expenses	61,546	64,620
Rents received in advance and security deposits	33,212	33,512
Accrued interest payable	25,639	25,587
Total liabilities	1,870,549	1,867,938

-----  
Minority interest in Operating Partnership 439,848 446,244

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, 57,666,984 and 56,712,270 shares outstanding	576	567
Additional paid-in capital	1,529,424	1,501,623
Dividends in excess of net earnings	(60,483)	(64,906)
Unamortized stock compensation	(4,406)	(4,696)
Total stockholders' equity	1,465,111	1,432,588

-----  
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY \$ 3,775,508 \$ 3,746,770  
=====

</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

24

<Page>

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

<Table>  
<Caption>

	COMMON STOCK		ADDITIONAL PAID-IN CAPITAL	DIVIDENDS IN EXCESS OF NET EARNINGS
	SHARES	PAR VALUE		
<S>	<C>	<C>	<C>	<C>
Balance at January 1, 2002	56,712	\$ 567	\$ 1,501,623	\$ (64,906)
Net income	--	--	--	75,654
Dividends	--	--	--	(71,231)
Redemption of common units for shares of common stock	225	2	7,130	--
Proceeds from stock options exercised	630	6	16,566	--
Proceeds from stock warrants exercised	105	1	3,464	--
Deferred compensation plan for directors	--	--	82	--
Amortization of stock compensation	--	--	--	--
Adjustment to fair value of restricted stock	--	--	711	--
Repurchase of common stock	(5)	--	(152)	--
BALANCE AT JUNE 30, 2002	57,667	\$ 576	\$ 1,529,424	\$ (60,483)

<Caption>

UNAMORTIZED STOCK  
COMPENSATION TOTAL STOCKHOLDERS'  
EQUITY

<S>	<C>	<C>
Balance at January 1, 2002	\$ (4,696)	\$ 1,432,588
Net income	--	75,654
Dividends	--	(71,231)
Redemption of common units for shares of common stock	--	7,132
Proceeds from stock options exercised	--	16,572
Proceeds from stock warrants exercised	--	3,465
Deferred compensation plan for directors	--	82
Amortization of stock compensation	1,001	1,001
Adjustment to fair value of restricted stock	(711)	--
Repurchase of common stock	--	(152)
-----		
BALANCE AT JUNE 30, 2002	\$ (4,406)	\$ 1,465,111
=====		

</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

25

<Page>

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

<Table>  
<Caption>

ENDED	THREE MONTHS ENDED		SIX MONTHS	
	JUNE 30,		JUNE 30,	
	2002	2001	2002	
=====				
2001				
-----				
<S>	<C>	<C>	<C>	<C>
Income before realized gains (losses) and unrealized losses on disposition of rental property, and minority interest	\$ 48,594	\$ 47,161	\$ 91,740	\$ 90,686
Add: Real estate-related depreciation and amortization (a)	27,540	23,068	51,989	47,071
Gain on sale of land	717	--	717	--
Deduct: Adj. to rental income for straight-lining of rents (b)	(1,210)	(4,057)	(2,923)	(7,862)
Equity in earnings from gain on sale of rental property	(3,506)	--	(3,506)	--
-----				
Funds from operations (c), after adjustment for straight-lining of rents	\$ 72,135	\$ 66,172	\$ 138,017	\$ 129,895
-----				
Deduct:				
Non-incremental revenue generating capital expenditures:				
Capital expenditures	(1,947)	(1,461)	(2,265)	(2,374)
Tenant improvements and leasing commissions	(8,969)	(8,399)	(17,535)	(15,724)
-----				
Cash available for distribution	\$ 61,219	\$ 56,312	\$ 118,217	\$ 111,797
=====				
Basic weighted average shares/units outstanding (d)	65,168	64,476	64,961	64,621
Diluted weighted average shares/units outstanding (e)	71,940	71,044	71,702	71,198
-----				
PER SHARE/UNIT - BASIC (f):				
Funds from operations	\$ 1.05	\$ 0.97	\$ 2.00	\$ 1.89
Cash available for distribution	\$ 0.88	\$ 0.81	\$ 1.70	\$ 1.61

PER SHARE/UNIT - DILUTED:							
Funds from operations	\$	1.00	\$	0.93	\$	1.92	\$
1.82							
Cash available for distribution	\$	0.85	\$	0.79	\$	1.65	\$
1.57							
Dividend per common share	\$	0.62	\$	0.61	\$	1.24	\$
1.22							
DIVIDEND PAYOUT RATIOS:							
Funds from operations-diluted		61.83%		65.49%		64.42%	
66.87%							
Cash available for distribution-diluted		72.86%		76.96%		75.21%	
77.70%							

</Table>

- (a) Includes the Company's share from unconsolidated joint ventures of \$239 and \$1,321 for the three months ended June 30, 2002 and 2001, respectively, and \$953 and \$2,043 for the six months ended June 30, 2002 and 2001, respectively.
- (b) Includes the Company's share from unconsolidated joint ventures of \$94 and \$90 for the three months ended June 30, 2002 and 2001, respectively, and \$(953) and \$126 for the six months ended June 30, 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 \$3,863 and \$3,879 for the three months ended June 30, 2002 and 2001, respectively, and \$7,806 and \$7,758 for the six months ended June 30, 2002 and 2001, respectively.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

26

<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 JUNE 30,		SIX MONTHS ENDED JUNE 30,	
	2002	2001	2002	2001
<S>	<C>	<C>	<C>	<C>
Basic weighted average shares outstanding:	57,241	56,519	57,021	56,662
Add: Weighted average common units	7,927	7,957	7,940	7,959
Basic weighted average shares/units:	65,168	64,476	64,961	64,621
Add: Weighted average preferred units (after conversion to common units)	6,334	6,359	6,346	6,359
Stock options	429	209	390	218
Stock warrants	9	--	5	--
Diluted weighted average shares/units outstanding:	71,940	71,044	71,702	71,198

</Table>



IV. VALUE CREATION PIPELINE

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

IV. VALUE CREATION PIPELINE

OPERATING PROPERTY ACQUISITIONS  
(DOLLARS IN THOUSANDS)

FOR THE SIX MONTHS ENDED JUNE 30, 2002  
No Activity.

FOR THE YEAR ENDED DECEMBER 31, 2001

<Table>  
<Caption>

ACQUISITION INVESTMENT BY DATE COMPANY (a)	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
<S> <C> OFFICE	<C>	<C>	<C>	<C>
04/06/01 \$ 48,404	4 & 6 Campus Drive	Parsippany, Morris County, NJ	2	295,766
11/06/01 15,073	9 Campus Drive (b)	Parsippany, Morris County, NJ	1	156,495
TOTAL OFFICE PROPERTY ACQUISITIONS:			3	452,261
\$ 63,477				
OFFICE/FLEX				
02/14/01 \$ 7,155	31 & 41 Twosome Drive (c) (d)	Moorestown, Burlington County, NJ	2	127,250
04/27/01 11,083	1245 & 1247 N. Church Street, 2 Twosome Drive (c) (d)	Moorestown, Burlington County, NJ	3	154,200
08/03/01 14,846	5 & 6 Skyline Drive	Hawthorne, Westchester County, NY	2	168,177
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 30.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

PROPERTIES PLACED IN SERVICE  
(DOLLARS IN THOUSANDS)

FOR THE SIX MONTHS ENDED JUNE 30, 2002

<Table>  
<Caption>

DATE PLACED INVESTMENT BY IN SERVICE COMPANY (e)	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGS.	RENTABLE SQUARE FEET
<S> <C> OFFICE/FLEX: 04/01/02 \$ 4,638	<C>  125 Clearbrook Road	  Elmsford, Westchester County, NY	  1	  33,000

TOTAL PROPERTIES PLACED IN SERVICE: 1 33,000  
 \$ 4,638

</Table>

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
<S> <C> OFFICE: 01/15/01 \$ 47,328	<C>  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 facility.
- (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 facility.
- (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 facility.

Mack-Cali Realty Corporation  
 Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

SUMMARY OF CONSTRUCTION PROJECTS  
 (DOLLARS IN THOUSANDS)

<Table>  
<Caption>

TOTAL ESTIMATED	CURRENT	TYPE OF	ESTIMATED PLACED IN SERVICE	NUMBER OF	SQUARE	COSTS INCURRED THROUGH
--------------------	---------	---------	-----------------------------------	--------------	--------	------------------------------

COSTS	PROJECT % LEASED	LOCATION	SPACE	DATE	BUILDINGS	FEET	6/30/02	
<S>		<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>								
MAJORITY OWNED:								
Harborside Plaza 5		Jersey City, NJ	Office	2002-4Q	1	980,000	\$ 169,833	\$
260,000	57.8%							
600 Horizon Drive		Hamilton Twp, NJ	Office/Flex	2002-4Q	1	95,000	2,178	
10,700	100.0%							
-----								
SUB-TOTAL:					2	1,075,000	\$ 172,011	\$
270,700	61.5%							
-----								
UNCONSOLIDATED JOINT VENTURES:								
Hyatt Regency South Pier (a)		Jersey City, NJ	Hotel	2002-3Q	1	280,000	16,137	
18,000	n/a							
Harborside Plaza 10 (b)		Jersey City, NJ	Office	2002-4Q	1	575,000	101,394	
145,000	100.0%							
-----								
SUB-TOTAL:					2	855,000	\$ 117,531	\$
163,000	100.0%							
-----								
GRAND TOTAL:					4	1,930,000	\$ 289,542	\$
433,700	78.6%							

</Table>

- (a) The Costs Incurred and Total Estimated Costs reflect the Company's funding in this project. The total cost of the project is currently projected to be approximately \$103.0 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 \$145.0 million.

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

TOTAL		TYPE OF SPACE	PLACED IN SERVICE	NUMBER OF BUILDINGS	SQUARE FEET	COSTS INCURRED THROUGH 6/30/02
ESTIMATED COSTS	CURRENT PROJECT % LEASED	LOCATION	DATE	BUILDINGS	FEET	6/30/02
<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	83.8%					
-----						
GRAND TOTAL:					1	369,682 \$ 6,822 \$
6,822	83.8%					

</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.

&lt;Page&gt;

## SUMMARY OF LAND PARCELS

<Table>  
<Caption>

SITE	TOWN/CITY	STATE	ACRES	DEVELOPMENT POTENTIAL (SQ. FT.)	TYPE OF SPACE
<S>	<C>	<C>	<C>	<C>	<C>
Horizon Center	Hamilton	NJ	33.5	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	1.2	40,000	Office/Flex
Mid-Westchester Executive Park	Hawthorne	NY	7.2	82,250	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
South Westchester Executive Park	Yonkers	NY	2.7	50,000	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	Littleton	CO	7.1	128,000	Office
Pacific Plaza Phase III (e)	Daly City	CA	2.5	270,000	Office
TOTALS			369.0	8,997,250	

&lt;/Table&gt;

- (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) Unconsolidated joint venture, in which Mack-Cali is an equity partner, holds an option to purchase this land.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

&lt;Page&gt;

RENTAL PROPERTY SALES  
(DOLLARS IN THOUSANDS)

FOR THE SIX MONTHS ENDED JUNE 30, 2002

<Table>  
<Caption>

SALE DATE	PROPERTY/PORTFOLIO NAME	LOCATION	# OF BLDGs.	RENTABLE SQUARE FEET	NET SALES PROCEEDS	NET BOOK VALUE	REALIZED GAIN/ (LOSS)
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
OFFICE: 05/13/02 (1,645)	Dallas Portfolio (a)	Metro Dallas, TX	4	488,789	\$ 33,115	\$ 34,760	\$
05/29/02 (660)	750 South Richfield Street	Aurora, Arapahoe County, CO	1	108,240	20,631	21,291	
06/06/02 1,089	Houston Portfolio (b)	Houston, Harris County, TX	3	413,107	25,482	24,393	

RESIDENTIAL:

01/30/02	25 Martine Avenue	White Plains, Westchester County, NY	1	124 units	17,559	10,461	7,098
----------	-------------------	---	---	-----------	--------	--------	-------

LAND:							
04/25/02	Horizon Center Land	Hamilton Township, Mercer County, NJ	--	0.756 acres	758	41	717

-----

-----

TOTAL PROPERTY SALES:			9	1,010,136	\$ 97,545	\$ 90,946	\$ 6,599
-----------------------	--	--	---	-----------	-----------	-----------	----------

=====

</Table>

- (a) On May 13, 2002, the Company sold 3100 Monticello, 2300 Valley View, 150 West Parkway and 555 Republic Place in a single transaction with one buyer, Brookview Properties, L.P., an entity that includes a partner, whose principals include Paul A. Nussbaum, a former member of the Board of Directors of the Company. The Company provided the purchaser with a \$5,000 subordinated loan that bears interest at 15 percent with a current rate of 11 percent. The entire principal of the loan is payable at maturity in November 2007. In conjunction with the purchaser's subsequent sale of one of its acquired properties, the purchaser repaid \$953 of the loan principal through June 30, 2002. In July 2002, the purchaser repaid an additional \$564 of the loan principal.
- (b) On June 6, 2002, the Company sold 1717 St. James Place, 5300 Memorial Drive and 10497 Town & Country Way in a single transaction with one buyer, Parkway Properties LP.

FOR THE YEAR ENDED DECEMBER 31, 2001

<Table>  
<Caption>

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

-----

-----

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, which was repaid in April 2002.

V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

V. PORTFOLIO/ LEASING STATISTICS

LEASING STATISTICS  
(FOR THE THREE MONTHS ENDED JUNE 30, 2002)

CONSOLIDATED IN-SERVICE PORTFOLIO

SUMMARY OF SPACE LEASED

<Table>

<Caption>

PCT. LEASED REGION/MARKET 3/31/02	LEASING ACTIVITY						
	SQ. FT.	LEASED SQ. FT.	EXPIRING/ ADJUSTMENT	NET INCOMING	SQ. FT.	PCT.	
	LEASED 3/31/02	ACQUIRED/ SOLD (A)	SQ.FT. (B)	SQ. FT.	ACTIVITY	LEASED 6/30/02	LEASED 6/30/02
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>							
NORTHEAST							
Northern NJ 95.2%	9,523,285	-	(341,309)	349,915	8,606	9,531,891	95.3%
Central NJ 94.2%	2,620,225	-	(207,747)	155,336	(52,411)	2,567,814	92.3%
Westchester Co., NY 97.2%	4,551,333	33,000	(273,637)	283,244	9,607	4,593,940	97.4%
Sub. Philadelphia 90.2%	2,770,746	-	(148,056)	123,755	(24,301)	2,746,445	89.4%
Fairfield, CT 96.3%	647,621	-	(22,984)	17,239	(5,745)	641,876	95.4%
Washington, DC/MD 98.7%	444,699	-	(26,856)	28,653	1,797	446,496	99.1%
Rockland Co/Long Island, NY 98.5%	582,508	-	(5,327)	11,877	6,550	589,058	99.6%
TOTAL NORTHEAST 95.0%	21,140,417	33,000	(1,025,916)	970,019	(55,897)	21,117,520	94.8%
SOUTHWEST/WEST/OTHER							
Texas 82.9%	1,566,636	(780,863)	(63,928)	67,352	3,424	789,197	79.8%
Colorado 89.7%	1,502,014	(108,240)	(55,527)	45,288	(10,239)	1,383,535	88.4%
San Francisco 98.0%	441,668	-	(13,978)	11,524	(2,454)	439,214	97.4%
Arizona 100.0%	416,967	-	(69,872)	69,872	-	416,967	100.0%
Other 88.0%	261,679	-	(5,448)	15,677	10,229	271,908	91.4%
TOTAL SOUTHWEST/WEST/OTHER 88.6%	4,188,964	(889,103)	(208,753)	209,713	960	3,300,821	88.7%
COMPANY TOTALS 93.9%	25,329,381	(856,103)	(1,234,669)	1,179,732	(54,937)	24,418,341	93.9%

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<Table>	
<S>	<C>
Total sq. ft. as of March 31, 2002	26,983,140
Total sq. ft. of properties added this period	33,000
Total sq. ft. of properties sold this period	(1,010,136)
	-----
Total sq. ft. as of June 30, 2002	26,006,004
	=====

</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 June 30, 2002

35

<Page>

LEASING STATISTICS  
(FOR THE THREE MONTHS ENDED JUNE 30, 2002)  
CONSOLIDATED IN-SERVICE PORTFOLIO (CONTINUED)

DETAIL OF TRANSACTION ACTIVITY

<Table>		<Caption>			
DETAIL BY REGION/MARKET					
WTD.	LEASING	# OF	SQ. FT.	SQ. FT.	WTD.
AVG.	COSTS PER	TRANS-	TOTAL	RENEWED AND	AVG.
BASE SQ. FT. PER		ACTIONS	SQ. FT.	OTHER	TERM
REGION/MARKET	PROPERTY TYPE		LEASES	RETAINED (a)	(YRS.) RENT (b)
YEAR (c)					
-----					
<S>	<C>	<C>	<C>	<C>	<C>
<C>					<C>
NORTHEAST					
Northern NJ	Office	27	328,030	203,808	124,222 5.6 \$ 24.10
\$ 3.84	Office/Flex	3	21,885	6,983	14,902 3.3 \$
16.64 \$ 0.68	Central NJ	15	136,933	64,791	72,142 6.5 \$ 25.26
\$ 2.85	Office/Flex	3	18,403	13,658	4,745 4.0 \$
16.02 \$ 1.24	Westchester Co., NY	21	91,925	48,248	43,677 5.7 \$ 22.41
\$ 2.24	Office/Flex	23	140,777	54,420	86,357 5.7 \$ 15.15
\$ 1.25	Industrial/Warehouse	5	50,542	5,995	44,547 1.8 \$ 13.26
\$ 1.50	Sub. Philadelphia	9	23,060	7,855	15,205 3.5 \$ 24.57
\$ 2.96	Office/Flex	11	100,695	12,905	87,790 2.9 \$ 8.99
\$ 0.95	Fairfield, CT	3	6,489	3,478	3,011 2.7 \$ 28.88
\$ 0.62	Office/Flex	1	10,750	10,750	- 7.3 \$
16.87 \$ 2.26	Washington, DC/MD	2	28,653	1,797	26,856 7.7 \$ 34.78
\$ 2.60	Rockland Co/Long Island, NY	4	11,877	-	11,877 2.1 \$ 20.80
\$ 2.90					
-----					
TOTAL NORTHEAST		127	970,019	434,688	535,331 5.2 \$ 20.59
\$ 2.70					
-----					
SOUTHWEST/WEST/OTHER					

Texas	Office	17	67,352	57,769	9,583	4.8	\$
15.67 \$ 3.32							
Colorado	Office	9	45,288	4,857	40,431	5.3	\$
18.44 \$ 2.66							
San Francisco	Office	25	11,524	1,171	10,353	3.2	\$ 29.35
\$ 2.15							
Arizona	Office	2	69,872	-	69,872	5.4	\$
20.70 \$ 1.99							
Other	Office	3	15,677	-	15,677	4.5	\$
18.55 \$ 2.57							

-----  
TOTAL SOUTHWEST/WEST/OTHER 56 209,713 63,797 145,916 5.0 \$ 18.91  
\$ 2.60  
-----

-----  
COMPANY TOTALS 183 1,179,732 498,485 681,247 5.1 \$ 20.29  
\$ 2.68  
=====

DETAIL BY PROPERTY TYPE

	Office	137	836,680	393,774	442,906	5.6	\$ 23.17
\$ 3.13							
	Office/Flex	41	292,510	98,716	193,794	4.5	\$ 13.26
\$ 1.21							
	Industrial/Warehouse	5	50,542	5,995	44,547	1.8	\$ 13.26
\$ 1.50							

-----  
COMPANY TOTALS 183 1,179,732 498,485 681,247 5.1 \$ 20.29  
\$ 2.68  
=====

<CAPTION>

<S>	<C>	<C>
TENANT RETENTION:	Leases Retained	60.6%
	Sq. Ft. Retained	55.2%

</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 \$10,844,437 and commissions of \$5,364,696 committed, but not necessarily expended, during the period for second generation space aggregating 1,170,357 square feet.

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

LEASING STATISTICS  
(FOR THE THREE MONTHS ENDED JUNE 30, 2002)  
UNCONSOLIDATED JOINT VENTURE PROPERTIES (a)

SUMMARY OF SPACE LEASED

<Table>  
<Caption>

LEASING ACTIVITY

STATE	LEASED		EXPIRING/ ADJUSTMENT SQ. FT. (c)	INCOMING SQ. FT.	NET LEASING ACTIVITY	SQ. FT. LEASED 6/30/02	PCT. LEASED 6/30/02	PCT. LEASED 3/31/02
	SQ. FT. LEASED 3/31/02	SQ. FT. ACQUIRED/ SOLD (b)						
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New York	167,000	-	-	-	-	167,000	72.0%	72.0%
Texas	182,840	-	-	7,884	7,884	190,724	64.0%	61.4%
California	480,228	179,840	-	-	-	660,068	97.1%	98.2%



TOTALS	830,068	179,840	-	7,884	7,884	1,017,792	84.1%	81.5%
--------	---------	---------	---	-------	-------	-----------	-------	-------

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<S>	<C>
Total sq. ft. as of March 31, 2002	1,018,818
Total sq. ft. of properties sold this period	(183,200)
Total sq. ft. of properties added this period	373,934
	-----
Total sq. ft. as of June 30, 2002	1,209,552
	=====

</Table>

DETAIL OF TRANSACTION ACTIVITY

<Table>		<Caption>						
				SQ. FT. RENEWED AND OTHER				LEASING COSTS PER SQ. FT. PER YEAR (e)
STATE	# OF TRANSACTIONS	TOTAL SQ. FT.	SQ. FT. NEW LEASES	RETAINED (d)	WTD. AVG. TERM (YRS.)	WTD. AVG. BASE RENT		
<S>	<C>	<C>	<C>		<C>	<C>		<C>
Texas	1	7,884	7,884	-	5.0	\$ 17.26	\$	2.46
-----								
TOTALS	1	7,884	7,884	-	5.0	\$ 17.26	\$	2.46
=====								

</Table>

- (a) Unconsolidated Joint Venture Properties excludes in-service development properties in lease-up, aggregating 369,682 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.
- (d) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (e) Represents estimated workletter costs of \$63,072 and commissions of \$34,019 committed, but not necessarily expended, during the period for second generation space aggregating 7,884 square feet.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

LEASING STATISTICS  
(FOR THE SIX MONTHS ENDED JUNE 30, 2002)

CONSOLIDATED IN-SERVICE PORTFOLIO

SUMMARY OF SPACE LEASED

<Table>		<Caption>					
				LEASING ACTIVITY			
PCT.	PCT.	SQ. FT.	LEASED SQ. FT.	EXPIRING/ ADJUSTMENT	INCOMING SQ. FT.	NET LEASING ACTIVITY	SQ. FT. LEASED 6/30/02
LEASED REGION/MARKET 6/30/02	LEASED 12/31/01	12/31/01	ACQUIRED/ SOLD (a)	SQ.FT. (b)	SQ. FT.	ACTIVITY	6/30/02
-----							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
<C>	<C>						
NORTHEAST							
Northern NJ		9,380,571	111,894	(545,845)	585,271	39,426	9,531,891
95.3%	95.9%						
Central NJ		2,629,946	-	(322,492)	260,360	(62,132)	2,567,814
92.3%	94.6%						
Westchester Co., NY		4,570,240	33,000	(538,145)	528,845	(9,300)	4,593,940
97.4%	97.6%						



<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
NORTHEAST							
Northern NJ	Office	46	535,987	255,959	280,028	4.9	\$
25.93 \$ 3.25	Office/Flex	7	49,284	11,983	37,301	3.7	\$
16.28 \$ 1.59	Office	23	216,733	79,346	137,387	6.2	\$
Central NJ	Office/Flex	7	43,627	13,658	29,969	4.6	\$
25.08 \$ 2.45	Office	43	176,783	61,108	115,675	5.4	\$
Westchester Co., NY	Office/Flex	39	271,692	69,095	202,597	5.0	\$
23.68 \$ 1.83	Industrial/Warehouse	9	80,370	6,295	74,075	2.0	\$
15.01 \$ 1.02	Office	14	122,574	9,707	112,867	5.4	\$
12.52 \$ 1.32	Office/Flex	20	183,795	33,235	150,560	3.6	\$
Sub. Philadelphia	Office	6	19,679	3,478	16,201	3.2	\$
26.36 \$ 2.36	Office/Flex	3	98,750	10,750	88,000	5.4	\$
9.00 \$ 1.05	Office	4	158,912	1,797	157,115	4.2	\$
Fairfield, CT	Office	8	60,270	19,974	40,296	6.1	\$
26.55 \$ 0.45							
16.88 \$ 2.39							
Washington, DC/MD							
42.71 \$ 2.47							
Rockland Co/Long Island, NY							
21.61 \$ 2.78							
TOTAL NORTHEAST		229	2,018,456	576,385	1,442,071	4.9	\$
22.43 \$ 2.28							

SOUTHWEST/WEST/OTHER							
Texas	Office	41	148,807	105,482	43,325	4.4	\$
16.73 \$ 2.63	Office	17	74,545	26,739	47,806	4.8	\$
Colorado	Office	72	28,655	3,601	25,054	3.5	\$
17.76 \$ 2.71	Office	3	111,200	-	111,200	4.0	\$
San Francisco	Office	3	15,677	-	15,677	4.5	\$
31.09 \$ 2.13							
Arizona							
21.64 \$ 1.84							
Other							
18.55 \$ 2.57							
TOTAL SOUTHWEST/WEST/OTHER		136	378,884	135,822	243,062	4.3	\$
19.54 \$ 2.40							

COMPANY TOTALS		365	2,397,340	712,207	1,685,133	4.8	\$
21.97 \$ 2.30							

DETAIL BY PROPERTY TYPE							
	Office	280	1,669,822	567,191	1,102,631	5.0	\$
25.61 \$ 2.66	Office/Flex	76	647,148	138,721	508,427	4.5	\$
13.75 \$ 1.36	Industrial/Warehouse	9	80,370	6,295	74,075	2.0	\$
12.52 \$ 1.32							
COMPANY TOTALS		365	2,397,340	712,207	1,685,133	4.8	\$
21.97 \$ 2.30							

<CAPTION>  
 <S>  
 TENANT RETENTION:                      <C>                      <C>  
    Leases Retained                      62.0%  
    Sq. Ft. Retained                      67.2%

- (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 \$16,196,495 and commissions of \$9,329,939 committed, but not necessarily expended, during the period for second generation space aggregating 2,357,252 square feet.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

39

<Page>

LEASING STATISTICS

(FOR THE SIX MONTHS ENDED JUNE 30, 2002)

UNCONSOLIDATED JOINT VENTURE PROPERTIES (A)

SUMMARY OF SPACE LEASED

<Table>

<Caption>

PCT. LEASED STATE 12/31/01	LEASING ACTIVITY						
	SQ. FT. LEASED 12/31/01	LEASED SQ. FT. ACQUIRED/ SOLD (b)	EXPIRING/ ADJUSTMENT SQ. FT. (c)	NET INCOMING SQ. FT.	NET LEASING ACTIVITY	SQ. FT. LEASED 6/30/02	PCT. LEASED 6/30/02
	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New York 72.0%	167,000	-	-	-	-	167,000	72.0%
Texas 61.4%	182,840	-	-	7,884	7,884	190,724	64.0%
California 98.2%	480,228	179,840	-	-	-	660,068	97.1%
<b>TOTALS</b> 81.5%	<b>830,068</b>	<b>179,840</b>	<b>-</b>	<b>7,884</b>	<b>7,884</b>	<b>1,017,792</b>	<b>84.1%</b>

</Table>

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

<Table>

<b>&lt;S&gt;</b>	<b>&lt;C&gt;</b>
Total sq. ft. as of December 31, 2001	1,018,818
Total sq. ft. of properties sold this period	(183,200)
Total sq. ft. of properties added this period	373,934
	-----
Total sq. ft. as of June 30, 2002	1,209,552
	=====

</Table>

DETAIL OF TRANSACTION ACTIVITY

<Table>

<Caption>

LEASING COSTS PER SQ. FT. STATE PER YEAR (e)	# OF TRANSACTIONS	SQ. FT. TOTAL SQ. FT.	SQ. FT. NEW LEASES	SQ. FT. RENEWED AND OTHER (d)	WTD. AVG. TERM (YRS.)	WTD. AVG. BASE RENT
	<C>	<C>	<C>	<C>	<C>	<C>
Texas \$2.46	1	7,884	7,884	-	5.0	\$17.26

TOTALS	1	7,884	7,884	-	5.0	\$17.26
\$2.46						

</Table>

- (a) Unconsolidated Joint Venture Properties excludes in-service development properties in lease-up, aggregating 369,682 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.
- (d) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (e) Represents estimated workletter costs of \$63,072 and commissions of \$34,019 committed, but not necessarily expended, during the period for second generation space aggregating 7,884 square feet.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

40

<Page>

MARKET DIVERSIFICATION

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

<Table>  
<Caption>

PERCENTAGE OF MARKET (MSA) AREA (%)	ANNUALIZED BASE RENTAL REVENUE		PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)		TOTAL PROPERTY SIZE RENTABLE AREA RENTABLE	
	(\$)	(a) (b)	RENTAL	REVENUE (%)	RENTABLE AREA	RENTABLE
Newark, NJ (Essex-Morris-Union Counties) 15.8	87,007,949		18.4		4,116,859	
New York, NY (Westchester-Rockland Counties) 18.8	86,740,375		18.3		4,897,355	
Bergen-Passaic, NJ 17.4	86,388,791		18.3		4,530,091	
Jersey City, NJ 8.1	43,911,887		9.3		2,094,470	
Philadelphia, PA-NJ 11.5	41,062,635		8.7		2,991,796	
Denver, CO 4.2	15,078,798		3.2		1,084,945	
Middlesex-Somerset-Hunterdon, NJ 3.1	14,662,217		3.1		791,051	
Trenton, NJ (Mercer County) 2.6	13,755,435		2.9		672,365	
Washington, DC-MD-VA 1.7	12,881,362		2.7		450,549	
San Francisco, CA 1.7	12,362,332		2.6		450,891	
Stamford-Norwalk, CT 2.0	8,940,154		1.9		527,250	
Monmouth-Ocean, NJ 2.2	7,306,783		1.5		577,423	
Dallas, TX 1.7	6,907,679		1.5		449,594	
Nassau-Suffolk, NY 1.1	6,373,398		1.4		292,849	
Phoenix-Mesa, AZ 1.6	5,502,807		1.2		416,967	
San Antonio, TX 1.7	4,912,406		1.0		435,465	
Tampa-St. Petersburg-Clearwater, FL 1.2	3,995,306		0.8		297,429	
Boulder-Longmont, CO 1.0	3,655,875		0.8		270,421	
Bridgeport, CT 0.6	3,181,983		0.7		145,487	

Colorado Springs, CO 0.8	2,967,286	0.6	209,987
Dutchess County, NY 0.5	2,314,700	0.5	118,727
Atlantic-Cape May, NJ 0.3	1,764,551	0.4	80,344
Houston, TX 0.4	1,121,485	0.2	103,689

Totals 100.0	472,796,194	100.0	26,006,004
-----------------	-------------	-------	------------

</Table>

- (a) Annualized base rental revenue is based on actual June 2002 billings times 12. For leases whose rent commences after July 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 June 30, 2002

41

<Page>

INDUSTRY DIVERSIFICATION

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

<Table>  
<Caption>

PERCENTAGE OF TOTAL COMPANY LEASED INDUSTRY CLASSIFICATION (a) SQ.FT. (%)	ANNUALIZED BASE RENTAL REVENUE (\$)	(b) (c)	PERCENTAGE OF COMPANY ANNUALIZED BASE RENTAL REVENUE (%)	SQUARE FEET LEASED
Securities, Commodity Contracts & Other Financial 9.4	55,351,465		11.7	2,265,630
Manufacturing 10.6	44,655,493		9.4	2,552,081
Telecommunications 6.9	31,483,252		6.7	1,647,842
Computer System Design Svcs. 6.4	30,629,340		6.5	1,543,545
Insurance Carriers & Related Activities 6.0	29,826,867		6.3	1,437,839
Legal Services 4.9	27,799,629		5.9	1,180,343
Health Care & Social Assistance 4.5	20,958,636		4.4	1,092,367
Credit Intermediation & Related Activities 4.8	20,711,323		4.4	1,162,623
Accounting/Tax Prep. 3.3	19,023,652		4.0	784,733
Wholesale Trade 5.2	18,382,628		3.9	1,252,590
Other Professional 3.8	17,473,803		3.7	909,902
Retail Trade 3.3	13,643,025		2.9	788,571
Scientific Research/Development 3.0	13,297,487		2.8	725,462
Publishing Industries 2.3	12,733,162		2.7	562,633
Information Services 2.2	11,155,954		2.4	528,793







<C>								
New Jersey	12,103,070	46.6%	2,277,531	8.8%	--	--	--	--
14,380,601								
New York	2,626,484	10.1%	2,277,747	8.8%	387,400	1.5%	17,300	0.1%
5,308,931								
Pennsylvania	1,473,798	5.7%	--	--	--	--	--	--
1,473,798								
Connecticut	399,737	1.5%	273,000	1.0%	--	--	--	--
672,737								
Wash., D.C./								
Maryland	450,549	1.7%	--	--	--	--	--	--
450,549								
-----								
SUB-TOTAL								
NORTHEAST	17,053,638	65.6%	4,828,278	18.6%	387,400	1.5%	17,300	0.1%
22,286,616								
-----								
-----								
Texas	988,748	3.8%	--	--	--	--	--	--
988,748								
Arizona	416,967	1.6%	--	--	--	--	--	--
416,967								
California	450,891	1.7%	--	--	--	--	--	--
450,891								
Colorado	1,565,353	6.0%	--	--	--	--	--	--
1,565,353								
Florida	297,429	1.1%	--	--	--	--	--	--
297,429								
-----								
-----								
TOTALS								
BY TYPE:	20,773,026	79.8%	4,828,278	18.6%	387,400	1.5%	17,300	0.1%
26,006,004								
=====								

<Caption>	
STATE	% OF TOTAL
-----	
<S>	
New Jersey	55.4%
New York	20.5%
Pennsylvania	5.7%
Connecticut	2.5%
Wash., D.C./	
Maryland	1.7%
-----	
SUB-TOTAL	
NORTHEAST	85.8%
-----	
Texas	3.8%
Arizona	1.6%
California	1.7%
Colorado	6.0%
Florida	1.1%
-----	
TOTALS	
BY TYPE:	100.0%
=====	

(a) Excludes 7 properties, aggregating approximately 1.6 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)  
(YEAR ENDED JUNE 30, 2002)  
  
BREAKDOWN BY BASE RENTAL REVENUE (b)  
(DOLLARS IN THOUSANDS)

PROPERTY TYPE:

<Table>  
<Caption>

TOTALS STATE BY STATE	OFFICE	% OF TOTAL	OFFICE/ FLEX	% OF TOTAL	INDUST./ WARE- HOUSE	% OF TOTAL	STAND- ALONE RETAIL	% OF TOTAL	LAND LEASES	% OF TOTAL
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
New Jersey 271,363	252,983	52.4%	18,104	3.7%	--	--	--	--	276	0.1%
New York 94,160	57,633	11.9%	32,359	6.7%	3,736	0.8%	174	0.1%	258	0.1%
Pennsylvania 30,623	30,623	6.3%	--	--	--	--	--	--	--	--
Connecticut 12,592	8,890	1.8%	3,702	0.7%	--	--	--	--	--	--
Wash., D.C./ Maryland 13,889	13,889	2.9%	--	--	--	--	--	--	--	--
SUB-TOTAL NORTHEAST: 422,627	364,018	75.3%	54,165	11.1%	3,736	0.8%	174	0.1%	534	0.2%
Texas 12,415	12,415	2.5%	--	--	--	--	--	--	--	--
Arizona 5,637	5,637	1.2%	--	--	--	--	--	--	--	--
California 15,700	15,700	3.3%	--	--	--	--	--	--	--	--
Colorado 22,746	22,746	4.7%	--	--	--	--	--	--	--	--
Florida 3,769	3,769	0.8%	--	--	--	--	--	--	--	--
TOTALS BY TYPE: 482,894	424,285	87.8%	54,165	11.1%	3,736	0.8%	174	0.1%	534	0.2%

<Caption>

STATE	% OF TOTAL
<S>	<C>
New Jersey	56.2%
New York	19.6%
Pennsylvania	6.3%
Connecticut	2.5%
Wash., D.C./ Maryland	2.9%
SUB-TOTAL NORTHEAST:	87.5%
Texas	2.5%
Arizona	1.2%
California	3.3%
Colorado	4.7%
Florida	0.8%
TOTALS BY TYPE:	100.0%

</Table>

- (a) Excludes 7 properties, aggregating approximately 1.6 million square feet, which are not consolidated by the Company.
- (b) Total base rent for the twelve months ended June 30, 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 June 30, 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 twelve months ended June 30, 2002.

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

45

<Page>

CONSOLIDATED PORTFOLIO ANALYSIS (a)  
(AS OF JUNE 30, 2002)

BREAKDOWN BY PERCENTAGE LEASED

PROPERTY TYPE:

<Table>  
<Caption>

WEIGHTED AVG. STATE BY STATE	OFFICE	OFFICE/FLEX	INDUSTRIAL/WAREHOUSE	STAND-ALONE RETAIL
<S>	<C>	<C>	<C>	<C>
<C>				
New Jersey 94.2%	94.8%	91.0%	--	--
New York 97.6%	96.7%	98.4%	99.3%	100.0%
Pennsylvania 88.2%	88.2%	--	--	--
Connecticut 95.4%	92.2%	100.0%	--	--
Washington, D.C./ Maryland 99.1%	99.1%	--	--	--
SUB-TOTAL NORTHEAST 94.8%	94.6%	95.0%	99.3%	100.0%
Texas 79.8%	79.8%	--	--	--
Arizona 100.0%	100.0%	--	--	--
California 97.4%	97.4%	--	--	--
Colorado 88.4%	88.4%	--	--	--
Florida 91.4%	91.4%	--	--	--
WEIGHTED AVG. BY TYPE: 93.9%	93.5%	95.0%	99.3%	100.0%

</Table>

(a) Excludes 7 properties, aggregating approximately 1.6 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 June 30, 2002

46

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES

<Table>  
<Caption>

PERCENTAGE

2002 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	PERCENTAGE		OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE		2002 BASE RENT (\$000'S) (b) (c)	PER BASE RENT (%) (\$)
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 6/30/02 (%) (a)				
-----							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
ATLANTIC COUNTY, NEW JERSEY							
EGG HARBOR							
100 Decadon Drive.....	1987	40,422	100.0		889		0.18
21.99							
200 Decadon Drive.....	1991	39,922	100.0		738		0.15
18.49							
BERGEN COUNTY, NEW JERSEY							
FAIR LAWN							
17-17 Route 208 North.....	1987	143,000	99.7		3,463		0.72
24.29							
FORT LEE							
One Bridge Plaza.....	1981	200,000	98.6		4,887		1.01
24.78							
2115 Linwood Avenue.....	1981	68,000	99.7		1,734		0.36
25.58							
LITTLE FERRY							
200 Riser Road.....	1974	286,628	100.0		2,495		0.52
8.70							
MONTVALE							
95 Chestnut Ridge Road.....	1975	47,700	100.0		566		0.12
11.87							
135 Chestnut Ridge Road.....	1981	66,150	100.0		1,556		0.32
23.52							
PARAMUS							
15 East Midland Avenue.....	1988	259,823	100.0		6,725		1.39
25.88							
461 From Road.....	1988	253,554	99.8		6,050		1.25
23.91							
650 From Road.....	1978	348,510	90.5		7,232		1.50
22.93							
140 Ridgewood Avenue .....	1981	239,680	100.0		5,229		1.08
21.82							
61 South Paramus Avenue.....	1985	269,191	99.3		6,382		1.32
23.88							
ROCHELLE PARK							
120 Passaic Street.....	1972	52,000	99.6		1,370		0.28
26.45							
365 West Passaic Street.....	1976	212,578	97.6		4,266		0.88
20.56							
SADDLE RIVER							
1 Lake Street.....	1973/94	474,801	100.0		7,465		1.55
15.72							
UPPER SADDLE RIVER							
10 Mountainview Road.....	1986	192,000	98.0		3,971		0.82
21.10							
WOODCLIFF LAKE							
400 Chestnut Ridge Road.....	1982	89,200	100.0		2,124		0.44
23.81							
470 Chestnut Ridge Road.....	1987	52,500	100.0		1,192		0.25
22.70							
530 Chestnut Ridge Road.....	1986	57,204	100.0		1,166		0.24
20.38							
50 Tice Boulevard.....	1984	235,000	95.0		5,500		1.14
24.64							
300 Tice Boulevard.....	1991	230,000	99.8		4,881		1.01
21.26							
BURLINGTON COUNTY, NEW JERSEY							
MOORESTOWN							
224 Strawbridge Drive.....	1984	74,000	100.0		1,479		0.31
19.99							
228 Strawbridge Drive.....	1984	74,000	100.0		1,434		0.30
19.38							
ESSEX COUNTY, NEW JERSEY							
MILLBURN							
150 J.F. Kennedy Parkway.....	1980	247,476	90.0		6,017		1.25
27.01							

ROSELAND						
101 Eisenhower Parkway.....	1980	237,000	80.5	4,617	0.96	
24.20						
103 Eisenhower Parkway.....						
24.56	1985	151,545	85.5	3,182	0.66	
105 Eisenhower Parkway.....						
24.31	2001	220,000	64.8	3,466	0.72	

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

2002 AVERAGE	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE,	
			LEASED AS OF 6/30/02 (%) (a)	2002 BASE RENT (\$000'S) (b) (c)	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
HUDSON COUNTY, NEW JERSEY						
JERSEY CITY						
Harborside Financial Center Plaza 1... 8.47	1983	400,000	99.0	3,353	0.70	
Harborside Financial Center Plaza 2... 25.35	1990	761,200	100.0	19,294	4.00	
Harborside Financial Center Plaza 3... 25.34	1990	725,600	100.0	18,389	3.81	
Harborside Financial Center Plaza 4-A (c) 39.64	2000	207,670	94.0	6,937	1.44	
MERCER COUNTY, NEW JERSEY						
PRINCETON						
103 Carnegie Center..... 26.07	1984	96,000	88.3	2,210	0.46	
100 Overlook Center..... 25.07	1988	149,600	100.0	3,750	0.78	
5 Vaughn Drive..... 24.89	1987	98,500	79.3	1,944	0.40	
MIDDLESEX COUNTY, NEW JERSEY						
EAST BRUNSWICK						
377 Summerhill Road..... 9.33	1977	40,000	100.0	373	0.08	
PLAINSBORO						
500 College Road East..... 21.24	1984	158,235	100.0	3,361	0.70	
SOUTH BRUNSWICK						
3 Independence Way..... 58.44	1983	111,300	30.9	2,010	0.42	
WOODBRIIDGE						
581 Main Street..... 24.43	1991	200,000	100.0	4,885	1.01	
MONMOUTH COUNTY, NEW JERSEY						
NEPTUNE						
3600 Route 66..... 13.39	1989	180,000	100.0	2,410	0.50	
WALL TOWNSHIP						
1305 Campus Parkway..... 18.35	1988	23,350	92.4	396	0.08	
1350 Campus Parkway..... 17.95	1990	79,747	99.9	1,430	0.30	

MORRIS COUNTY, NEW JERSEY						
FLORHAM PARK						
325 Columbia Turnpike.....	1987	168,144	100.0	4,417	0.92	
26.27						
MORRIS PLAINS						
250 Johnson Road.....	1977	75,000	100.0	1,594	0.33	
21.25						
201 Littleton Road.....	1979	88,369	80.3	1,597	0.33	
22.51						
MORRIS TOWNSHIP						
340 Mt. Kemble Avenue.....	1985	387,000	100.0	5,530	1.15	
14.29						
PARSIPPANY						
4 Campus Drive .....	1983	147,475	86.8	3,306	0.69	
25.83						
6 Campus Drive .....	1983	148,291	80.7	3,251	0.67	
27.17						
7 Campus Drive.....	1982	154,395	100.0	2,037	0.42	
13.19						
8 Campus Drive.....	1987	215,265	100.0	5,579	1.16	
25.92						
9 Campus Drive (e).....	1983	156,495	96.7	4,531	0.94	
29.94						
2 Dryden Way.....	1990	6,216	100.0	91	0.02	
14.64						
4 Gatehall Drive.....	1988	248,480	96.0	5,890	1.22	
24.69						
2 Hilton Court.....	1991	181,592	100.0	4,654	0.97	
25.63						
600 Parsippany Road.....	1978	96,000	79.9	1,473	0.31	
19.20						
1 Sylvan Way.....	1989	150,557	100.0	3,506	0.73	
23.29						
5 Sylvan Way.....	1989	151,383	100.0	4,005	0.83	
26.46						
7 Sylvan Way.....	1987	145,983	100.0	2,917	0.60	
19.98						

</Table>

Mack-Cali Realty Corporation

Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

PROPERTY LISTING

OFFICE PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

2002 AVERAGE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE		BASE RENT PER BASE (\$)
			LEASED AS OF 6/30/02 (%) (a)	2002 BASE RENT (\$000'S) (b) (c)	PERCENTAGE BASE RENT (%)		
-----							
<S>	<C>	<C>	<C>	<C>	<C>	<C>	<C>
-----							
PASSAIC COUNTY, NEW JERSEY							
CLIFTON							
777 Passaic Avenue.....	1983	75,000	98.0	1,484	0.31		
20.19							
TOTOWA							
999 Riverview Drive.....	1988	56,066	68.9	690	0.14		
17.86							
WAYNE							
201 Willowbrook Boulevard.....	1970	178,329	49.9	1,311	0.27		
14.73							
-----							
SOMERSET COUNTY, NEW JERSEY							
BASKING RIDGE							
222 Mt. Airy Road.....	1986	49,000	100.0	736	0.15		

15.02						
233 Mt. Airy Road.....	1987	66,000	100.0	1,315	0.27	
19.92						
BERNARDS						
106 Allen Road (c).....	2000	132,010	66.7	2,220	0.46	
25.21						
BRIDGEWATER						
721 Route 202/206.....	1989	192,741	100.0	4,459	0.92	
23.13						
UNION COUNTY, NEW JERSEY						
CLARK						
100 Walnut Avenue.....	1985	182,555	100.0	4,303	0.90	
23.57						
CRANFORD						
6 Commerce Drive.....	1973	56,000	93.1	1,072	0.22	
20.56						
11 Commerce Drive (f).....	1981	90,000	95.8	1,119	0.23	
12.98						
12 Commerce Drive.....	1967	72,260	84.1	955	0.20	
15.71						
20 Commerce Drive.....	1990	176,600	99.6	4,303	0.89	
24.46						
65 Jackson Drive.....	1984	82,778	100.0	1,696	0.35	
20.49						
NEW PROVIDENCE						
890 Mountain Road.....	1977	80,000	100.0	2,124	0.45	
26.55						

-----  
TOTAL NEW JERSEY OFFICE 12,103,070 94.8 252,983 52.46  
22.05  
-----

DUTCHESS COUNTY, NEW YORK  
FISHKILL  
300 Westage Business Center Drive..... 1987 118,727 97.9 2,186 0.45  
18.81

NASSAU COUNTY, NEW YORK  
NORTH HEMPSTEAD  
600 Community Drive (g)..... 1983 237,274 100.0 5,476 1.14  
23.08  
111 East Shore Road..... 1980 55,575 100.0 1,518 0.31  
27.31

ROCKLAND COUNTY, NEW YORK  
SUFFERN  
400 Rella Boulevard..... 1988 180,000 100.0 4,077 0.85  
22.65

WESTCHESTER COUNTY, NEW YORK  
ELMSFORD  
100 Clearbrook Road (f)..... 1975 60,000 100.0 976 0.20  
16.27  
101 Executive Boulevard..... 1971 50,000 81.6 719 0.15  
17.62  
555 Taxter Road..... 1986 170,554 99.7 4,009 0.83  
23.58  
565 Taxter Road..... 1988 170,554 90.5 3,808 0.79  
24.67  
570 Taxter Road..... 1972 75,000 97.0 1,672 0.35  
22.98  
</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

PERCENTAGE  
OF TOTAL 2002

2002 AVERAGE	YEAR	PERCENTAGE		2002 BASE RENT	OFFICE, OFFICE/FLEX	
		NET RENTABLE AREA (SQ. FT.)	LEASED AS OF 6/30/02 (%) (a)		AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	BASE PER (\$)
RENT PROPERTY SQ. FT. LOCATION (c) (d)	BUILT	(SQ. FT.)	(%) (a)	(\$000'S) (b) (c)	BASE RENT (%)	PER (\$)
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
-----						
HAWTHORNE						
1 Skyline Drive..... 15.10	1980	20,400	99.0	305	0.06	
2 Skyline Drive..... 15.67	1987	30,000	98.9	465	0.10	
7 Skyline Drive..... 21.60	1987	109,000	81.5	1,919	0.40	
17 Skyline Drive..... 16.00	1989	85,000	100.0	1,360	0.28	
19 Skyline Drive..... 17.99	1982	248,400	100.0	4,468	0.93	
TARRYTOWN						
200 White Plains Road..... 18.28	1982	89,000	88.5	1,440	0.30	
220 White Plains Road..... 26.28	1984	89,000	95.1	2,224	0.46	
WHITE PLAINS						
1 Barker Avenue..... 25.90	1975	68,000	96.3	1,696	0.35	
3 Barker Avenue..... 20.77	1983	65,300	94.1	1,276	0.26	
50 Main Street..... 27.93	1985	309,000	99.8	8,614	1.79	
11 Martine Avenue..... 25.35	1987	180,000	100.0	4,563	0.95	
1 Water Street..... 28.50	1979	45,700	68.1	887	0.18	
YONKERS						
1 Executive Boulevard..... 22.69	1982	112,000	100.0	2,541	0.53	
3 Executive Plaza..... 24.72	1987	58,000	100.0	1,434	0.30	
-----						
TOTAL NEW YORK OFFICE 22.70		2,626,484	96.7	57,633	11.96	
-----						
CHESTER COUNTY, PENNSYLVANIA						
BERWYN						
1000 Westlakes Drive..... 29.12	1989	60,696	87.3	1,543	0.32	
1055 Westlakes Drive..... 23.30	1990	118,487	55.2	1,524	0.32	
1205 Westlakes Drive..... 20.62	1988	130,265	97.6	2,621	0.54	
1235 Westlakes Drive..... 24.90	1986	134,902	83.7	2,811	0.58	
DELAWARE COUNTY, PENNSYLVANIA						
LESTER						
100 Stevens Drive..... 26.75	1986	95,000	100.0	2,541	0.53	
200 Stevens Drive..... 26.72	1987	208,000	100.0	5,557	1.15	
300 Stevens Drive..... 28.62	1992	68,000	52.2	1,016	0.21	
MEDIA						
1400 Providence Road - Center I..... 22.77	1986	100,000	90.3	2,056	0.43	
1400 Providence Road - Center II..... 22.54	1990	160,000	80.2	2,892	0.60	
MONTGOMERY COUNTY, PENNSYLVANIA						
LOWER PROVIDENCE						
1000 Madison Avenue..... 20.86	1990	100,700	89.4	1,878	0.39	
PLYMOUTH MEETING						
1150 Plymouth Meeting Mall.....	1970	167,748	97.9	3,455	0.72	



21.04						
Five Sentry Parkway East.....	1984	91,600	100.0	1,900		0.39
20.74						
Five Sentry Parkway West.....	1984	38,400	100.0	829		0.17
21.59						

-----  
TOTAL PENNSYLVANIA OFFICE  
23.56 1,473,798 88.2 30,623 6.35  
-----

FAIRFIELD COUNTY, CONNECTICUT  
GREENWICH

500 West Putnam Avenue.....	1973	121,250	85.0	3,039		0.63
29.49						

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

2002 AVERAGE	YEAR	AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE,	
			NET RENTABLE	LEASED AS OF 6/30/02	2002 BASE RENT	OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE
RENT PROPERTY SQ. FT. LOCATION (c) (d)	BUILT	(SQ. FT.)	(%) (a)	(\$000'S) (b) (c)	BASE RENT (%)	(\$)
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
NORWALK						
40 Richards Avenue.....	1985	145,487	91.2	3,258		0.68
24.55						
SHELTON						
1000 Bridgeport Avenue.....	1986	133,000	100.0	2,593		0.54
19.50						
-----						
TOTAL CONNECTICUT OFFICE		399,737	92.2	8,890		1.85
24.11						
-----						
WASHINGTON, D.C.						
1201 Connecticut Avenue, NW.....	1940	169,549	100.0	5,102		1.06
30.09						
1400 L Street, NW.....	1987	159,000	100.0	6,143		1.27
38.64						
-----						
TOTAL DISTRICT OF COLUMBIA OFFICE		328,549	100.0	11,245		2.33
34.23						
-----						
PRINCE GEORGE'S COUNTY, MARYLAND						
LANHAM						
4200 Parliament Place.....	1989	122,000	96.7	2,644		0.55
22.41						

TOTAL MARYLAND OFFICE 22.41		122,000	96.7	2,644	0.55
-----					
BEXAR COUNTY, TEXAS					
SAN ANTONIO					
84 N.E. Loop 410.....	1971	187,312	92.2	2,815	0.58
16.30					
111 Soledad.....	1918	248,153	60.4	1,517	0.31
10.12					
DALLAS COUNTY, TEXAS					
DALLAS					
3030 LBJ Freeway (f).....	1984	367,018	86.1	6,291	1.30
19.91					
RICHARDSON					
1122 Alma Road.....	1977	82,576	100.0	607	0.13
7.35					
HARRIS COUNTY, TEXAS					
HOUSTON					
1770 St. James Place.....	1973	103,689	65.6	1,185	0.25
17.42					
-----					
TOTAL TEXAS OFFICE 15.73		988,748	79.8	12,415	2.57
-----					
MARICOPA COUNTY, ARIZONA					
GLENDALE					
5551 West Talavi Boulevard.....	1991	181,596	100.0	1,666	0.35
9.17					
PHOENIX					
19640 North 31st Street.....	1990	124,171	100.0	1,568	0.33
12.63					
SCOTTSDALE					
9060 E. Via Linda Boulevard.....	1984	111,200	100.0	2,403	0.50
21.61					
-----					
TOTAL ARIZONA OFFICE 13.52		416,967	100.0	5,637	1.18
-----					
ARAPAHOE COUNTY, COLORADO					
DENVER					
400 South Colorado Boulevard.....	1983	125,415	98.6	2,254	0.47
18.32					
ENGLEWOOD					
9359 East Nichols Avenue.....	1997	72,610	100.0	894	0.19
12.31					
5350 South Roslyn Street.....	1982	63,754	93.7	1,225	0.25
20.51					

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

51

<Page>

PROPERTY LISTING  
OFFICE PROPERTIES  
(CONTINUED)

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

PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	AREA (SQ. FT.)	6/30/02 (%) (a)	RENT (\$000'S) (b) (c)	WAREHOUSE BASE RENT (%)	PER (%) (\$)
-----						
<S>	<C>	<C>	<C>	<C>	<C>	<C>
-----						
BOULDER COUNTY, COLORADO						
BROOMFIELD						
105 South Technology Court..... 14.93	1997	37,574	100.0	561	0.12	
303 South Technology Court-A..... 11.81	1997	34,454	100.0	407	0.08	
303 South Technology Court-B..... 11.80	1997	40,416	100.0	477	0.10	
LOUISVILLE						
248 Centennial Parkway..... 13.40	1996	39,266	100.0	526	0.11	
1172 Century Drive..... 13.44	1996	49,566	100.0	666	0.14	
285 Century Place..... 16.05	1997	69,145	100.0	1,110	0.23	
DENVER COUNTY, COLORADO						
DENVER						
3600 South Yosemite..... 10.44	1974	133,743	100.0	1,396	0.29	
DOUGLAS COUNTY, COLORADO						
ENGLEWOOD						
8181 East Tufts Avenue..... 25.46	2001	185,254	74.5	3,514	0.73	
5975 South Quebec Street (f)..... 28.51	1996	102,877	43.4	1,273	0.26	
400 Inverness Drive..... 20.21	1997	111,608	97.0	2,188	0.45	
67 Inverness Drive East..... 0.00	1996	54,280	0.0	220	0.05	
384 Inverness Drive South..... 16.35	1985	51,523	80.6	679	0.14	
PARKER						
9777 Mount Pyramid Court..... 11.37	1995	120,281	100.0	1,367	0.28	
EL PASO COUNTY, COLORADO						
COLORADO SPRINGS						
8415 Explorer..... 12.71	1998	47,368	100.0	602	0.12	
1975 Research Parkway..... 14.40	1997	115,250	100.0	1,660	0.34	
2375 Telstar Drive..... 12.71	1998	47,369	100.0	602	0.12	
JEFFERSON COUNTY, COLORADO						
LAKEWOOD						
141 Union Boulevard..... 18.52	1985	63,600	95.5	1,125	0.23	
-----						
TOTAL COLORADO OFFICE 16.44		1,565,353	88.4	22,746	4.70	
-----						
SAN FRANCISCO COUNTY, CALIFORNIA						
SAN FRANCISCO						
795 Folsom Street..... 38.27	1977	183,445	100.0	7,021	1.46	
760 Market Street..... 33.94	1908	267,446	95.6	8,679	1.80	
-----						
TOTAL CALIFORNIA OFFICE 35.75		450,891	97.4	15,700	3.26	
-----						
HILLSBOROUGH COUNTY, FLORIDA						
TAMPA						
501 Kennedy Boulevard (h)..... 13.86	1982	297,429	91.4	3,769	0.78	

TOTAL FLORIDA OFFICE 13.86	297,429	91.4	3,769	0.78
TOTAL OFFICE PROPERTIES 21.84	20,773,026	93.5	424,285	87.99

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

PROPERTY LISTING  
OFFICE/FLEX PROPERTIES

2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE, OFFICE/FLEX		PER (\$)
			LEASED AS OF 6/30/02 (%) (a)	2002 BASE AND INDUSTRIAL/ RENT (b) (c)	WAREHOUSE BASE RENT (%)		
BURLINGTON COUNTY, NEW JERSEY							
BURLINGTON							
3 Terri Lane..... 6.94	1991	64,500	61.4	275	0.06		
5 Terri Lane..... 8.39	1992	74,555	82.2	514	0.11		
MOORESTOWN							
2 Commerce Drive..... 8.12	1986	49,000	100.0	398	0.08		
101 Commerce Drive..... 5.19	1988	64,700	100.0	336	0.07		
102 Commerce Drive..... 5.98	1987	38,400	87.5	201	0.04		
201 Commerce Drive..... 6.98	1986	38,400	75.0	201	0.04		
202 Commerce Drive..... 14.67	1988	51,200	25.3	190	0.04		
1 Executive Drive..... 10.50	1989	20,570	100.0	216	0.04		
2 Executive Drive..... 7.40	1988	60,800	81.6	367	0.08		
101 Executive Drive..... 11.66	1990	29,355	84.7	290	0.06		
102 Executive Drive..... 7.43	1990	64,000	79.1	376	0.08		
225 Executive Drive..... 6.80	1990	50,600	100.0	344	0.07		
97 Foster Road..... 6.43	1982	43,200	59.8	166	0.03		
1507 Lancer Drive..... 4.37	1995	32,700	100.0	143	0.03		
1510 Lancer Drive..... 4.20	1998	88,000	100.0	370	0.08		
1245 North Church Street..... 7.14	1998	52,810	100.0	377	0.08		
1247 North Church Street..... 8.73	1998	52,790	100.0	461	0.10		
1256 North Church Street..... 5.01	1984	63,495	100.0	318	0.07		
840 North Lenola Road..... 5.69	1995	38,300	100.0	218	0.05		

844 North Lenola Road..... 11.67	1995	28,670	58.6	196	0.04
915 North Lenola Road..... 5.09	1998	52,488	100.0	267	0.06
2 Twosome Drive..... 8.05	2000	48,600	100.0	391	0.08
30 Twosome Drive..... 5.27	1997	39,675	100.0	209	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	0.06
41 Twosome Drive..... 6.57	1998	43,050	100.0	283	0.06
50 Twosome Drive..... 7.40	1997	34,075	100.0	252	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..... 14.78	1989	69,780	100.0	1,031	0.21
500 Horizon Drive..... 12.06	1990	41,205	100.0	497	0.10
MONMOUTH COUNTY, NEW JERSEY					
WALL TOWNSHIP					
1325 Campus Parkway..... 13.31	1988	35,000	100.0	466	0.10
1340 Campus Parkway..... 12.11	1992	72,502	100.0	878	0.18
1345 Campus Parkway..... 10.47	1995	76,300	80.5	643	0.13
1433 Highway 34..... 13.24	1985	69,020	65.1	595	0.12
1320 Wyckoff Avenue..... 8.65	1986	20,336	100.0	176	0.04
1324 Wyckoff Avenue..... 10.39	1987	21,168	100.0	220	0.05
PASSAIC COUNTY, NEW JERSEY					
TOTOWA					
1 Center Court..... 12.68	1999	38,961	100.0	494	0.10
2 Center Court..... 11.45	1998	30,600	99.3	348	0.07

</Table>

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

53

<Page>

PROPERTY LISTING  
OFFICE/FLEX PROPERTIES  
(CONTINUED)

<Table>  
<Caption>

2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE,		PER (\$)
			LEASED AS OF 6/30/02 (%) (a)	(\$000'S)	2002 BASE AND INDUSTRIAL/ RENT (b) (c)	OFFICE/FLEX WAREHOUSE BASE RENT (%)	
-----							

<S>

<C>

<C>

<C>

<C>

<C>

<C>					
11 Commerce Way.....	1989	47,025	100.0	513	0.11
10.91					
20 Commerce Way.....	1992	42,540	75.9	402	0.08
12.45					
29 Commerce Way.....	1990	48,930	100.0	386	0.08
7.89					
40 Commerce Way.....	1987	50,576	100.0	566	0.12
11.19					
45 Commerce Way.....	1992	51,207	100.0	505	0.10
9.86					
60 Commerce Way.....	1988	50,333	93.1	455	0.09
9.71					
80 Commerce Way.....	1996	22,500	100.0	284	0.06
12.62					
100 Commerce Way.....	1996	24,600	100.0	310	0.06
12.60					
120 Commerce Way.....	1994	9,024	100.0	101	0.02
11.19					
140 Commerce Way.....	1994	26,881	99.5	300	0.06
11.22					

-----  
TOTAL NEW JERSEY OFFICE/FLEX 2,277,531 91.0 18,104 3.75  
8.73  
-----

WESTCHESTER COUNTY, NEW YORK  
ELMSFORD

11 Clearbrook Road.....	1974	31,800	100.0	379	0.08
11.92					
75 Clearbrook Road.....	1990	32,720	100.0	816	0.17
24.94					
125 Clearbrook Road (e).....	2002	33,000	100.0	674	0.14
20.42					
150 Clearbrook Road.....	1975	74,900	100.0	1,121	0.23
14.97					
175 Clearbrook Road.....	1973	98,900	96.8	1,491	0.31
15.57					
200 Clearbrook Road.....	1974	94,000	99.8	1,186	0.25
12.64					
250 Clearbrook Road.....	1973	155,000	95.1	1,344	0.28
9.12					
50 Executive Boulevard.....	1969	45,200	97.5	280	0.06
6.35					
77 Executive Boulevard.....	1977	13,000	100.0	163	0.03
12.54					
85 Executive Boulevard.....	1968	31,000	99.4	449	0.09
14.57					
300 Executive Boulevard.....	1970	60,000	100.0	610	0.13
10.17					
350 Executive Boulevard.....	1970	15,400	98.8	296	0.06
19.45					
399 Executive Boulevard.....	1962	80,000	100.0	986	0.20
12.33					
400 Executive Boulevard.....	1970	42,200	100.0	666	0.14
15.78					
500 Executive Boulevard.....	1970	41,600	100.0	667	0.14
16.03					
525 Executive Boulevard.....	1972	61,700	100.0	885	0.18
14.34					
1 Westchester Plaza.....	1967	25,000	100.0	306	0.06
12.24					
2 Westchester Plaza.....	1968	25,000	100.0	456	0.09
18.24					
3 Westchester Plaza.....	1969	93,500	91.4	1,339	0.28
15.67					
4 Westchester Plaza.....	1969	44,700	99.8	628	0.13
14.08					
5 Westchester Plaza.....	1969	20,000	100.0	299	0.06
14.95					
6 Westchester Plaza.....	1968	20,000	100.0	311	0.06
15.55					
7 Westchester Plaza.....	1972	46,200	100.0	654	0.14
14.16					
8 Westchester Plaza.....	1971	67,200	100.0	929	0.19
13.82					
HAWTHORNE					
200 Saw Mill River Road.....	1965	51,100	100.0	644	0.13
12.60					
4 Skyline Drive.....	1987	80,600	94.7	1,440	0.30
18.87					
5 Skyline Drive (e).....	1980	124,022	100.0	1,596	0.33

12.87						
6 Skyline Drive (e).....	1980	44,155	100.0	726	0.15	
16.43						
8 Skyline Drive.....	1985	50,000	98.7	562	0.12	
11.39						
10 Skyline Drive.....	1985	20,000	100.0	283	0.06	
14.15						
11 Skyline Drive.....	1989	45,000	100.0	723	0.15	
16.07						
12 Skyline Drive.....	1999	46,850	100.0	806	0.17	
17.20						
15 Skyline Drive.....	1989	55,000	100.0	1,031	0.21	
18.75						

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

PROPERTY LISTING  
OFFICE/FLEX PROPERTIES  
(CONTINUED)

2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE, OFFICE/FLEX AND INDUSTRIAL/ WAREHOUSE		PER (\$)
			LEASED AS OF 6/30/02 (%) (a)	(\$000'S)	2002 RENT (b) (c)	BASE RENT (%)	

<S>	<C>	<C>	<C>	<C>	<C>	<C>
<C>						
YONKERS						
100 Corporate Boulevard.....	1987	78,000	98.2	1,364	0.28	
17.81						
200 Corporate Boulevard South.....	1990	84,000	92.5	1,364	0.28	
17.55						
4 Executive Plaza.....	1986	80,000	99.0	1,111	0.23	
14.03						
6 Executive Plaza.....	1987	80,000	100.0	1,226	0.25	
15.33						
1 Odell Plaza.....	1980	106,000	99.9	1,271	0.26	
12.00						
5 Odell Plaza.....	1983	38,400	99.6	622	0.13	
16.26						
7 Odell Plaza.....	1984	42,600	95.9	655	0.14	
16.03						

TOTAL NEW YORK OFFICE/FLEX		2,277,747	98.4	32,359	6.69	
14.43						

FAIRFIELD COUNTY, CONNECTICUT						
STAMFORD						
419 West Avenue.....	1986	88,000	100.0	1,136	0.25	
12.91						
500 West Avenue.....	1988	25,000	100.0	309	0.06	
12.36						
550 West Avenue.....	1990	54,000	100.0	890	0.18	
16.48						
600 West Avenue.....	1999	66,000	100.0	826	0.18	
12.52						
650 West Avenue.....	1998	40,000	100.0	541	0.11	
13.53						

TOTAL CONNECTICUT OFFICE/FLEX 13.56	273,000	100.0	3,702	0.78
--	---------	-------	-------	------

TOTAL OFFICE/FLEX PROPERTIES 11.81	4,828,278	95.0	54,165	11.22
---------------------------------------	-----------	------	--------	-------

</Table>

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

<Page>

PROPERTY LISTING  
INDUSTRIAL/WAREHOUSE PROPERTIES

<Table>  
<Caption>

2002 AVERAGE BASE RENT PROPERTY SQ. FT. LOCATION (c) (d)	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE		PERCENTAGE OF TOTAL 2002 OFFICE, 2002 OFFICE/FLEX BASE AND INDUSTRIAL/ WAREHOUSE		PER (\$)
			LEASED AS OF 6/30/02 (%) (a)	(\$000'S)	2002 RENT (b) (c)	BASE RENT (%)	
WESTCHESTER COUNTY, NEW YORK ELMSFORD							
1 Warehouse Lane..... 10.91	1957	6,600	100.0		72	0.01	
2 Warehouse Lane..... 11.91	1957	10,900	96.3		125	0.04	
3 Warehouse Lane..... 3.76	1957	77,200	100.0		290	0.06	
4 Warehouse Lane..... 9.99	1957	195,500	100.0		1,953	0.41	
5 Warehouse Lane..... 10.76	1957	75,100	97.1		785	0.16	
6 Warehouse Lane..... 23.12	1982	22,100	100.0		511	0.11	
TOTAL INDUSTRIAL/WAREHOUSE PROPERTIES 9.71		387,400	99.3		3,736	0.79	

TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES 19.76	25,988,704	93.9	482,186	100.00
---	------------	------	---------	--------

</Table>

- (a) Based on all leases in effect as of June 30, 2002.
- (b) Total base rent for 12 months ended June 30, 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 June 30, 2002.
- (d) Base rent for 12 months ended June 30, 2002 divided by net rentable square feet leased at June 30, 2002. For those properties acquired or placed in service during the 12 months ended June 30, 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 June 30, 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 June 30, 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.
- (h) The property was sold by the Company in July 2002.

-----  
Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

56

<Page>

SIGNIFICANT TENANTS

The following table sets forth a schedule of the Company's 20 largest tenants for the Consolidated Properties as of June 30, 2002, based upon annualized base rents:

<Table>  
<Caption>

PERCENTAGE COMPANY	YEAR OF LEASE EXPIRATION	NUMBER OF PROPERTIES	ANNUALIZED	PERCENTAGE OF COMPANY	SQUARE	TOTAL
			BASE RENTAL REVENUE (\$)	ANNUALIZED BASE RENTAL REVENUE (%)	FEET LEASED	LEASED SQ.
<S>	<C>	<C>	<C>	<C>	<C>	
AT&T Wireless Services	1.6 2007(b)	2	9,856,447	2.1	395,955	
Donaldson, Lufkin & Jenrette Securities Corp.	1.1 2012(c)	1	8,382,273	1.8	271,953	
AT&T Corporation	1.9 2009(d)	2	7,268,746	1.5	450,278	
Keystone Mercy Health Plan	1.3 2015	2	7,017,899	1.5	303,149	
Prentice-Hall Inc.	2.0 2014	1	6,744,495	1.4	474,801	
IBM Corporation	1.5 2007(e)	3	6,250,705	1.3	353,617	
Nabisco Inc.	1.4 2006(f)	3	6,066,357	1.3	340,746	
American Institute of Certified Public Accountants	1.0 2012	1	5,817,181	1.2	249,768	
Toys 'R' Us - NJ, Inc.	1.0 2012	1	5,342,672	1.1	242,518	
Waterhouse Securities, Inc.	0.8 2015	1	5,314,805	1.1	184,222	
Allstate Insurance Company	1.0 2009(g)	9	5,247,116	1.1	233,858	
CMP Media Inc.	1.0 2014	1	4,817,298	1.0	237,274	
Winston & Strawn	0.4 2005	1	4,481,692	1.0	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(h)	5	4,025,077	0.9	163,253	
Move.com Operations, Inc.	0.4 2006	1	3,891,597	0.8	94,917	
KPMG, LLP	0.6 2012(i)	2	3,656,455	0.8	143,714	
Bank of Tokyo - Mitsubishi Ltd.	0.6 2009	1	3,378,923	0.7	137,076	
Bankers Trust Harborside	1.6 2003	1	3,272,500	0.7	385,000	
URS Greiner/Woodward-Clyde	0.5 2011	1	3,200,603	0.7	123,085	
Totals			108,352,349	22.9	5,114,303	

-----  
=====

</Table>

- (a) Annualized base rental revenue is based on actual June 2002 billings times 12. For leases whose rent commences after July 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) 205,776 square feet expire October 2011; 66,177 square feet expire January 2012.
- (d) 63,278 square feet expire May 2004; 387,000 square feet expire January 2009.
- (e) 20,218 square feet expire January 2005; 85,000 square feet expire December 2005; 248,399 square feet expire December 2007.
- (f) 300,378 square feet expire December 2005; 40,368 square feet expire March 2006.
- (g) 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; 59,562 square feet expire April 2008; 11,500 square feet expire April 2009.
- (h) 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.
- (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 June 30, 2002

<Page>

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 July 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	PERCENTAGE OF TOTAL LEASED	ANNUALIZED	AVERAGE ANNUAL RENT PER NET RENTABLE
		AREA SUBJECT TO EXPIRING LEASES (SQ.FT.)	SQUARE FEET REPRESENTED BY EXPIRING LEASES (%) (b)	BASE RENTAL REVENUE UNDER EXPIRING LEASES (\$) (c)	SQUARE FOOT REPRESENTED BY EXPIRING LEASES (\$)

<S>	<C>	<C>	<C>	<C>	<C>
2002 3.6	178	898,022	3.7	17,191,195	19.14
2003 11.5	438	3,263,357	13.6	54,436,330	16.68
2004 9.5	370	2,294,191	9.5	44,855,310	19.55
2005 12.9	400	3,123,544	13.0	60,795,799	19.46
2006 11.7	323	2,614,040	10.9	55,046,740	21.06
2007 11.0	243	2,515,310	10.5	51,997,119	20.67
2008 7.0	115	1,797,970	7.5	33,209,358	18.47

2009 5.8	69	1,454,533	6.0	27,560,893	18.95
2010 5.2	90	1,251,023	5.2	24,547,648	19.62
2011 8.1	75	1,691,663	7.0	38,435,618	22.72
2012 5.8	45	1,175,345	4.9	27,226,403	23.16
2013 and thereafter 7.9	30	1,965,502	8.2	37,493,781	19.08
-----					
Totals/Weighted Average 100.0	2,376	24,044,500	100.0	472,796,194	19.66
=====					

</Table>

- (a) Includes office, office/flex, industrial/warehouse and stand-alone retail property tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of June 30, 2002.
- (c) Annualized base rental revenue is based on actual June 2002 billings times 12. For leases whose rent commences after July 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.
- (d) Reconciliation to Company's total net rentable square footage is as follows:

	Square Feet
<S>	<C>
Square footage leased to commercial tenants	24,044,500
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	373,841
Square footage unleased	1,587,663
-----	
Total net rentable square footage (does not include residential, land lease, or not-in-service properties)	26,006,004
=====	

</Table>

-----

Mack-Cali Realty Corporation  
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2002

58

<Page>

SCHEDULE OF LEASE EXPIRATIONS

OFFICE PROPERTIES

The following table sets forth a schedule of lease expirations for the office properties beginning July 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 (\$)

<S>

<C>

<C>

<C>

<C>

<C>

<C> 2002 3.7	146	737,505	3.9	15,246,740	20.67
2003 11.3	343	2,459,737	12.9	46,691,323	18.98
2004 9.0	295	1,634,074	8.6	37,216,393	22.78
2005 12.5	309	2,299,384	12.1	51,492,550	22.39
2006 11.8	267	2,123,003	11.1	48,560,342	22.87
2007 10.8	190	1,950,944	10.2	44,741,322	22.93
2008 7.1	91	1,429,830	7.5	29,409,257	20.57
2009 6.1	49	1,260,695	6.6	25,081,828	19.90
2010 4.4	59	847,681	4.5	18,215,420	21.49
2011 8.6	62	1,487,329	7.8	35,520,722	23.88
2012 6.1	33	1,024,778	5.4	25,087,857	24.48
2013 and thereafter 8.6	25	1,799,067	9.4	35,418,408	19.69

-----  
-----  
Totals/Weighted  
Average 1,869 19,054,027 100.0 412,682,162 21.66  
100.0  
=====

</Table>

- (a) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.  
(b) Excludes all unleased space as of June 30, 2002.  
(c) Annualized base rental revenue is based on actual June 2002 billings times 12. For leases whose rent commences after July 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 June 30, 2002

59

<Page>

SCHEDULE OF LEASE EXPIRATIONS

OFFICE/FLEX PROPERTIES

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

<S> <C> 2002 3.3	<C> 29	<C> 153,742	<C> 3.3	<C> 1,875,535	<C> 12.20
2003 12.3	89	671,794	14.6	6,874,689	10.23
2004 9.5	67	467,297	10.2	5,311,597	11.37
2005 16.1	87	794,228	17.3	8,993,415	11.32
2006 11.6	56	491,037	10.7	6,486,398	13.21
2007 12.5	48	543,071	11.8	6,977,107	12.85
2008 6.8	24	368,140	8.0	3,800,101	10.32
2009 4.2	19	182,038	4.0	2,372,865	13.03
2010 11.3	31	403,342	8.8	6,332,228	15.70
2011 5.2	13	204,334	4.5	2,914,896	14.27
2012 3.8	12	150,567	3.3	2,138,546	14.20
2013 and thereafter 3.4	4	158,435	3.5	1,900,373	11.99
Totals/Weighted Average 100.0	479	4,588,025	100.0	55,977,750	12.20

</Table>

- (a) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month office/flex tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of June 30, 2002.
- (c) Annualized base rental revenue is based on actual June 2002 billings times 12. For leases whose rent commences after July 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 June 30, 2002

60

<Page>

SCHEDULE OF LEASE EXPIRATIONS  
INDUSTRIAL/WAREHOUSE PROPERTIES

The following table sets forth a schedule of lease expirations for the industrial/warehouse properties beginning July 1, 2002, assuming that none of the tenants exercise renewal options:

<Table>  
<Caption>

PERCENTAGE OF ANNUAL BASE RENT UNDER	NUMBER OF	NET RENTABLE AREA SUBJECT TO EXPIRING	PERCENTAGE OF TOTAL LEASED SQUARE FEET REPRESENTED BY	ANNUALIZED BASE RENTAL REVENUE UNDER	AVERAGE ANNUAL RENT PER NET RENTABLE SQUARE FOOT REPRESENTED
--	-----------	---	--	--	--

YEAR OF EXPIRING EXPIRATION LEASES (%)	LEASES EXPIRING (a)	LEASES (SQ.FT.)	EXPIRING LEASES (%) (b)	EXPIRING LEASES (\$) (c)	BY EXPIRING LEASES (\$)
<S>	<C>	<C>	<C>	<C>	<C>
2002 1.9	3	6,775	1.8	68,920	10.17
2003 23.1	6	131,826	34.2	870,318	6.60
2004 56.6	7	183,520	47.6	2,132,320	11.62
2005 8.2	4	29,932	7.8	309,834	10.35
2007 7.4	5	21,295	5.5	278,690	13.09
2009 2.8	1	11,800	3.1	106,200	9.00
Totals/Weighted Average 100.0	26	385,148	100.0	3,766,282	9.78

</Table>

- (a) Includes industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month industrial/warehouse tenants. Some tenants have multiple leases.
- (b) Excludes all unleased space as of June 30, 2002.
- (c) Annualized base rental revenue is based on actual June 2002 billings times 12. For leases whose rent commences after July 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 July 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>	<C>	<C>	<C>	<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

</Table>

- (a) Includes stand-alone retail property tenants only.
- (b) Annualized base rental revenue is based on actual June 2002 billings times

12. For leases whose rent commences after July 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 June 30, 2002