# UNITED STATES 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: April 30, 2008 (Date of earliest event reported)

## **MACK-CALI REALTY CORPORATION**

(Exact name of Registrant as specified in its charter)

Maryland

(State or other jurisdiction of incorporation)

1-13274 (Commission File No.) 22-3305147 (I.R.S. Employer Identification No.)

**343 Thornall Street, Edison, New Jersey 08837-2206** (Address of Principal Executive Offices) (Zip Code)

(732) 590-1000

(Registrant's telephone number, including area code)

N/A

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

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions *kee* General Instruction A.2. below):

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

### Item 2.02 Results of Operations and Financial Condition

On May 1, 2008, Mack-Cali Realty Corporation (the "Company") issued a press release announcing its financial results for the first quarter 2008. A copy of the press release is attached hereto as Exhibit 99.2.

#### Item 7.01 Regulation FD Disclosure

For the quarter ended March 31, 2008, 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.

In connection with the foregoing, the Company hereby furnishes the following documents:

#### Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit Number	Exhibit Title
99.1	First Quarter 2008 Supplemental Operating and Financial Data.
99.2	First Quarter 2008 earnings press release of Mack-Cali Realty Corporation dated May 1, 2008.

The information included in this Current Report on Form 8-K (including the exhibits hereto) is being furnished under Item 2.02, "Results of Operations and Financial Condition," Item 7.01, "Regulation FD Disclosure" and Item 9.01 "Financial Statements and Exhibits" of Form 8-K. As such, the information (including the exhibits) herein shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section, nor shall it be incorporated by reference into a filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing. This Current Report (including the exhibits 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.

By:

By:

### MACK-CALI REALTY CORPORATION

Date: April 30, 2008

/s/ MITCHELL E. HERSH Mitchell E. Hersh President and Chief Executive Officer

Date: April 30, 2008

/s/ BARRY LEFKOWITZ Barry Lefkowitz Executive Vice President and Chief Financial Officer

### EXHIBIT INDEX

Exhibit Number	Exhibit Title
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## **FIRST QUARTER 2008**

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.

About the Company / Other Corporate Data
 Board of Directors / Executive Officers
 Equity Research Coverage /Company Contact Information

#### II. FINANCIAL HIGHLIGHTS

· Quarterly Summary / Dividends / Leasing

Leasing (continued)
 Information About FFO
 Key Financial Data
 Same-Store Results and Analysis
 Unconsolidated Joint Ventures Summary
 Select Financial Ratios

Debt Analysis: · Debt Breakdown / Future Repayments

Debt Maturities
 Debt Detail

#### III. FINANCIAL INFORMATION

Consolidated Statements of Operations Consolidated Balance Sheets Consolidated Statement of Changes in Stockholders' Equity Statements of Funds from Operations Statements of Funds from Operations Per Diluted Share Reconciliation of Basic-to-Diluted Shares/Units

#### IV. VALUE CREATION PIPELINE

Operating Property Acquisitions
 Properties Commencing Initial Operations
 Summary of Construction Projects
 Summary of Land Parcels
 Rental Property Sales/Rental Property Held For Sale

#### V. PORTFOLIO/ LEASING STATISTICS

Leasing Statistics
 Market Diversification (MSA's)
 Industry Diversification (Top 30 Tenant Industries)
 Consolidated Portfolio Analyses:
 Breakdown by:
 (a) Number of Properties
 (b) Square Footget
 (c) Base Rental Revenue
 (d) Percentage Leased
 Consolidated Property Listing (by Property Type)
 Significant Tenants (Top 50 Tenants)
 Schedules of Lease Expirations (by Property Type)

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

2

PAGE(S) 5 6

7

9

10

12 13

17

18

19

20

22

23

24

25

26 27

29

30 31

32 33

35-37 38

39

53-54

55-59

10-11

14-16

#### DISCLOSURE REGARDING FORWARD-LOOKING STATEMENTS

The Company considers portions of this information to be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in Section 21E of such act. Such forward-looking statements relate to, without limitation, our future economic performance, plans and objectives for future operations and projections of revenue and other financial items. Forward-looking statements contained by the use of words such as "may," "will," "splan," "should," "expect," "anticipate," "recontaine" or comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which the Company cannot predict with accuracy and some of which the Company will not even anticipate. Although the Company viented is such forward-looking statements are based upon reasonable assumptions at the time made, the Company ang ive no assurance that such expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, the Company ang ive no assurance that such expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, the Company and the company and give no assurance that such expectations reflected in such forward-looking statements are based on to place undue reliance on these forward-looking statements.

Among the factors about which the Company has made assumptions are:

- . changes in the general economic climate and conditions, including those affecting industries in which the Company's principal tenants operate;
- . the extent of any tenant bankruptcies or of any early lease terminations;
- . 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;
- . changes in governmental regulation, tax rates and similar matters; 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 us and the statements contained herein, you are advised to consider the "Risk Factors" contained in the Company's Annual Report on Form 10-K, as may be supplemented or amended in the Company's Quarterly Reports on Form 10-Q, which are incorporated herein by reference. The Company assumes no obligation to update and supplement forward-looking statements that become untrue because of subsequent events, new information or otherwise.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### I. **COMPANY BACKGROUND**

#### 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 \$5.1 billion at March 31, 2008. 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 294 properties, primarily class A office and office/flex buildings, totaling approximately 33.7 million square feet, serving as home to approximately 2,200 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 11.3 million square feet of additional commercial space.

#### History

Established over 50 years ago, in 1994 the New Jersey-based firm, Cali Realty, 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

Summary (as of March 31, 2008)

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.

Corporate Headquarters Fiscal Year-End Total Properties Total Square Feet Geographic Diversity New Jersey Presence Common Shares and Units Outstanding Dividend – Quarter/Annualized Dividend Yield Total Market Capitalization Senior Debt Rating Edison, New Jersey 12/31 294 33.7 million square feet 33.4 million square feet 33.7 million square feet 80.7 million 80.64/82.56 7.2% 55.1 billion BBB (S&P and Fitch); Baa2 (Moody's)

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Board of Directors

William L. Mack, Chairman of the Board

Martin S. Berger	David S. Mack
Alan S. Bernikow	Alan G. Philibosian
John R. Cali	Irvin D. Reid
Kenneth M. Duberstein	Vincent Tese
Nathan Gantcher	Roy J. Zuckerberg
Mitchell E. Hersh	

#### Executive Officers

Mitchell E. Hersh, President and Chief Executive Officer 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 Mark Yeager, Executive Vice President

> Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Equity Research Coverage

Banc of America Securities, LLC Mitchell B. Germain (212) 847-5794

Bear, Stearns & Co., Inc. Ross Smotrich (212) 272-8046

Citigroup Michael Bilerman (212) 816-1383 Deutsche Bank-North America Louis Taylor (212) 250-4912

Goldman Sachs & Co. Jonathan Habermann (917) 33-4260 Green Street Advisors Michael Knott (949) 640-8780 Keefe, Bruyette & Woods, Inc. Shelia K. McGrath (212) 887-7793

Keybanc Capital Markets Jordan Sadler (917) 368-2280

Lehman Brothers David Harris (212) 526-1790

Merrill Lynch Ian Weissman (212) 449-6255 Morgan Stanley David Cohen (212) 761-8564

Stifel Nicolaus & Company, Inc. John Guinee (443) 224-1307 UBS Investment Research James C. Feldman J Jonathan Petersen (212) 713-4922 (212) 713-4057 Wachovia Securities Christopher Haley (443) 263-6773

#### Company Contact Information

Mack-Cali Realty Corporation Investor Relations Department 343 Thornall Street Edison, New Jersey 08837-2206 Phone: (732) 590-1000 Fax: (732) 205-8237

Web: www.mack-cali.com E-mail: investorrelations@mack-cali.com

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

### **II. FINANCIAL HIGHLIGHTS**

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### **II. FINANCIAL HIGHLIGHTS**

#### Quarterly Summary

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

Net income available to common shareholders for the first quarter 2008 equaled \$14.9 million, or \$0.23 per share, versus \$18.6 million, or \$0.28 per share, for the same quarter last year.

Funds from operations (FFO) available to common shareholders for the quarter ended March 31, 2008 amounted to \$70.9 million, or \$0.88 per share, versus \$70.1 million, or \$0.86 per share, for the quarter ended March 31, 2007.

Total revenues for the first quarter 2008 were \$194.7 million as compared to \$193.3 million for the same quarter last year.

All per share amounts presented above are on a diluted basis.

The Company had 65,680,674 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$25,000 liquidation value per share), and 14,982,538 common operating partnership units outstanding as of March 31, 2008. The Company had a total of 80,663,212 common shares/common units outstanding at March 31, 2008.

As of March 31, 2008, the Company had total indebtedness of approximately \$2.2 billion, with a weighted average annual interest rate of 5.80 percent. The Company had a total market capitalization of \$5.1 billion and a debt-to-undepreciated assets ratio of 40.8 percent at March 31, 2008. The Company had an interest coverage ratio of 3.2 times for the quarter ended March 31, 2008.

#### Dividends

In March, the Company's Board of Directors declared a cash dividend of \$0.64 per common share (indicating an annual rate of \$2.56 per common share) for the first quarter 2008, which was paid on April 14, 2008 to shareholders of record as of April 3, 2008.

The Board also declared a cash dividend on the Company's 8 percent Series C cumulative redeemable perpetual preferred stock (\$25 liquidation value per depositary share, each representing 1/10<sup>th</sup> of a share of preferred stock) equal to \$0.50 per depositary share for the period January 15, 2008 through April 14, 2008. The dividend was paid on April 15, 2008 to shareholders of record as of April 3, 2008.

### Leasing

Mack-Cali's consolidated in-service portfolio was 92.1 percent leased at March 31, 2008, as compared to 92.7 percent at December 31, 2007.

For the quarter ended March 31, 2008, the Company executed 111 leases totaling 815,182 square feet, consisting of 491,017 square feet of office space, 318,275 square feet of office/flex space and 5,890 square feet of industrial/warehouse space. Of these totals, 460,243 square feet were for new leases and 354,939 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

#### IN NORTHERN NEW JERSEY:

- Tyco Telecommunications (US), Inc., a business unit of Tyco Electronics, signed a new five-year and two month lease for 40,414 square feet at 412 Mt. Kemble Avenue in Morris Township. The 475,100 square-foot office building is 45.2 percent leased.

- Morgan Stanley & Co. Incorporated, a global financial services firm, signed a transaction totaling 29,654 square feet at Mack-Cali Centre IV at 61 Paramus Road in Paramus, representing an expansion of 4,091 square feet for six years and seven months, as well as a five-year extension of 25,563 square feet. The 269,191 square-foot office building is 100 percent leased.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

- B&G Foods Inc., a manufacturer and distributor of shelf-stable foods, signed a 20,880 square foot renewal at 4 Gatehall Drive in Parsippany for 10 years and six months. The 248,480 square-foot office building, located at Mack-Cali Business Campus, is 89.6 percent leased.

#### IN CENTRAL NEW JERSEY:

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- Northfield Bank, held by Northfield Bancorp, Inc., signed a new lease for 18,010 square feet at 581 Main Street in Woodbridge. The lease has a staggered commencement, carrying a 10-year term for 14,850 square feet and a nine-year and one-month term for 3,160 square feet. 581 Main Street is a 200,000 square-foot office building that is 100 percent leased.

- Cornerstone Relocation Group L.L.C., a provider of relocation management services, signed a transaction totaling 10,630 square feet at 106 Allen Road in Bernards Township, representing a 57-month expansion of 2,193 square feet and a five-year extension of 8,437 square feet. This 132,010 square-foot office building is 98.9 percent leased.

IN WESTCHESTER COUNTY, NEW YORK:

Town Sports International LLC, a health club operator, signed a new 10-year transaction for 81,686 square feet, leasing the entire office/flex building located at 399 Executive Boulevard, at Cross Westchester Executive Park in Elmsford.

- Montefiore Medical Center signed two new 10-year leases totaling 29,850 square feet at South Westchester Executive Park in Yonkers. The transactions consisted of a lease for 16,650 square feet at 200 Corporate Boulevard South and a lease for 13,200 square feet at 6 Executive Plaza. 200 Corporate Boulevard South is an 84,000 square-foot office/flex building that is 90.8 percent leased, and 6 Executive Plaza is an 80,000 square-foot office/flex building that is 100 percent leased.

- Global financial services provider JPMorgan Chase Bank, National Association, signed a five-year renewal for 15,880 square feet at 11 Martine Avenue in White Plains. The 180,000 square-foot office building, located at Westchester Financial Center, is 84.6 percent leased.

- National Union Fire Insurance Company of Pittsburgh, PA, a subsidiary of the American International Group (AIG), signed a five-year renewal for 14,056 square feet at 555 Taxter Road in Elmsford. The 170,554 square-foot office building is 100 percent leased.

- Mrs. Green's Natural Market, Inc., a subsidiary of Planet Organic Health Corporation, signed a new 10-year lease for 13,700 square feet at 300 Executive Boulevard in Elmsford. This 60,000 square-foot office/flex building, located at Cross Westchester Executive Park, is 100 ercent leased.

IN FAIRFIELD COUNTY, CONNECTICUT: - Tepnel Lifecodes Corporation, a division of UK-based Tepnel Life Sciences, signed a five-year renewal for 36,928 square feet at 550 West Avenue in Stamford. This 54,000 square-foot office/flex building, located at Stamford Executive Park, is 100 percent leased

#### IN SUBURBAN PHILADELPHIA:

Foamex L.P., an international producer of polyurethane foam, signed an 11-year new lease for 43,252 square feet at Rose Tree Corporate Center II, located at 1400 N. Providence Road in Media. The 160,000 square-foot office building is 99.3 percent leased.

- Medical staffing provider Bayada Nurses, Inc. signed a transaction totaling 26,465 square feet at 101 Executive Drive in Moorestown, representing a four-year and eight-month extension of 20,995 square feet, an expansion of 2,800 square feet for five years and seven months, and an expansion of 2,670 square feet for five years and five months. The 29,355 square foot office/flex building, located at Moorestown West Corporate Center, is 99.7 percent leased.

#### Information About FFO

Funds from operations ("FFO") is defined as net income (loss) before minority interest of unitholders, computed in accordance with generally accepted accounting principles ("GAAP"), excluding gains (or losses) from extraordinary items and sales of depreciable rental property (which the Company believes

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

includes unrealized losses on properties held for sale), plus real estate-related depreciation and amortization. The Company believes that FFO per share is helpful to investors as one of several measures of the performance of an equity REIT. The Company further believes that by excluding the effect of depreciation and gains (or losses) from sales of properties (all of which are based on historical costs which may be of limited relevance in evaluating current performance), FFO per share can facilitate comparison of operating performance between equity REITs. FFO per share should not be considered as an alternative to net income per share as an indication of the Company's performance or to cash flows as a measure of liquidity. FFO per share presented herein is not necessarily comparable to FFO per share presented by other real estate companies use the same definition. However, the Company's FFO per share is comparable to the FFO per share of real estate companies the the same definition of the National Association of Real Estate Investment Trusts ("NAREIT"). A reconciliation of net income per share is included in the financial tables on page 26.

Key Financial Data

	3/31/08	12/31/07	9/30/07	6/30/07	3/31/01
Shares and Units:					
Common Shares Outstanding	65.680.674	65,558,073	67.648.417	67.923.941	67.847.852
Common Units Outstanding (a)	14,982,538	14,985,538	15,246,628	15,250,592	15,200,761
Combined Shares and Units	80,663,212	80,543,611	82,895,045	83,174,533	83,048,613
Preferred Shares Outstanding	10,000	10,000	10,000	10,000	10,000
Weighted Average- Basic (b)	80.356.876	81,939,677	82,936,027	82.989.817	80,981,701
Weighted Average- Diluted (c)	80,491,357	82,137,909	83,087,797	83,192,728	81,234,395
Common Share Price (\$'s):					
At the end of the period	35.71	34.00	41.10	43.49	47.63
High during period	37.42	45.00	44.98	50.83	56.52
Low during period	28.44	30.42	36.80	42.33	46.8
Market Capitalization:					
(\$'s in thousands, except ratios)					
Market Value of Equity (d)	2,906,755	2,764,897	3,433,524	3,643,815	3,982,484
Total Debt	2.239.963	2.211.735	2.131.118	2.083.548	1,996,01
Total Market Capitalization	5.146.718	4.976.632	5,564,642	5,727,363	5,978,50
Total Debt/ Total Market	-,	.,	-,,	-,,	
Capitalization	43.52%	44.44%	38.30%	36.38%	33.39%
Financials:					
(\$'s in thousands, except ratios and					
per share amounts)					
Total Assets	4,560,962	4,593,202	4,615,835	4.620.222	4,473,403
Gross Book Value of Real Estate Assets	4,892,991	4.885.429	4,860,197	4,841,833	4,574,39
Total Liabilities	2,497,472	2,492,797	2,399,249	2,368,874	2,237,640
Total Minority Interests	451,455	457,850	472,054	476,781	472,149
Total Stockholders' Equity	1,612,035	1,642,555	1,744,532	1,774,567	1,763,614
Total Revenues	194,713	201,682	212,881	200,530	193,25
Capitalized Interest	1,376	1,383	1,208	1,186	1,324
Scheduled Principal Payments	3,772	3,393	3,430	2,469	3.64
Interest Coverage Ratio	3.18	3.26	3.41	3.34	3.2
Fixed Charge Coverage Ratio	2.70	2.80	2.93	2.94	2.77
Net Income	15,449	16,349	23,460	51,578	19.079
Net Income Available to Common Shareholders	14,949	15,849	22,960	51.078	18,579
Earnings per Share—diluted	0.23	0.24	0.34	0.75	0.28
FFO per Share—diluted (e)	0.25	0.24	0.93	0.75	0.20
Dividends Declared per Share	0.64	0.89	0.64	0.88	0.64
FFO Payout Ratio—diluted (e)	72.68%	72.00%	68.58%	72.69%	74.15%
Portfolio Size:					
Properties	294	294	302	302	300
Total Square Footage	33,733,011	33,733,011	34,941,726	34,754,192	34,294,734
Sq. Ft. Leased at End of Period (f) (g)	92.1%	92.7%	92.2%	91.9%	92.2%

(a) Includes any outstanding preferred units presented 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 hasic per share/unit computation, plus dilutive Common Stock Equivalents (i.e. convertible preferred units, options and warrants).
(d) Includes any outstanding preferred units presented 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 definition of the National Association of Real Estate Investment Trusts (NAREIT). See "Information About FFO" on page 11.
(f) Percentage leased includes leases in effect as of the period end date, some of which have commencement dates in the future and leases that expire at the period end date.
(g) Reflects square feet leased at the Company's consolidated in-service portfolio, excluding in-service development properties in lease up (if any).

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Same Store Results and Analysis (dollars in thousands)

	For the three months ended March 31,			%
	2008	2007	Change	Change
Total Property Revenues	\$169,488	\$167,735	\$1,753	1.0
Real Estate Taxes Utilities Operating Services Total Property Expenses:	23,053 20,981 22,460 66,494	23,467 17,541 23,892 64,900	(414) 3,440 (1,432) 1,594	(1.8) 19.6 (6.0) 2.5
GAAP Net Operating Income	102,994	102,835	159	0.2
Less: straight-lining of rents adj.	1,177	3,913	(2,736)	(69.9)
Net Operating Income	\$101,817	\$98,922	\$2,895	2.9
Percentage Leased at Period End	92.0%	92.2%		
Total Properties:	251			
Total Square Footage:	28,531,653			

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Unconsolidated Joint Ventures Summary

Breakdown of Unconsolidated Joint Ventures

		Number of			Square	Company's Effective
Joint Venture Name	Property	Buildings	Location	Percent Leased	Feet	Ownership %
Office Properties:		g-				
Red Bank Corporate Plaza	Red Bank Corporate Plaza	1	Red Bank, NJ	100.0%	92,878	50.0%
Mack-Green-Gale	Bellemead Portfolio	17	New Jersev	86.9%	2,237,881	50.0%
Route 93 Ventures	Route 495 North Sub Market	7	Boston Suburbs, MA	28.9%	666,697	25.0%
Gale Kimball L.L.C.	100 Kimball Drive	1	Parsippany, NJ	91.4%	175.000	8.33%
12 Vreeland Realty L.L.C.	12 Vreeland Road	1	Florham Park, NJ	100.0%	139,750	50.0%
Gale Jefferson L.L.C.	One Jefferson Road (a)	1	Parsippany, NJ	n/a	100,000	8.33%
Office/Flex Properties:						
Ramland Realty Associates, L.L.C.	One Ramland Road	1	Orangeburg, NY	65.9%	232,000	50.0%
Mixed-Use:						
GE/Gale Funding L.L.C.	Princeton Forrestal Village	n/a	Princeton, NJ	94.1%	527,015	10.0%
Boston-Filenes	Boston-Filenes (b)	1	Boston, MA	n/a	1,481,000	15.0%
Hotel:						
Harborside South Pier	Hyatt Regency Jersey City on the Hudson	1	Jersey City, NJ	n/a	350 rooms	50.0%
Land:						
Plaza VIII and IX Associates, L.L.C.	Vacant land/parking	n/a	Jersey City, NJ	n/a	n/a	50.0%
55 Corporate Partners L.L.C.	Condominium Interest Vacant Land (c)	n/a	Bridgewater, NJ	n/a	200,000	50.0%
Red Bank Corporate Plaza II	Vacant Land	n/a	Red Bank, NJ	n/a	n/a	50.0%

(a) The Company is developing a 100,000 square foot office building for the venture.
(b) The Company is redeveloping a 1,481,000 square foot mixed-use property for the venture.
(c) The Company will be developing a 200,000 square foot office building for the venture.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### 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 March 31, 2008 and December 31, 2007 (collars in thousands):

							Ma	rch 31, 2008					
	Plaza			Red Bank	Mack-	Princeton							
	VIII & IX	Ramland	Harborside	Corporate	Green-	Forrestal	Route 93	Gale		12	Boston-	Gale	Combined
	Associates	Realty	South Pier	Plaza I & II	Gale	Village	Portfolio	Kimball	55 Corporate	Vreeland	Filenes	Jefferson	Total
Assets:													
Rental property, net	\$10,633	\$7,099	\$64,323	\$23,507	\$365,640	\$42,478	\$56,908		\$17,000	\$14,917			\$602,505
Other assets	2,504	637	17,682	4,035	46,900	24,786	1,306	\$10,469		829	\$84,618	\$2,434	196,200
Total assets	\$13,137	\$7,736	\$82,005	\$27,542	\$412,540	\$67,264	\$58,214	\$10,469	\$17,000	\$15,746	\$84,618	\$2,434	\$798,705
Liabilities and Partners'/ members' capital													
(deficit):													
Mortgages and loans payable		\$14,726	\$75,854	\$19,039	\$279,340	\$52,800	\$42,495			\$8,479			\$492,733
Other liabilities	\$ 531	339	6,340	57	23,586	6,498	763	\$11,797			\$18,506	\$ 596	69,013
Partners'/members' capital	12,606	(7,329)	(189)	8,446	109,614	7,966	14,956	(1,328)	\$17,000	7,267	66,112	1,838	236,959
Total liabilities and partners'/ members' capital	\$13,137	\$7,736	\$82,005	\$27,542	\$412,540	\$67,264	\$58,214	\$10,469	\$17,000	\$15,746	\$84,618	\$2,434	\$798,705
Company's investment in unconsolidated joint													
ventures	\$6,225			\$3,849	\$124,037	\$1,923	\$4,693		\$8,620	\$7,824	\$20,663	\$ 723	\$178,557

							Dece	ember 31, 2007					
	Plaza			Red Bank	Mack-	Princeton							
	VIII & IX	Ramland	Harborside	Corporate	Green-		Route 93	Gale		12	Boston-	Gale	Combined
	Associates	Realty	South Pier	Plaza I & II	Gale	Village	Portfolio	Kimball	55 Corporate	Vreeland	Filenes	Jefferson	Total
Assets:													
Rental property, net	\$10,787	\$7,254	\$64,882	\$23,594	\$368,028	\$42,713	\$57,368		\$17,000	\$7,954			\$599,580
Other assets	2,250	763	15,039	2,843	52,741	25,471	2,307	\$9,594		851	\$81,651	\$1,918	195,428
Total assets	\$13,037	\$8,017	\$79,921	\$26,437	\$420,769	\$68,184	\$59,675	\$9,594	\$17,000	\$8,805	\$81,651	\$1,918	\$795,008
Liabilities and Partners'/ members' capital													
(deficit):													
Mortgages and loans payable		\$14,771	\$76,072	\$18,116	\$281,746	\$52,800	\$42,495			\$8,761			\$494,761
Other liabilities	\$ 532	366	2,711	133	23,809	6,923	857	\$10,133			\$20,678	\$ 80	66,222
Partners'/members' capital	12,505	(7,120)	1,138	8,188	115,214	8,461	16,323	(539)	\$17,000	44	60,973	1,838	234,025
Total liabilities and partners'/ members' capital	\$13,037	\$8,017	\$79,921	\$26,437	\$420,769	\$68,184	\$59,675	\$9,594	\$17,000	\$8,805	\$81,651	\$1,918	\$795,008
Company's investment in unconsolidated joint													
ventures	\$6,175		\$ 513	\$3,703	\$128,107	\$2,029	\$4,729		\$8,518	\$7,752	\$18,828	\$ 712	\$181,066

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

The following is a summary of the results of operations of the unconsolidated joint ventures for the period in which the Company had investment interests during the three months ended March 31, 2008 and 2007 *dollars in thousands*):

							Three Mon	ths Ended Marc	h 31, 2008					
	Plaza			Red Bank	Mack-	Princeton						NKFGMS		
	VIII & IX	Ramland	Harborside	Corporate	Green-	Forrestal	Route 93	Gale	55	12	Boston-	Owners	Gale	Combined
	Associates	Realty	South Pier	Plaza I & II	Gale	Village	Portfolio	Kimball	Corporate	Vreeland	Filenes	LLC	Jefferson	Total
Total revenue	\$303	\$488	\$8,873	\$ 782	\$12,325	\$2,727	\$ 670	\$ 395		\$ 397	\$ 49			\$27,009
Operating and other expenses	(48)	(314)	(5,619)	(172)	(5,153)	(1,483)	(900)	(110)		(23)	(3)			(13,825)
Depreciation and amortization	(154)	(181)	(1,469)	(148)	(4,751)	(766)	(393)	(86)		(128)				(8,076)
Interest expense		(201)	(1,183)	(224)	(4,661)	(973)	(744)	(152)		(100)				(8,238)
Net income	\$101	\$(208)	\$ 602	\$ 238	\$(2,240)	\$(495)	\$(1,367)	\$ 47		\$ 146	\$ 46			\$(3,130)
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ 50		\$ 287	\$ 118	\$(1,572)	\$(107)	\$(39)	\$ 25		\$ 73	\$ 17			\$(1,148)

							Three Mor	ths Ended Marcl	n 31, 2007					
	Plaza			Red Bank	Mack-	Princeton						NKFGMS		
	VIII & IX	Ramland	Harborside	Corporate	Green-	Forrestal	Route 93	Gale	55	12	Boston-	Owners	Gale	Combined
	Associates	Realty	South Pier	Plaza I & II	Gale	Village	Portfolio	Kimball	Corporate	Vreeland	Filenes	LLC	Jefferson	Total
Total revenue	\$259	\$526	\$8,938		\$16,440	\$2,868	\$ 325			\$ 524	\$ 326	\$8,990		\$39,196
Operating and other expenses	(39)	(374)	(5,563)		(7,442)	(1,631)	(888)	\$ (9)		(19)	(261)	(8,918)		(25,144)
Depreciation and amortization	(154)	(175)	(1,478)		(6,735)	(751)	(1,624)			(88)				(11,005)
Interest expense		(264)	(1,203)	-	(6,624)	(1,106)	(732)	(93)		(175)				(10,197)
Net income	\$ 66	\$(287)	\$ 694		\$(4,361)	\$(620)	\$(2,919)	\$(102)		\$ 242	\$ 65	\$ 72		\$(7,150)
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ 33	-	\$ 347		\$(1,736)	\$(132)	\$(904)	\$ (8)		\$ 121	\$ 19	\$ 29	-	\$(2,231)

#### Select Financial Ratios

Ratios Computed For Industry		ch 31,
Comparisons:	2008	2007
Financial Position Ratios: Total Debt/ Total Book Capitalization (Book value) (%)	49.11%	44.62%
Total Debt/ Total Market Capitalization (Market value) (%)	43.52%	33.39%
Total Debt/ Total Undepreciated Assets (%)	40.79%	37.83%
Secured Debt/ Total Undepreciated Assets (%)	5.48%	6.23%

	Three Months Ended March 31,		
	2008	2007	
Operational Ratios: Interest Coverage (Funds from Operations+Interest Expense)Interest Expense (s)	3.18	3.27	
Debt Service Coverage (Funds from Operations + Interest Expense)(Interest Expense + Principal Amort.) (x)	2.85	2.92	
Fixed Charge Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Capitalized Interest+Pref, Div. + Prin, Amort, +Ground Lease Payments)(x)	2.70	2.77	
FFO Payout (Dividends Declared/Funds from Operations) (%)	72.68%	74.15%	

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

# Debt Analysis (as of March 31, 2008)

# Debt Breakdown (dollars in thousands)

			Weighted A	Average Weighted Average
	Balance	% of Total	Intere	est Rate Maturity in Years
Fixed Rate Unsecured Notes	\$1,657,153	73.98%		6.30% 4.07
Fixed Rate Secured Debt and Other Obligations	300,810	13.43%		5.36% 3.76
Variable Rate Unsecured Debt	282,000	12.59%		3.32% 3.23
Totals/Weighted Average:	\$2,239,963	100.00%		5.80% 3.92
		ture Repayments llars in thousands)		
	Scheduled	Principal		
Period	Amortization	Maturities	Total	Weighted Average Interest Rate of Future Repayments (a)
April 1 – December 31, 2008	\$13,748	\$12,563	\$26,311	5.28%
2009	15,141	300,000	315,141	7.37%
2010	2,584	334,500	337,084	5.26%
2011	2,745	582,000	584,745	5.70%
2012	2,864	210,148	213,012	6.13%
Thereafter	5,702	760,618	766,320	5.41%
Sub-total	42,784	2,199,829	2,242,613	5.80%
Adjustment for unamortized debt				
discount/premium, net, as of				
March 31, 2008	(2,650)		(2,650)	
Totals/Weighted Average:	\$ 40,134	\$2,199,829	\$2,239,963	5.80%

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

# Debt Maturities (dollars in thousands)

	April 1 – December 31,										
Secured Debt:	2008	2009	2010	2011	2012	2013	2014	2015	2016	2018	TOTALS
6404 Ivy Lane	\$12,563										\$12,563
Prudential Portfolio	312,505		\$150,000								150,000
105 Challenger			19,500								19,500
2200 Renaissance Boulevard			17,500		\$15,234						15,234
Soundview Plaza					\$15,254	\$14,889					14,889
9200 Edmonston Road						4,229					4,229
6305 Ivy Lane						4,227	\$5,707				5,707
6301 Ivy Lane							5,301				5,301
35 Waterview							18,185				18,185
395 West Passaic							9,636				9,636
23 Main Street							2,050			\$26,566	26,566
Total Secured Debt:	\$12,563		\$169,500		\$15,234	\$19,118	\$38,829			\$26,566	\$281,810
Total Scened Debti	\$12,505		\$10,500		010,201	\$17,110	\$50,025			\$20,500	\$201,010
Unsecured Debt:											
Unsecured credit facility				\$282,000							\$282,000
7.250% unsecured notes											
due 3/09		\$300,000									300,000
5.050% unsecured notes		\$500,000									500,000
due 4/10			\$150,000								150,000
7.835% unsecured notes			\$150,000								150,000
due 12/10			15,000								15,000
7.750% unsecured notes			15,000								15,000
due 2/11				300,000							300,000
5.250% unsecured notes				200,000							500,000
due 1/12					\$100,000						100,000
6.150% unsecured notes					\$100,000						100,000
due 12/12					94,914						94,914
5.820% unsecured notes											
due 3/13						\$26,105					26,105
4.600% unsecured notes											,
due 6/13						100,000					100,000
5.125% unsecured notes											,
due 2/14							\$200,000				200,000
5.125% unsecured notes							,				,
due 1/15								\$150,000			150,000
5.80% unsecured notes											,
due 1/16									\$200,000		200,000
Total Unsecured Debt:	-	\$300,000	\$165,000	\$582,000	\$194,914	\$126,105	\$200,000	\$150,000	\$200,000		\$1,918,019
Total Debt:	\$12,563	\$300,000	\$334,500	\$582,000	\$210,148	\$145,223	\$238,829	\$150,000	\$200,000	\$26,566	\$2,199,829

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

# Debt Detail (dollars in thousands)

		Effective	Principal Balance at		
		Interest	March 31,	December 31,	Date of
Property Name	Lender	Rate	2008	2007	Maturity
Senior Unsecured Notes: (a)					
7.250%, \$300,000 Face Amount Notes	public debt	7.486%	\$299,775	\$ 299,716	03/15/09
5.050%, \$150,000 Face Amount Notes	public debt	5.265%	149,888	149,874	04/15/10
7.835%, \$15,000 Face Amount Notes	public debt	7.950%	15,000	15,000	12/15/10
7.750%, \$300,000 Face Amount Notes	public debt	7.930%	299,511	299,468	02/15/11
5.250%, \$100,000 Face Amount Notes	public debt	5.457%	99,258	99,210	01/15/12
6.150%, \$94,914 Face Amount Notes	public debt	6.894%	92,595	92,472	12/15/12
5.820%, \$26,105 Face Amount Notes	public debt	6.448%	25,558	25,530	03/15/13
4.600%, \$100,000 Face Amount Notes	public debt	4.742%	99,851	99,844	06/15/13
5.125%, \$200,000 Face Amount Notes	public debt	5.110%	201,408	201,468	02/15/14
5.125%, \$150,000 Face Amount Notes	public debt	5.297%	149,372	149,349	01/15/15
5.800%, \$200,000 Face Amount Notes	public debt	5.806%	200,597	200,616	01/15/16
Total Senior Unsecured Notes:			\$1,632,813	\$1,632,547	
Revolving Credit Facilities:					
Unsecured Facility (b)	23 Lenders	Libor +0.550%	\$282,000	\$ 250,000	6/22/11
Total Revolving Credit Facilities:			\$282,000	\$ 250,000	
Property Mortgages: (c)					
6404 Ivy Lane	Wachovia CMBS	5.582%	\$ 12,865	\$ 13,029	08/01/08
Assumed Obligations	n/a	4.941%	24,340	27,657	05/01/09 (d)
Various (e)	Prudential Insurance Co.	4.841%	150,000	150,000	01/15/10
105 Challenger Road	Archon Financial CMBS	6.235%	19,023	18,968	06/06/10
2200 Renaissance Boulevard	Wachovia CMBS	5.888%	17,344	17,442	12/01/12
Soundview Plaza	Morgan Stanley CMBS	6.015%	17,461	17,575	01/01/13
9200 Edmonston Road	Principal Commercial Funding, L.L.C.	5.534%	5,061	5,096	05/01/13
6305 Ivy Lane	John Hancock Life Ins. Co.	5.525%	7,050	7,098	01/01/14
395 West Passaic	State Farm Life Ins. Co.	6.004%	12,493	12,596	05/01/14
6301 Ivy Lane	John Hancock Life Ins. Co.	5.520%	6,612	6,655	07/01/14
35 Waterview	Wachovia CMBS	6.348%	20,045	20,104	08/11/14
23 Main Street	JPMorgan CMBS	5.587%	32,856	32,968	09/01/18
Total Mortgages, Loans Payable and Other Obligations:			\$325,150	\$ 329,188	
Total Debt:			\$2.239.963	\$2,211,735	
Total Debt:			\$2,239,963	\$2,211,735	

(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 \$775 million.
(c) Effective interest rate for mortgages, loans payable and other obligations reflects effective rate of debt, including deferred financing costs, comprised of the cost of terminated treasury lock agreements (if any), debt initiation costs and other transaction costs, as applicable.
(d) The obligations mature at various times through May 2009.
(e) Mortgage is collateralized by seven properties.

### **III. FINANCIAL INFORMATION**

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

### **III. FINANCIAL INFORMATION**

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

bisromi         \$164,00         \$19,05           Control environi         2,57,4         2,52,5           Control environi         1,7,4         22,52           Control environi         1,7,43         22,52           Dore at control         4,813         23,52           Tota revenues         19,713         19,22           Dore at control         14,45         23,52           Tota revenues         14,45         23,52           Tota revenues         14,45,43         23,52           Operation generation in the intervenue in the intervenue in the intervenue		Three Months Ended March 31.	
bisromi         \$164,00         \$195,05           Control services         2,57,4         2,52,5           Control services         1,24,4         2,25,2           Control services         4,43,5         2,32,5           Dore records         4,43,5         2,32,5           Total records         4,43,5         2,32,5           Total records         4,43,5         2,32,5           Total records         4,43,5         2,32,5           Over records         4,43,6         2,42,5           Over records         2,40,56         2,42,52           Over records         2,40,56         2,42,53           Over records         2,40,56         2,42,53           Over records         2,59,73         2,46,6           Over records         2,59,73         2,46,6           Over records         1,42,64         1,42,64           Over records         1,42,65	Revenues	2008	2007
Exables and recoveris from teams2,7242.23Charles teams1.182.33Ohr norm1.182.33Tail events1.182.33Arrent teams2.0452.045Streams2.0452.045Arrent teams2.0452.045Arrent teams2.0452.055Arrent teams2.0452.055Arrent teams2.0452.055Arrent teams2.0552.055Arrent teams2.0552.055Arrent teams2.0552.055Arrent teams2.0552.055Arrent teams2.0552.055Arrent teams2.0552.055			
Contraction services12,7e122,3eMet eliste services34,622,7.9Charl neurons14,102,3eStreame14,102,3eStreame14,102,3eCharl neurons14,102,3eStreame34,102,3eStreame34,102,3eStreame2,42815,49Streame2,42815,49Streame11,09510,02Streame <td></td> <td></td> <td>26,220</td>			26,220
Bela dis vincia3,422,7Tota revarie14,0132,32Tota revarie14,0132,32Tota revarie2,40062,401Stresse2,40062,401Constrained2,4022,402Operation constrained2,4032,402Operation constrained2,4032,402Operation constrained2,4032,403Operation constrained2,4032,403Operation constrained2,4032,403Operation constrained4,4033,403Operation constrained4,4034,403Operation constrained4,4034,403Operation constrained4,4034,403Operation c	Construction services		22,341
Oble i soon         4,183         3.23           Tail sevone         94,713         194,723         194,723           Rel soot tans         2,1448         1.744         1743           Optiting services         2,2458         1.745         124,428         1.745           Optiting services         2,2458         1.2454	Real estate services		2,741
Total revenues         94,71         94,22           Sprease         24,05         24,35         24,35           Operation costs         24,35         24,35         24,35           Operation costs         24,35         24,35         24,35           Operation costs         22,54         20,90         24,35         24,35         24,35           Operation costs         12,554         20,90         21,35         24,45         20,90         21,35         21,45         20,90         21,35         21,45         20,90         21,35         21,45         20,90         21,45         20,90         21,45         20,90         21,45         20,90         21,45         20,90         21,45         20,90         21,45         20,90         21,45         20,90         21,41         21,45         20,90         21,41         21,45         21,41	Other income		2,398
And east taxes         24,06         22,47           Operating services         22,573         22,62           Operating services         22,573         22,62           Operating services         22,573         22,62           Operating services         12,524         20,90           Operating income         12,524         20,90           Operating income         12,524         20,90           Operating income         51,805         54,18           Operating income         55,805         1,61           Operating income         55,805         1,61           Operating income         52,805         1,61           Operating income         52,805         1,61           Operating income         52,805         1,61           Operating income         52,805         1,61           Operating income         1,62         2,62           Operating income	Total revenues	194,713	193,257
Ublines         21,428         11,54           Operang services         22,597         24,64         20,91           Operang services         12,644         20,91           Operang services         12,644         20,91           Operang services         142,908         13,900           Operang services         142,908         13,900           Operang services         142,908         13,900           Operang services         142,908         13,900           Operang services         13,900         94,913           Operang services         12,3         22,2           Namery interes in consolidated joint ventures         12,3         22,2           Namery interes in consolidate joint ventures         12,3         22,2           Namery interes in consolidate joint ventures         24,20         (42,22           Namery interes in consolidate joint ventures         24,20         (42,22           Namery interes in consolidate joint ventures         15,40         15,40	Expenses		
Ublines         21,428         11,54           Operang services         22,597         24,64         20,91           Operang services         12,644         20,91           Operang services         12,644         20,91           Operang services         142,908         13,900           Operang services         142,908         13,900           Operang services         142,908         13,900           Operang services         142,908         13,900           Operang services         13,900         94,913           Operang services         12,3         22,2           Namery interes in consolidated joint ventures         12,3         22,2           Namery interes in consolidate joint ventures         12,3         22,2           Namery interes in consolidate joint ventures         24,20         (42,22           Namery interes in consolidate joint ventures         24,20         (42,22           Namery interes in consolidate joint ventures         15,40         15,40	Real estate taxes	24.036	23,470
Operating services         25/973         24.64         20.90           Deter construction costs         11,954         20.90           Operating services         11,954         10.90           Total copenses         142.900         19.90           Operating services         12.900         00.900           Interest copens         62.400         00.900           Interest copens interest copens interest copens interest copens interest copen interest c	Utilities		17.545
Öher onsitucion conta         12,654         20,01           General and anisitaritavi         14,2098         10,01           Operation and anotization         47,222         44,44           Operation and anotization         47,222         44,44           Operation and anotization         47,222         44,44           Operation conta         51,805         54,18           Deter operation contantication anotization and anotization         51,805         60,003           Interview and obtrinstement income         62,2400         60,003           Generation consolidated joint ventures         62,220         62,213         62,223           Total depresse income         62,220         62,213         62,223           Total depresse income         62,220         62,223         62,223           Total depresse income         62,220         62,223         62,223           Income from continuing operations income         62,220         62,223         62,223           Income from continuing operations         62,220         62,23         62,23           Income from continuing operations         62,20         62,23         62,23           Income from continuing operations         54,49         63,00         60,00         60,00         60,00	Operating services		24.626
Opercention and anoritzation         47,22         41,42         19,00           Table appends         142,098         19,00	Direct construction costs		20,911
Opercention and anoritzation         47,72         41,4           Total express         142,008         150,00           Operating income         51,805         54,11           Other (express) income         02,600         00,00           Enview (express)         03,260         00,00           Enview (express)         00,00         00,00           Enview (express)         00,000         00,000           Enview (express)         00,000         00,000           Minority interest in Operating Partnership         04,427         (44,20           Enview (express)         00,000         00,000         00,000           Enview (express)         00,000         00,000         00,000         00,000           Enview (express)         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000         00,000	General and administrative		11,070
Operating income         51,805         54,18           Other (separse) income         (32,460)         (60,93)           Interest opense         (32,460)         (60,93)           Interest opense         (1,418)         (2,22)           Interest opense         (1,418)         (2,22)           Interest opense         (1,418)         (2,22)           Interest in consolidated joint ventures         (2,29)         (3,12)           Interest in consolidated joint ventures         (2,22)         (3,12)           Interest in consolidated joint ventures         (2,22)         (3,12)           Interest in consolidated joint ventures         (3,427)         (4,22)           Incords from continuing operations before         (3,427)         (4,22)           Incords from continuing operations in the operation partnership         (3,427)         (4,22)           Incords from continuing operations (of on innority interest):         -         -         -           Incords incords operations (of on innority interest):         -         -         -           Incords incords operations (of on innority interest):         -         -         -         -           Incords incords operations (of on innority interest):         -         -         -         -         -	Depreciation and amortization		41,451
Operating income         51,805         54,18           Other (separse) income         (32,460)         (60,93)           Interest opense         (32,460)         (60,93)           Interest opense         (1,418)         (2,22)           Interest opense         (1,418)         (2,22)           Interest opense         (1,418)         (2,22)           Interest in consolidated joint ventures         (2,29)         (3,12)           Interest in consolidated joint ventures         (2,22)         (3,12)           Interest in consolidated joint ventures         (2,22)         (3,12)           Interest in consolidated joint ventures         (3,427)         (4,22)           Incords from continuing operations before         (3,427)         (4,22)           Incords from continuing operations in the operation partnership         (3,427)         (4,22)           Incords from continuing operations (of on innority interest):         -         -         -           Incords incords operations (of on innority interest):         -         -         -           Incords incords operations (of on innority interest):         -         -         -         -           Incords incords operations (of on innority interest):         -         -         -         -         -	Total expenses	142.908	139,073
interest opense         (24,00)         (60,00)           Equity in earnings (loss) of uconsolidated joint ventures         (1,148)         (2,23)           Interest and other incosnolidated joint ventures         (1,248)         (2,23)           Interest and other incosnolidated joint ventures         (1,23)         (2,23)           Interest in cosnolidated joint ventures         (1,23)         (2,23)         (3,13)           Income from continuing operations before         (3,427)         (4,22)         (3,13)           Income from continuing operations         (3,427)         (4,22)         (3,14)         (3,14)         (3,14)         (3,14)         (3,14)         (3,12)         (3,12)         (3,12)         (3,12)         (3,12)         (3,12)	Operating income		54,184
interest opense         (24,00)         (60,00)           Equity in earnings (loss) of uconsolidated joint ventures         (1,148)         (2,23)           Interest and other incosnolidated joint ventures         (1,248)         (2,23)           Interest and other incosnolidated joint ventures         (1,23)         (2,23)           Interest in cosnolidated joint ventures         (1,23)         (2,23)         (3,13)           Income from continuing operations before         (3,427)         (4,22)         (3,13)           Income from continuing operations         (3,427)         (4,22)         (3,14)         (3,14)         (3,14)         (3,14)         (3,14)         (3,12)         (3,12)         (3,12)         (3,12)         (3,12)         (3,12)	Other (expense) income		
interest and other investment income         1.56         1.61           gativi in carning (loss) of unconsolidade) diriv tentures         1.23         2.23           Minori ju interest in consolidated joint ventures         1.23         2.23           Income from continuing operations before         1.8876         2.28,29           Minori ju interest in Operating Patnership         1.8476         2.28,29           Income from continuing operations before         1.8476         2.28,29           Minori ju interest in Operating Patnership         1.64,49         1.64,49           Discontinued operations fore         -         4.42           Discontinued operations, net         -         4.42           Na income from continuing operations         1.54,49         1.56,49           Na in come from continuing operations (net or minori y interest):         -         4.42           Na in come from continuing operations (net or minori y interest):         -         4.42           Na in come from continuing operations         1.54,49         1.56,49         1.56,79           Na in come from continuing operations         1.54,49         1.56,79         1.56,79           Na in come from continuing operations         1.54,49         50,23         50,23         50,23           Na in come from continuing operations	Interest expense	(32,460)	(30,936)
Equity in earnings (loss) of unconsolidated joint ventures         (1,48)         (2,23)           Total other (expense) inconsolidated joint ventures         (32,229)         (31,32)           Total other (expense) inconsolidated joint ventures         (32,229)         (31,32)           Income from continuing operations before         (32,427)         (42,22)           Minority interes in Operating Partneship         (3,427)         (42,22)           Income from continuing operations         (5,449)         (8,64)           Obcommine operations (16 of minority interes):         -         -           Income from continuing operations, net         -         -         -           Vent income start         (500)         (500)         (500)         (500)         (500)           Preferred stock dividends         (500)         (500	Interest and other investment income		1,617
Minority interest in consolidated joint ventures         123         22         63.2         63		(1,148)	(2,231)
Total other (sepense) income_         (2229)         (31.22)           Income from continuing operations before         18.876         22.89           Minority interest in Operating Partnership         (3.427)         (4.22)           Income from continuing operations to Operating Partnership         (3.427)         (4.22)           Income from continuing operations         (3.427)         (4.22)           Income from continuing operations         (3.427)         (4.22)           Income from continuing operations         (3.427)         (4.22)           Income from continuing operations, net         -         44           Otal discontinued operations, net         -         49           Via ti corean         (5.409)         (500)         (500)           Ki nocome         (5.400)         (500)         (500)         (500)           Sease carrings per common shareholders         5.023         \$0.23         \$0.23         \$0.23         \$0.23         \$0.23         \$0.20         \$0.23			227
Income from continuing operations before Minority interest in Operating Partnership Minority interest in Operating Partnership Anore from continuing operations Social discontinued operations Income from continuing operations Income from discontinued operations, net Net income Preferred stock dividends Net income available to common shareholders Basic cartings per common shares Income from continuing operations Net income available to common shareholders Discontinued operations Social discontinued operations Social discontinued operations Net income available to common shareholders Discontinued operations Social discontinued operations Social d		(32,929)	(31,323)
Minority interst in Operating Partnership         18,876         22,84         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         (4,22)         64,27)         64,27         64,27)         64,27			(21,222)
Minority interest in Operating Partnership <sup>1</sup> (3.427)         (4.22)           Income from discontinuing operations (set of minority interest):         15,449         18,64           Income from discontinued operations, net         -         43           Orlad discontinued operations, net         -         43           Net income         15,449         19,00           Preferred tock dividends         (500)         (500)           Net income available to common shareholders         \$12,949         \$18,57           Basic earlings per common share:         -         00           Income available to common shareholders         \$0.23         \$0.20           Discontinued operations         \$0.23         \$0.23         \$0.20           Discontinued operations         \$0.23         \$0.20         \$0.20           Discontinued operations         \$0.23         \$0.20		18.876	22,861
Income from continuing operations         15,449         18,64           Discontinued operations         -         43           Total discontinued operations, net         -         43           Net income         15,449         18,64           Total discontinued operations, net         -         43           Net income         15,449         19,000         (500)           Prefered stock dividends         (500)         (500)         (500)           Net income available to common shareholders         \$14,949         \$18,57           Basic earnings per common share:         -         00           Income from continuing operations         \$0,23         \$0,23           Discontinued operations         \$0,23         \$0,23         \$0,23         \$0,23         \$0,23         \$0,23         \$0,23         \$0,23         \$0,23 <td< td=""><td></td><td></td><td>(4,221)</td></td<>			(4,221)
Discontinued operations (net of minority interest):         -         43           Income from discontinued operations, net         -         43           Net income         15,449         19,07           Preferred tock divideds         (500)         (500)           Net income available to common shareholders         \$14,949         \$18,57           Basic carrings per common shareholders         \$0.23         \$0.2           Discontinued operations, net         -         0.0           Net income         \$14,949         \$18,57           Basic carrings per common shareholders         \$0.23         \$0.2           Discontinued operations         \$0.23         \$0.2           Discontinue operations         \$0.23         \$0.2           Discontinued operations         \$0.23         \$0.2           Net income available to common shareholders         \$0.64         \$0.6           Dividends declared per common share         \$0.64         \$0.6           Basic weighted average shares outs			18,640
Incem from discontinued operations         -         43           Total discontinued operations, net         -         43           Total discontinued operations, net         15,449         19,00           Prefered stock dividends         (5,00)         (500)           Net income         \$1,499         \$18,57           Basic enzings per common shares         \$0,23         \$0,23           Income from continuing operations         \$0,23         \$0,23           Discontinued operations         \$0,23         \$0,23           Discontinued operations         \$0,23         \$0,23           Discontinued operations         \$0,23         \$0,23           Discontinue operations         \$0,23         \$0,23           Discontinued operations         \$0,24         \$0,26		10,117	10,010
Total discontinued operations, net      43       Net income     15,49     19,00       Preferred tock dividends     (500)     (500)       Net income available to common shareholders     \$14,949     \$18,57       Basic earnings per common share:      0.0       Income from continuing operations     \$0.23     \$0.23       Discontinued operations     \$0.23     \$0.23       Discontinue operations </td <td></td> <td>-</td> <td>439</td>		-	439
Net income       15,49       19,07         Preferred stock dividends       (500)       (500)         Net income available to common shareholders       \$14,949       \$18,57         Basic earnings per common share:       \$0,23       \$0,22         Income from continuing operations       \$0,23       \$0,22         Net income available to common shareholders       \$0,23       \$0,22         Discontinued operations       \$0,23       \$0,22         Net income available to common shareholders       \$0,23       \$0,22         Diluted earnings per common share:       \$0,23       \$0,22         Discontinued operations       \$0,23       \$0,22         Diluted earnings per common share:       \$0,23       \$0,22         Discontinued operations       \$0,23       \$0,22         Dividends declared per common share       \$0,64       \$0,66         Basic weighted average shares outstanding       \$0,5372       \$6,56			439
Prefered stock dividends         (500)         (50			
Net income available to common shareholders       \$ 14,949       \$ 18,57         Basic earnings per common share:       \$ 0.23       \$ 0.02         Income from continuing operations       \$ 0.23       \$ 0.23         Discontinue operations       \$ 0.23       \$ 0.23         Net income available to common shareholders       \$ 0.23       \$ 0.23         Diluted earnings per common share:       \$ 0.23       \$ 0.23         Income from continuing operations       \$ 0.23       \$ 0.23         Diluted earnings per common share:       \$ 0.23       \$ 0.23         Income available to common shareholders       \$ 0.23       \$ 0.23         Discontinued operations       \$ 0.23       \$ 0.23         Dividends declared per common shareholders       \$ 0.64       \$ 0.64         Basic weighted average shares outstanding       \$ 0.5,372       \$ 0.56			
Basic earnings per common share:     \$ 0.23     \$ 0.23     \$ 0.23       Income from continuing operations     -     0.0       Net income available to common sharebulders     \$ 0.23     \$ 0.23       Diaced rainings per common share:     -     0.0       Income from continuing operations     \$ 0.23     \$ 0.23       Diaced rainings per common share:     -     0.0       Income from continuing operations     \$ 0.23     \$ 0.23       Discontinued operations     -     0.0       Net income available to common sharebulders     -     0.0       Discontinued operations     -     0.0       Net income available to common sharebulders     -     0.0       Dividends declared per common share     -     0.0       Dividends declared per common share     \$ 0.64     \$ 0.64       Basic weighted average shares outstanding     65.372     65.65			\$18,579
Income from continuing operations         \$ 0.23         \$ 0.23           Discontinued operations         \$ 0.23         \$ 0.23           Net income available to common shareholders         \$ 0.23         \$ 0.23           Different evaluable to common shareholders         \$ 0.23         \$ 0.23           Different evaluable to common shareholders         \$ 0.23         \$ 0.23           Different evaluable to common shareholders         \$ 0.23         \$ 0.23           Discontinued operations         \$ 0.23         \$ 0.23           Net income available to common shareholders         \$ 0.23         \$ 0.23           Dividends declared per common shareholders         \$ 0.64         \$ 0.64           Basic weighted average shares outstanding         \$ 0.5372         \$ 65.65		· / ·	
Discontinued operations     -     0.0       Net income available to common shareholders     \$ 0.23     \$ 0.2       Diluced earnings per common share:     -     0.0       Income form continuing operations     \$ 0.23     \$ 0.23       Discontinued operations     -     0.0       Net income available to common shareholders     -     0.0       Net income available to common shareholders     \$ 0.23     \$ 0.23       Dividends declared per common share     \$ 0.64     \$ 0.64       Basic weighted average shares outstanding     65,372     65,66			
Net income available to common shareholders     \$ 0.23     \$ 0.2       Diluted earnings per common share:     \$ 0.23     \$ 0.2       Discontinued operations     \$ 0.23     \$ 0.2       Discontinued operations     \$ 0.23     \$ 0.2       Net income available to common shareholders     \$ 0.23     \$ 0.2       Dividends declared per common share     \$ 0.64     \$ 0.6       Basic weighted average shares outstanding     \$ 65,372     \$ 65,66			
Diluted earnings per common share: income from continuing operations \$ 0.23 \$ 0.2 Discontinued operations \$ 0.23 \$ 0.2 Discontinued operations \$ 0.23 \$ 0.2 Solution shareholders \$ 0.64 \$ 0.6 Basic weighted average shares outstanding \$ 0.5372 \$ 65,65			0.01
Income from continuing operations     \$ 0.2     \$ 0.2       Discontinued operations     -     0.6       Net income available to common shareholders     \$ 0.23     \$ 0.2       Dividends declared per common share     \$ 0.64     \$ 0.6       Basic weighted average shares outstanding     \$ 65,372     \$ 65,66	Net income available to common shareholders	\$ 0.23	\$ 0.28
Discontinued operations     -     0.0       Net income available to common shareholders     \$ 0.23     \$ 0.2       Dividends declared per common share     \$ 0.64     \$ 0.6       Basic weighted average shares outstanding     65,372     65,69	Diluted earnings per common share:		
Net income available to common shareholders       \$ 0.23       \$ 0.2         Dividends declared per common share       \$ 0.64       \$ 0.6         Basic weighted average shares outstanding       \$ 65,372       \$ 65,66	Income from continuing operations	\$ 0.23	\$ 0.27
Dividends declared per common share \$0.64 \$0.6 Basic weighted average shares outstanding 65,372 65,65	Discontinued operations		0.01
Basic weighted average shares outstanding 65,372 65,69	Net income available to common shareholders	\$ 0.23	\$ 0.28
	Dividends declared per common share	\$ 0.64	\$ 0.64
	Basic weighted average shares outstanding	65 372	65,695
Diluted weighted average shares outstanding 80,491 81,22			
	Diluted weighted average shares outstanding	80,491	81,234

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

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

	March 31, 2008	December 31, 2007	
Assets	2008	2007	
Rental property	0707 510	000 ( 0.00	
Land and leasehold interests	\$727,510	\$726,253	
Buildings and improvements	3,762,497	3,753,088	
Tenant improvements	394,097	397,132	
Furniture, fixtures and equipment	8,887	8,956	
	4,892,991	4,885,429	
Less – accumulated depreciation and amortization	(930,077)	(907,013)	
Net investment in rental property	3,962,914	3,978,416	
Cash and cash equivalents	30,591	24,716	
Marketable securities available for sale at fair value	5,157	4,839	
Investments in unconsolidated joint ventures	178,557	181,066	
Unbilled rents receivable, net	109,035	107,761	
Deferred charges and other assets, net	239,500	246.386	
Restricted cash	13,662	13.613	
Accounts receivable, net of allowance for doubtful accounts	15,002	15,015	
Accounts receivance, net or andwarde for doubtlui accounts of \$1,598 and \$1,576	21,546	36,405	
Total assets	\$4,560,962	\$4,593,202	
Liabilities and Stockholders' Equity			
Senior unsecured notes	\$1,632,813	\$1,632,547	
Revolving credit facility	282.000	250.000	
Nortrages, loans payable and other obligations	325,150	329,188	
Mongages, toans payatoe and other obligations Dividends and distributions payable	52,130	52,099	
	130,053	142,778	
Accounts payable, accrued expenses and other liabilities			
Rents received in advance and security deposits	56,757	51,992	
Accrued interest payable	18,573	34,193	
Total liabilities	2,497,472	2,492,797	
Minority interests:			
Operating Partnership	450,183	456,436	
Consolidated joint ventures	1,272	1,414	
Total minority interests	451.455	457.850	
Commitments and contingencies	101,100	137,650	
Stockholders' equity:			
Stockmoners' equity: Preferred stock, S0.01 par value, 5,000,000 shares authorized, 10,000 and			
Pretered stock, S0.01 par Value, 5,000,000 shares authorized, 10,000 and 10,000 shares outstanding, at liquidation preference	25 000	25 000	
10,000 snares outstanding, at inquidation preference	25,000	25,000	
Common stock, \$0.01 par value, 190,000,000 shares authorized,			
65,680,674 and 65,558,073 shares outstanding	655	656	
Additional paid-in capital	1,882,727	1,886,467	
Dividends in excess of net earnings	(296,610)	(269,521)	
Accumulated other comprehensive income	263	(47)	
Total stockholders' equity	1,612,035	1,642,555	
Total liabilities and stockholders' equity	\$4,560,962	\$4,593,202	

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Mack-Cali Realty Corporation and Subsidiaries <u>Consolidated Statement of Changes in Stockholders' Equity</u> For the three months ended March 31, 2008 *(in thousands) (unaudited)*

	Preferred Shares	Stock Amount	Common St Shares	ock Par Value	Additional Paid-In Capital	Dividends in Excess of Net Earnings	Accumulated Other Comprehensive Income	Total Stockholders' Equity	Comprehensive Income
Balance at January 1, 2008	10	\$25,000	65,558	\$656	\$1,886,467	\$(269,521)	\$(47)	\$1,642,555	
Net income						15,449	-	15,449	\$15,449
Preferred stock dividends						(500)		(500)	
Common stock dividends						(42,038)		(42,038)	
Redemption of common units						( ))		( ,,	
for common stock			3		92			92	
Shares issued under Dividend									
Reinvestment and Stock									
Purchase Plan			2		95			95	
Stock options exercised			17		471			471	
Comprehensive Gain:									
Unrealized holding gain									
on marketable securities									
available for sale							310	310	310
Directors Deferred comp. plan					94			94	
Issuance of restricted stock			253						
Stock Compensation				1	735			736	
Cancellation of restricted stock			(1)		(31)			(31)	
Repurchase of common stock			(151)	(2)	(5,196)			(5,198)	
Balance at March 31, 2008	10	\$25,000	65,681	\$655	\$1,882,727	\$(296,610)	\$263	\$1,612,035	\$15,759

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

# Statements of Funds from Operations (in thousands, except per share/unit amounts) (unaudited)

	Three Months En March 31,			
	2008	2007		
Net income available to common shareholders	\$14,949	\$18,579		
Add: Minority interest in Operating Partnership	3,427	4,221		
Minority interest in discontinued operations	-	102		
Real estate-related depreciation and amortization on continuing operations (a)	52,498	46,807		
Real estate-related depreciation and amortization on discontinued operations		406		
Sunds from operations available to common shareholders (b)	\$70,874	\$70,115		
Diluted weighted average shares/units outstanding (c)	80,491	81,234		
Funds from operations per share/unit - diluted	\$ 0.88	\$ 0.86		
Dividend declared per common share	\$ 0.64	\$ 0.64		
Dividend payout ratios:				
Funds from operations-diluted	72.68%	74.15%		
Supplemental Information:				
Non-incremental revenue generating capital expenditures:				
Building improvements	\$3,058	\$ 2,489		
Tenant improvements and leasing commissions	\$12,162	\$11,773		
Straight-line rent adjustments (d)	\$1,701	\$ 4,709		
Amortization of (above)/below market lease intangibles, net (e)	\$1,975	\$ 567		

(a) Includes the Company's share from unconsolidated joint ventures of \$4,885 and \$5,510 for the three months ended March 31, 2008 and 2007, respectively.

(b) Funds from operations for both periods are calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (NAREIT). See "Information About FFO" on page 11.

(c) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,984 shares and 15,287 shares for the three months ended March 31, 2008 and 2007, respectively), plus dilutive Common Shore Stock Equivalent (i.e. stock optivalent), shares for the three months ended March 31, 2008 and 2007, respectively), plus dilutive Common Shore Stock Equivalent (i.e. stock optivalent), share from unconsolidated joint ventures of \$317 and \$797 for the three months ended March 31, 2008 and 2007, respectively.
(e) Includes the Company's share from unconsolidated joint ventures of \$414 and \$271 for three months ended March 31, 2008 and 2007, respectively.

#### Statements of Funds from Operations Per Diluted Share (amounts are per diluted share, except share count in thousands) (unaudited)

	Three Months Ended March 31,		
	2008	2007	
Net income available to common shareholders	\$0.23	\$0.28	
Add: Real estate-related depreciation and amortization on continuing operations (a)	0.65	0.58	
nds from operations available to common shareholders (b)	\$0.88	\$0.86	
Diluted weighted average shares/units outstanding (c)	80,491	81.234	

(a) Includes the Company's share from unconsolidated joint ventures of \$0.06 and \$0.07 for the three months ended March 31, 2008 and 2007, respectively.

(b) Funds from operations for both periods are calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (NAREIT). See "Information About FFO" on page 11.

(c) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,984 shares and 15,287 shares for the three months ended March 31, 2008 and 2007, respectively), plus dilutive Common Stock Equivalents (i.e. stock options). See reconciliation of basic to diluted shares/units on page 27.

#### 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 for the purpose of calculating FFO per share:

	Three Month	Three Months Ended			
	Marc	March 31,			
	2008	2007			
Basic weighted average shares outstanding:	65,372	65,695			
Add: Weighted average common units	14,984	15,287			
Basic weighted average shares/units:	80,356	80,982			
Add: Stock options	77	252			
Restricted Stock Awards	58				
Diluted weighted average shares/units outstanding:	80,491	81,234			

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

### IV. VALUE CREATION PIPELINE

#### IV. VALUE CREATION PIPELINE

# Operating Property Acquisitions (dollars in thousands)

#### For the three months ended March 31, 2008

#### None

### For the year ended December 31, 2007

Acquisition Date	Property/Address	Location	# of Bldgs.	Rentable Square Feet	Investment by Company
Office:					· · ·
05/08/07	AAA Properties (a) (c)	Hamilton Township, Mercer County, NJ	2	69,232	\$ 9,048
06/11/07	125 Broad Street (b) (c)	New York, New York County, NY	1	524,476	274,091
		· · · · · ·			
Total Property	Acquisitions:		3	593,708	\$283,139

(a) Included in this transaction was the acquisition of two parcels of developable land aggregating approximately 13 acres.
(b) Acquisition represented two units of office condominium interests, which collectively comprise floors 2 through 16, or 39.6 percent, of the 40-story, 1.2 million square-foot building.
(c) Transaction was funded primarily through borrowing on the Company's revolving credit facility.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Properties Commencing Initial Operations (dollars in thousands)

## For the three months ended March 31, 2008

None

## For the year ended December 31, 2007

Date Placed in Service	Property/Address	Location	# of Bldgs.	Rentable Square Feet	Cost Incurred	
Office						
Majority Owned: 05/08/07	700 Horizon Drive	Hamilton Township, Mercer County, NJ	,	120,000	\$16,751	(-)
03/08/07	700 Horizon Drive	Hammon Township, Mercer County, NJ	1	120,000	\$10,751	(a)
Unconsolidated						
Joint Ventures:						
03/01/07	100 Kimball Drive	Parsippany, Morris County, NJ	1	175,000	38,676	(b)
09/08/07	Red Bank Corporate Plaza	Red Bank, Monmouth County, NJ	1	92,878	22,812	(a)
Total Properties Commencing Ini	itial Operations:		3	387,878	\$78,239	

(a) Costs as of December 31, 2007.(b) Costs as of March 31, 2008.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Summary of Construction Projects (dollars in thousands)

Project	Location	Type of Space	Estimated Placed in Service Date	Number Of Buildings	Square Feet	Costs Incurred Through 3/31/08	Total Estimated Costs	Current % Leased
Majority Owned:		0.77	2000.40			010.051	0.4.008	100.00/
Wyndham Build-to-Suit	Parsippany, NJ	Office	2008-4Q	1	250,000	\$10,364	\$64,837	100.0%
Sub-total:				1	250,000	10,364	64,837	100.0%
Unconsolidated								
Joint Ventures: Boston-Filenes	Boston, MA	Mixed-Use	n/a	1	1,481,000	169,235	719,400	n/a
One Jefferson	Parsippany, NJ	Office	2008-4Q	1	100,000	10,556	28,351	n/a
Sub-total:				2	1,581,000	179,791	747,751	n/a
Grand Total:				3	1,831,000	\$190,155	\$812,588	16.1%

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## Summary of Land Parcels

				Development	
au	<b>T</b> (0)	<b>a</b>		Potential	
Site	Town/City	State	Acres	(Sq. Ft.)	Type of Space
55 Corporate Drive (a)	Bridgewater	NJ	30.0	200,000	Office
Horizon Center	Hamilton Township	NJ	5.3	68,000	Office/Flex/Retail
3 & 5 AAA Drive (b)	Hamilton Township	NJ	17.5	112,000	Office
6 AAA Drive	Hamilton Township	NJ	2.4	32,000	Office
2 South Gold Drive (c)	Hamilton Township	NJ	9.5	75,000	Office
Plaza VIII and IX Associates, L.L.C. (a)	Jersey City	NJ	3.6	1,225,000	Office
Harborside Financial Center (d)	Jersey City	NJ	6.5	3,113,500	Office
One Newark Center (a)	Newark	NJ	1.0	400,000	Office
Mack-Cali Business Campus	Parsippany & Hanover	NJ	86.8	1,100,000	Office
3 Campus Drive	Parsippany	NJ	10.0	124,000	Office
Red Bank Corporate Plaza II (a)	Red Bank	NJ	1.0	18,563	Office
Commercenter	Totowa	NJ	5.8	30,000	Office/Flex
Princeton Metro	West Windsor	NJ	10.0	97,000	Office
Princeton Overlook II	West Windsor	NJ	10.0	149,500	Office
Mack-Cali Princeton Executive Park	West Windsor	NJ	59.9	760,000	Office/Hotel
Meadowlands Xanadu (a)	East Rutherford	NJ	13.8	1,760,000	Office
Meadowlands Xanadu (a)	East Rutherford	NJ	3.2	500,000	Hotel (e)
Elmsford Distribution Center (f)	Elmsford	NY	14.5	100,000	Warehouse
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 (f)	Yonkers	NY	52.4	350,000	Office/Flex
South Westchester Executive Park	Yonkers	NY	2.7	50,000	Office/Flex
Airport Business Center	Lester	PA	12.6	135.000	Office
Rose Tree Corporate Center	Media	PA	2.3	15,200	Office
Capital Office Park	Greenbelt	MD	43.0	600,000	Office
Eastpoint II	Lanham	MD	4.8	122,000	Office/Hotel
Fotal:			435.8	11,319,013	

(a) Land owned or controlled by joint venture in which Mack-Cali is an equity partner.
(b) This land parcel also includes an existing office building totaling 35,270 square feet.
(c) This land parcel also includes an existing office building totaling 33,962 square feet.
(d) In addition, there are 21 acres of riparian property.
(e) Hotel project can comprise up to 520 rooms.
(f) Mack-Cali holds an option to purchase this land.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Rental Property Sales (dollars in thousands)

## For the three months ended March 31, 2008

None

## For the year ended December 31, 2007

				Rentable			
Sale			# of	Square	Net Sales	Net Book	Realized
Date	Property/Address	Location	Bldgs.	Feet	Proceeds	Value	Gain/(Loss)
Office:							
05/10/07	1000 Bridgeport Avenue	Shelton, Fairfield County, Connecticut	1	133,000	\$16,411	\$13,782	\$2,629
06/11/07	500 W. Putnam Avenue	Greenwich, Fairfield County, Connecticut	1	121,250	54,344	18,113	36,231
07/13/07	100 & 200 Decadon Drive	Egg Harbor, Atlantic County, New Jersey	2	80,344	11,448	5,894	5,554
Total Office P	roperty Sales:		4	334,594	\$82,203	\$37,789	\$44,414

Rental Property Held For Sale (dollars in thousands)

At March 31, 2008

None

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### V. PORTFOLIO/ LEASING STATISTICS

# Leasing Statistics (For the three months ended March 31, 2008)

Consolidated In-Service Portfolio

## SUMMARY OF SPACE LEASED

#### LEASING ACTIVITY Sq. Ft. Leased 12/31/07 Leased Sq. Ft Acquired/Sold (a Expiring/ Adjustment Sq. Ft. (b) Net Leasing Activity Pct. Leased 3/31/08 Pct. Leased 12/31/07 Incoming Sq. Ft. Sq. Ft. Leased 3/31/08 (c) Region/Market Northern NJ Central NJ Westchester Co., NY Manhattan Sub. Philadelphia Fairfield, CT Washington, DC/MD Rockland Co., NY 12,313,200 4,633,587 4,625,884 524,476 3,199,544 511,543 1,132,919 164,473 12,281,916 4,713,506 4,589,071 524,476 3,194,848 511,543 957,661 164,473 93.2% 90.5% 96.6% 100.0% 90.6% 85.6% 87.6% 91.4% (31,284) 79,919 (36,813) 93.0% 92.1% 95.8% 100.0% 90.5% 85.6% 74.1% 91.4% (198,894) (66,395) (316,508) 167,610 146,314 279,695 (158,047) (36,928) (201,294) (5,248) 153,351 36,928 26,036 (4,696 (175,258) 5.248 27,105,626 (983,314) 815,182 (168,132) 26,937,494 92.1% 92.7% Total

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of December 31, 2007 Total sq. ft. of properties added/sold this period	29,245,361
Total sq. ft. as of March 31, 2008	29,245,361

 (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 expiring leases and leases scheduled to expire in the future for which new lease
 (c) Includes leases expiring March 31, 2008 aggregating 70,107 square feet for which no new leases were signed. or renewals were signed during the period, as well as internal administrative adjustments.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

Consolidated In-Service Portfolio (continued)

DETAIL OF TRANSACTION ACTIVITY

#### Detail by Region/Market

		# of			Sq. Ft. Renewed And		Wtd. Avg.	
		Trans-	Total	Sq. Ft. New	Other	Wtd. Avg.		Costs Per Sq. Ft. Per
Region/Market	Property Type	actions	Sq. Ft.	Leases	Retained (a)	Term (Yrs.)	Rent (b)	Year (c)
Northern NJ	Office	26	167,610	83,146	84,464	6.1	28.60	3.86
Central NJ	Office	18	146,314	117,780	28,534	6.4	23.77	5.05
Westchester Co., NY	Office	18	70,433	3,880	66,553	4.2	29.06	1.64
	Office/Flex	19	203,372	170,008	33,364	8.3	14.77	1.30
	Industrial/Warehouse	1	5,890	-	5,890	5.0	14.63	0.20
Sub. Philadelphia	Office	8	75,376	63,629	11,747	8.3	24.18	3.68
-	Office/Flex	10	77,975	21,800	56,175	4.1	12.28	2.26
Fairfield Co., CT	Office/Flex	1	36,928	-	36,928	5.0	19.89	0.74
Washington, DC/MD	Office	8	26,036	-	26,036	3.8	28.11	2.17
Rockland Co., NY	Office	2	5,248		5,248	3.8	28.98	1.12
Total		111	815,182	460,243	354,939	6.4	21.84	2.83
Detail by Property Type								
	Office	80	491,017	268,435	222,582	6.1	26.52	3.90
	Office/Flex	30	318,275	191,808	126,467	6.9	14.76	1.39
	Industrial/Warehouse	1	5,890		5,890	5.0	14.63	0.20
Total		111	815,182	460,243	354,939	6.4	21.84	2.83
Tenant Retention:	Leases Retained	50.4%						
	Sq. Ft. Retained	36.1%						

(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 \$10,507,744 and commissions of \$4,254,537 committed, but not necessarily expended, during the period for second generation space aggregating 815,182 square feet.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## Leasing Statistics (For the three months ended March 31, 2008)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED

			LEAS	NG ACTIVITY				
	Sq. Ft.	Leased	Expiring/		Net		Pct.	Pct.
	Leased	Sq. Ft.	Adjustment	Incoming	Leasing	Sq. Ft.	Leased	Leased
State	12/31/07	Acquired/ Sold (a)	Sq. Ft. (b)	Sq. Ft.	Activity	Leased 3/31/08	3/31/08	12/31/07
Northern NJ	2,157,166		(106,255)	43,068	(63,187)	2,093,979	91.3%	94.1%
Central NJ	1,148,111	-	(1,635)	9,744	(03,187) 8,109	1,156,220	89.2%	88.6%
Rockland Co., NY	1,148,111 152,983	-	(1,055)		8,109	1,156,220	65.9%	65.9%
		-	-	10 516	10 516			
Boston, MA	181,909	-		10,516	10,516	192,425	28.9%	27.3%
Total	3,640,169	-	(107,890)	63,328	(44,562)	3,595,607	80.1%	81.1%

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of December 31, 2007 Total sq. ft. of properties sold this period	4,487,650
Total sq. ft. as of March 31, 2008	4,487,650

DETAIL OF TRANSACTION ACTIVITY

Detail by Region/Market	# of		6 F.V.	Sq. Ft. Renewed And		Wtd. Avg.	
Region/Market	Trans- actions	Total Sq. Ft.	Sq. Ft. New Leases	Other Retained (c)	Wtd. Avg. Term (Yrs.)	Base Leasing C Rent	osts Per Sq. Ft. Per Year (d)
Northern NJ	6	43,068	32,191	10,877	5.6	23.15	3.39
Central NJ	2	9,744	2,475	7,269	2.3	23.49	4.06
Boston, MA	1	10,516	10,516	-	1.6	17.31	N/A
Total	9	63,328	45,182	18,146	4.4	22.23	3.44

(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 expiring leases and leases scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.
 (c) "Other Retund" transactions include expressing tenants' expansions and relocations within the same building.
 (d) Represents estimated workletter costs of \$461,338 and commissions of \$219,871 committed, but not necessarily expended, during the period for second generation space aggregating 44,510 square feet.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Market Diversification

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

	Annualized Base Rental	Percentage of Company	Total Property Size	
	Revenue	Annualized Base	Rentable	Percentage of
Market (MSA)	(\$) (a) (b) (c)	Rental Revenue (%)	Area	Rentable Area (%)
Newark, NJ (Essex-Morris-Union Counties)	117,817,494	19.9	5,847,318	20.0
Jersey City, NJ	113,902,646	19.3	4,317,978	14.8
Westchester-Rockland, NY	92,759,267	15.7	4,968,420	17.0
Bergen-Passaic, NJ	91,193,724	15.4	4,602,401	15.7
Philadelphia, PA-NJ	55,173,998	9.3	3,529,994	12.1
Washington, DC-MD-VA-WV	27,721,337	4.7	1,292,807	4.4
Monmouth-Ocean, NJ	26,365,678	4.5	1,620,863	5.5
Trenton, NJ	20,721,497	3.5	956,597	3.3
Middlesex-Somerset-Hunterdon, NJ	20,661,270	3.5	986,760	3.4
New York (Manhattan)	15,442,033	2.6	524,476	1.8
Stamford-Norwalk, CT	7,333,589	1.2	452,260	1.5
Bridgeport, CT	2,481,116	0.4	145,487	0.5
Total	591,573,649	100.0	29,245,361	100.0

(a) Annualized base rental revenue is based on actual March 2008 billings times 12. For leases whose rent commences after April 1, 2008, 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) Includes classes in effect as of the period end date, some of which have commencement dates in the future, and leases expiring March 31, 2008 aggregating 70,107 square feet and representing annualized rent of \$1,684,945 for which no new leases were signed.
 (c) Includes office, office/flex, industrial/warehouse and stand-alone retail tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Industry Diversification

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

	Annualized Base Rental	Percentage of Company	Square	Percentage of Total Company
	Revenue	Annualized Base	Feet Leased	Leased
Industry Classification (a)	(\$) (b) (c) (d)	Rental Revenue (%)	(c) (d)	Sq. Ft. (%)
Securities, Commodity Contracts & Other Financial	112,722,852	19.1	4,163,471	15.6
Insurance Carriers & Related Activities	49,243,476	8.3	2,137,039	8.0
Manufacturing	48,871,198	8.3	2,235,849	8.4
Credit Intermediation & Related Activities	28,259,923	4.8	1,133,601	4.3
Telecommunications	27,401,687	4.6	1,326,102	5.0
Health Care & Social Assistance	24,892,646	4.2	1,245,550	4.7
Computer System Design Services	24,412,346	4.1	1,169,891	4.4
Legal Services	24,171,173	4.1	956,124	3.6
Wholesale Trade	21,861,376	3.7	1,410,905	5.3
Other Professional	21,074,004	3.6	907,243	3.4
Scientific Research/Development	20,154,536	3.4	854,569	3.2
Public Administration	16,371,395	2.8	625,452	2.4
Other Services (except Public Administration)	16,067,698	2.7	834,904	3.2
Accounting/Tax Preparation	15,830,340	2.7	630,166	2.4
Advertising/Related Services	15,290,172	2.6	620,953	2.3
Retail Trade	15,212,686	2.6	896,966	3.4
Arts, Entertainment & Recreation	10,134,623	1.7	638,456	2.4
Information Services	10,039,709	1.7	431,823	1.6
Real Estate & Rental & Leasing	9,318,436	1.6	426,767	1.6
Construction	8,973,657	1.5	414,775	1.6
Architectural/Engineering	8,934,952	1.5	395,487	1.5
Broadcasting	7,609,254	1.3	475,740	1.8
Admin & Support, Waste Mgt. & Remediation Services.	7,377,958	1.2	413,904	1.6
Utilities	7,252,530	1.2	340,790	1.3
Data Processing Services	5,908,586	1.0	240,585	0.9
Educational Services	5,508,496	0.9	282,336	1.1
Transportation	5,183,983	0.9	283,466	1.1
Specialized Design Services	3,757,202	0.6	173,613	0.7
Management of Companies & Finance	3,646,844	0.6	146,151	0.6
Publishing Industries	3,534,465	0.6	184,574	0.7
Other	12,555,446	2.1	493,527	1.9
Total	591,573,649	100.0	26,490,779	100.0

(a) The Company's tenants are classified according to the U.S. Government's North American Industrial Classification System (NAICS) which has replaced the Standard Industrial Code (SIC) system.
(b) Annualized base rental revenue is based on actual March 2008 billings times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is based on the first full month's billing times 12. Control of the U.S. Government's North American Industrial Classification System (NAICS) which has replaced the Standard Industrial Code (SIC) system.
(b) Annualized base rental revenue is based on the first full month's billing times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is for defined from historical GAAP results, historical and-lone retait lenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.
(d) Includes leases in effect as of the period end date, some of which have commencement dates in the future and leases expiring March 31, 2008 aggregating 70,107 square feet and representing annualized rent of \$1,684,945 for which no new leases were signed.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

### Consolidated Portfolio Analysis (a) (as of March 31, 2008)

Breakdown by Number of Properties

## PROPERTY TYPE:

							Stand-					
		% of		% of	Industrial/	% of	Alone	% of	Land	% of	TOTALS	% 0
STATE	Office	Total	Office/Flex	Total	Warehouse	Total	Retail	Total	Leases	Total	By State	Total
New Jersey	99	38.8%	49	19.2%	-						148	58.0%
New York	21	8.2%	41	16.1%	6	2.4%	2	0.8 %	2	0.8%	72	28.3%
Pennsylvania	18	7.0%									18	7.0%
Connecticut	2	0.8%	5	2.0%							7	2.8%
Wash., D.C./												
Maryland	10	3.9%									10	3.9%
TOTALS												
By Type:	150	58.7%	95	37.3%	6	2.4%	2	0.8%	2	0.8%	255	100.0%

(a) Excludes 39 properties, aggregating approximately 4.5 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## Consolidated Portfolio Analysis (a) (as of March 31, 2008)

## Breakdown by Square Footage

		% of		% of	Industrial/	% of		% of		% of
STATE	Office	Total	Office/Flex	Total	Warehouse	Total	Stand-Alone Retail	Total	TOTALS By State	Total
New Jersey	17,646,642	60.4%	2,189,531	7.5%					19,836,173	67.9%
New York	2,739,384	9.4%	2,348,812	8.0%	387,400	1.3%	17,300	0.1%	5,492,896	18.8%
Pennsylvania	2,025,738	6.9%							2,025,738	6.9%
Connecticut	324,747	1.1%	273,000	0.9%					597,747	2.0%
Wash., D.C./										
Maryland	1,292,807	4.4%					-		1,292,807	4.4%
TOTALS										
By Type:	24,029,318	82.2%	4,811,343	16.4%	387,400	1.3%	17,300	0.1%	29,245,361	100.0%

(a) Excludes 39 properties, aggregating approximately 4.5 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## Consolidated Portfolio Analysis (a) (Year ended March 31, 2008)

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

### PROPERTY TYPE:

							Stand-					
			Office/		Indust./	% of	Alone	% of			TOTALS	
STATE	Office	% of Total	Flex	% of Total	Ware-house	Total	Retail	Total	Land Leases	% of Total	By State	% of Total
New Jersey	\$376,450	64.4%	\$19,281	3.3%							\$395,731	67.7%
New York	67,949	11.6%	34,204	5.8%	\$3,680	0.6%	\$457	0.1%	\$299	0.1%	106,589	18.2%
Pennsylvania	41,876	7.1%									41,876	7.1%
Connecticut	6,173	1.1%	4,036	0.7%							10,209	1.8%
Wash., D.C./												
Maryland	30,104	5.2%									30,104	5.2%
TOTALS												
By Type:	\$522,552	89.4%	\$57,521	9.8%	\$3,680	0.6%	\$457	0.1%	\$299	0.1%	\$584,509	100.0%

(a) Excludes 39 properties, aggregating approximately 4.5 million square feet, which are not consolidated by the Company.
 (b) Total base rent for the 12 months ended March 31, 2008, 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.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## Consolidated Portfolio Analysis (a) (b) (as of March 31, 2008)

## Breakdown by Percentage Leased

					WEIGHTED AVG.
STATE	Office	Office/Flex	Industrial/Warehouse	Stand-Alone Retail	By State
New Jersey	92.6%	92.4%	-	-	92.6%
New York	96.3%	95.5%	98.1%	100.0%	96.1%
Pennsylvania	90.0%			-	90.0%
Connecticut	74.8%	98.4%			85.6%
Washington, D.C./ Maryland	74.1%				74.1%
WEIGHTED AVG. By Type:	91.6%	94.3%	98.1%	100.0%	92.1%

(a) Excludes 39 properties, aggregating approximately 4.5 million square feet, which are not consolidated by the Company, and parcels of land leased to others.
 (b) Percentage leased includes all leases in effect as of the period end date, some of which have commencement dates in the future as well as leases expiring March 31, 2008 aggregating 70,107 square feet for which no new leases were signed.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

		Offic	ce Properties			
Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 3/31/08 (%) (a)	2008 Base Rent (\$000's) (b) (c)	Percentage Of Total 2008 Base Rent %	2008 Average Base Rent Per Sq. Ft. (§) (c) (d)
Location	Dum	(54.14)	(70) (a)	(0)(0)	70	(0) (0) (0)
BERGEN COUNTY, NEW JERSEY						
Fair Lawn						
17-17 Route 208 North	1987	143,000	68.6	2,833	0.48	28.88
Fort Lee						
One Bridge Plaza	1981	200,000	72.7	3,062	0.52	21.06
2115 Linwood Avenue	1981	68,000	52.7	792	0.14	22.10
Little Ferry						
200 Riser Road	1974	286,628	100.0	2,073	0.35	7.23
Montvale						
95 Chestnut Ridge Road	1975	47,700	100.0	796	0.14	16.69
135 Chestnut Ridge Road	1981	66,150	99.7	1,547	0.26	23.46
Paramus	1000	250 822	90.5	<i>c</i> 114	0.07	24.45
15 East Midland Avenue	1988 1981	259,823 239,680	80.5 98.4	5,114 4,782	0.87 0.82	24.45 20.28
140 East Ridgewood Avenue 461 From Road	1981	253,554	98.6	4,782	0.82	20.28 24.44
461 From Road 650 From Road	1988 1978	253,554 348,510	98.6	7,613	1.05	24.44 24.41
61 South Paramus Avenue	1978	269,191	100.0	7,338	1.26	27.26
Ridgefield Park	1985	209,191	100.0	7,558	1.20	27.20
105 Challenger Road	1992	150,050	87.5	4,263	0.73	32.47
Rochelle Park	1772	150,050	67.5	4,205	0.75	52.47
120 Passaic Street	1972	52,000	99.6	1,402	0.24	27.07
365 West Passaic Street	1976	212,578	100.0	4,492	0.77	21.13
395 West Passaic Street	1979	100,589	96.9	2,246	0.38	23.04
Upper Saddle River				_,		
1 Lake Street	1973/94	474,801	100.0	7,465	1.28	15.72
10 Mountainview Road	1986	192,000	87.8	4,262	0.73	25.28
Woodcliff Lake						
400 Chestnut Ridge Road	1982	89,200	100.0	1,950	0.33	21.86
470 Chestnut Ridge Road	1987	52,500	100.0	1,181	0.20	22.50
530 Chestnut Ridge Road	1986	57,204	100.0	1,219	0.21	21.31
50 Tice Boulevard	1984	235,000	95.2	6,189	1.06	27.66
300 Tice Boulevard	1991	230,000	98.1	5,855	1.00	25.95
BURLINGTON COUNTY, NEW JERSEY						
Moorestown	1001	<b>5</b> 4.000		1 100		aa (a
224 Strawbridge Drive	1984 1984	74,000	72.9 100.0	1,490 1.043	0.25 0.18	27.62 14.09
228 Strawbridge Drive 232 Strawbridge Drive	1984 1986	74,000 74,258	98.8	1,043	0.18	14.09
232 Strawbridge Drive	1986	/4,258	98.8	1,461	0.25	19.91
ESSEX COUNTY, NEW JERSEY Millburn						
Millourn 150 J.F. Kennedy Parkway	1980	247,476	100.0	7,546	1.29	30.49
Roseland	1980	247,470	100.0	/,340	1.29	30.49
101 Eisenhower Parkway	1980	237.000	95.8	5,636	0.96	24.82
101 Elsenhower Parkway	1980	151,545	73.5	2,910	0.50	26.13
105 Eisenhower Parkway	2001	220,000	91.9	4,688	0.80	23.19
	2001	220,000		1,000	0.00	20.10
HUDSON COUNTY, NEW JERSEY Jersey City						
Harborside Financial Center Plaza 1	1983	400,000	100.0	10,562	1.81	26.41
Harborside Financial Center Plaza 2	1985	761,200	99.6	19,361	3.31	25.54
Harborside Financial Center Plaza 3	1990	725,600	99.0	17,873	3.06	23.34
Autorote Analielai Centel I laza 5	1770	123,000	<i>&gt;&gt;</i> .1	17,075	5.00	24.00

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

44

## Property Listing

## Office Properties (continued)

			Percentage	2008	Percentage	2008
			Leased	Base	Of Total	Average
Description of the second s	N	Net	as of	Rent	2008	Base Rent
Property Location	Year Built	Rentable (Sq. Ft.)	3/31/08 (%) (a)	(\$000's) (b) (c)	Base Rent	Per Sq. Ft. (\$) (c) (d)
Location	Duit	(34.14.)	(70) (a)	(b) (c)	/0	(3) (1) (1)
Harborside Financial Center Plaza 4-A	2000	207,670	97.7	6,293	1.08	31.02
Harborside Financial Center Plaza 5	2002	977,225	99.9	34,673	5.94	35.52
101 Hudson Street	1992	1,246,283	99.2	26,379	4.51	21.34
MERCER COUNTY, NEW JERSEY						
Hamilton Township						
3 AAA Drive (e)	1981	35,270	62.6	281	0.05	14.12
2 South Gold Drive (e)	1974	33,962	64.5	386	0.07	19.55
600 Horizon Drive	2002	95,000	100.0	1,373	0.23	14.45
700 Horizon Drive (e)	2007	120,000	100.0	2,208	0.38	20.41
Princeton						
103 Carnegie Center	1984	96,000	71.2	1,686	0.29	24.67
3 Independence Way	1983	111,300	88.3	1,106	0.19	11.25
100 Overlook Center	1988	149,600	100.0	5,311	0.91	35.50
5 Vaughn Drive	1987	98,500	100.0	2,412	0.41	24.49
MIDDLESEX COUNTY, NEW JERSEY						
East Brunswick						
377 Summerhill Road	1977	40,000	100.0	353	0.06	8.83
Edison						
343 Thornall Street (c)	1991	195,709	96.8	4,160	0.71	21.96
<u>Piscataway</u>						
30 Knightsbridge Road, Bldg. 3	1977	160,000	100.0	2,465	0.42	15.41
30 Knightsbridge Road, Bldg. 4	1977	115,000	100.0	1,771	0.30	15.40
30 Knightsbridge Road, Bldg. 5	1977	332,607	62.9	2,771	0.47	13.25
30 Knightsbridge Road, Bldg. 6	1977	72,743	63.8	224	0.04	4.83
Plainsboro						
500 College Road East	1984	158,235	95.7	4,248	0.73	28.05
Woodbridge 581 Main Street	1991	200.000	100.0	5,267	0.90	26.34
581 Main Succi	1991	200,000	100.0	5,207	0.90	20.34
MONMOUTH COUNTY, NEW JERSEY						
Freehold	1000			120	0.05	AL (5
2 Paragon Way	1989	44,524	44.4 100.0	428 919	0.07	21.65
3 Paragon Way 4 Paragon Way	1991 2002	66,898 63,989	100.0	1.156	0.16 0.20	13.74 18.07
4 Paragon way 100 Willowbrook Road	1988	63,989	74.8	1,156	0.20	18.07
Holmdel	1988	00,557	/4.8	880	0.13	19.45
23 Main Street	1977	350,000	100.0	4,012	0.69	11.46
Middletown	1577	550,000	100.0	4,012	0.05	11.40
One River Centre Bldg. 1	1983	122,594	100.0	3,117	0.53	25.43
One River Centre Bldg. 2	1983	120.360	100.0	2.874	0.49	23.88
One River Centre Bldg. 3 and 4	1984	214,518	93.6	4.642	0.79	23.12
Neptune				,.		
3600 Route 66	1989	180,000	100.0	2,400	0.41	13.33
Wall Township		-		-		
1305 Campus Parkway	1988	23,350	77.3	425	0.07	23.55
1350 Campus Parkway	1990	79,747	91.9	1,545	0.26	21.08
MORRIS COUNTY, NEW JERSEY						
Florham Park						
325 Columbia Turnpike	1987	168,144	89.7	3,854	0.66	25.55
525 Common Fullplice	1787	100,144	07.7	5,054	0.00	20.00

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Office Properties (continued)

			Percentage Leased	2008 Base	Percentage Of Total	2008 Average
		Net	as of	Rent	2008	Base Rent
Property	Year	Rentable	3/31/08	(\$000's)	Base Rent	Per Sq. Ft.
Location	Built	(Sq. Ft.)	(%) (a)	(b) (c)	%	(\$) (c) (d)
Morris Plains						
250 Johnson Road	1977	75,000	100.0	1,579	0.27	21.05
201 Littleton Road	1979	88,369	88.6	1,754	0.30	22.40
Morris Township 412 Mt. Kemble Avenue	1986	475,100	45.2	3,208	0.55	14.94
Parsippany	1980	475,100	43.2	5,208	0.33	14.94
4 Campus Drive	1983	147,475	94.3	3,251	0.56	23.38
6 Campus Drive	1983	148,291	87.4	2,354	0.40	18.16
7 Campus Drive	1982	154,395	67.8	1,380	0.24	13.18
8 Campus Drive	1987	215,265	100.0	6,240	1.07	28.99
9 Campus Drive	1983	156,495	93.6	3,492	0.60	23.84
4 Century Drive	1981	100,036	70.5	1,626	0.28	23.06
5 Century Drive	1981	79,739	97.3	1,302	0.22	16.78
6 Century Drive	1981	100,036	72.4	1,351	0.23	18.65
2 Dryden Way	1990	6,216	100.0	98	0.02	15.77
4 Gatehall Drive	1988	248,480	89.6	5,796	0.99	26.03
2 Hilton Court	1991	181,592	100.0	4,084	0.70	22.49
1633 Littleton Road	1978	57,722	100.0	1,131	0.19	19.59
600 Parsippany Road	1978	96,000	89.3	1,600	0.27	18.66
1 Sylvan Way	1989 1989	150,557 151,383	100.0 100.0	3,524 4,157	0.60 0.71	23.41 27.46
5 Sylvan Way 7 Sylvan Way	1989	151,383	100.0	3,219	0.71	22.05
35 Waterview Boulevard	1987	172,498	84.7	4,398	0.33	30.10
5 Wood Hollow Road	1990	317,040	96.7	6,299	1.08	20.55
5 WOOL HOHOW ROAD	1575	517,040	50.7	0,277	1.00	20.00
PASSAIC COUNTY, NEW JERSEY						
Clifton						
777 Passaic Avenue	1983	75,000	93.2	1,603	0.27	22.93
Totowa						
999 Riverview Drive	1988	56,066	100.0	1,084	0.19	19.33
SOMERSET COUNTY, NEW JERSEY						
Basking Ridge						
222 Mt. Airy Road	1986	49,000	87.9	615	0.11	14.28
233 Mt. Airy Road	1987	66,000	100.0	1,315	0.22	19.92
Bernards						
106 Allen Road	2000	132,010	98.9	3,181	0.54	24.36
Bridgewater	1000	100 511		2.540		
721 Route 202/206	1989	192,741	81.2	3,740	0.64	23.90
UNION COUNTY, NEW JERSEY						
Clark						
100 Walnut Avenue	1985	182,555	96.2	4,467	0.76	25.44
Cranford						
6 Commerce Drive	1973	56,000	84.1	1,024	0.18	21.74
11 Commerce Drive	1981	90,000	95.5	1,390	0.24	16.17
12 Commerce Drive	1967	72,260	95.1	967	0.17	14.07
14 Commerce Drive	1971	67,189	76.2	955	0.16	18.65
20 Commerce Drive	1990	176,600	100.0	4,483	0.77	25.39
25 Commerce Drive 55 Jackson Drive	1971 1984	67,749 82,778	90.1 97.5	1,316 1,868	0.23 0.32	21.56 23.15

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Office Properties (continued)

			Percentage Leased	2008 Base	Percentage Of Total	2008 Average			
		Net	as of	Rent	2008	Base Rent			
Property Location	Year Built	Rentable (Sq. Ft.)	3/31/08 (%) (a)	(\$000's) (b) (c)	Base Rent	Per Sq. Ft. (\$) (c) (d)			
location	Bullt	(Sq. rt.)	(70) (a)	(b) (c)	70	(\$) (c) (u)			
ew Providence									
00 Mountain Avenue	1977	80,000	95.1	1,825	0.31	23.99			
otal New Jersey Office		17,646,642	92.6	376,450	64.39	23.05			
·		17,010,012	7210	570,150	0105	20100			
EW YORK COUNTY, NEW YORK ew York									
25 Broad Street (e)	1970	524,476	100.0	16,731	2.86	39.47			
OCKLAND COUNTY, NEW YORK									
uffern									
00 Rella Boulevard	1988	180,000	91.4	3,635	0.62	22.09			
ESTCHESTER COUNTY, NEW YORK									
Imsford									
00 Clearbrook Road (c)	1975	60,000	94.4	1,102	0.19	19.46			
01 Executive Boulevard	1971	50,000	43.0	524	0.09	24.37			
55 Taxter Road	1986	170,554	100.0	4,238	0.73	24.85			
55 Taxter Road	1988	170,554	98.8	4,068	0.70	24.14			
0 Taxter Road	1972	75,000	77.4	1,540	0.26	26.53			
awthorne	1000				0.07	10.10			
Skyline Drive	1980	20,400	99.0	366	0.06	18.12			
Skyline Drive	1987	30,000	98.9	487	0.08	16.41			
Skyline Drive	1987	109,000	98.7	2,594	0.44	24.11			
Skyline Drive	1989	85,000	100.0	1,098	0.19	12.92			
Skyline Drive	1982	248,400	100.0	4,362	0.75	17.50			
urrytown		00.000	00.0						
00 White Plains Road	1982	89,000	99.3	2,009	0.34	22.73			
0 White Plains Road	1984	89,000	97.6	2,081	0.36	23.96			
hite Plains									
Barker Avenue	1975	68,000	99.0	1,750	0.30	26.00			
Barker Avenue	1983	65,300	100.0	1,701	0.29	26.05			
0 Main Street	1985	309,000	99.1	9,608	1.65	31.38			
Martine Avenue	1987	180,000	84.6	4,546	0.78	29.85			
Water Street	1979	45,700	100.0	1,178	0.20	25.78			
onkers									
Executive Boulevard	1982	112,000	100.0	2,822	0.48	25.20			
Executive Boulevard	1987	58,000	100.0	1,509	0.26	26.02			
otal New York Office		2,739,384	96.3	67,949	11.63	27.27			
THESTER COUNTY, PENNSYLVANIA									
rester COUNTY, FENNSTLVANIA									
100 Westlakes Drive	1989	60,696	95.7	1.589	0.27	27.36			
155 Westlakes Drive	1989	118,487	96.8	2,834	0.48	24.71			
05 Westlakes Drive	1990	130,265	96.8 84.0	2,639	0.48	24.71			
35 Westlakes Drive	1988					24.12 22.15			
33 westiakes Drive	1986	134,902	98.0	2,928	0.50	22.15			
ELAWARE COUNTY, PENNSYLVANIA									
ester	1007	05.000							
<u>ester</u> 00 Stevens Drive	1986	95,000	100.0	2,551	0.44				
Lester 100 Stevens Drive 200 Stevens Drive 000 Stevens Drive	1986 1987 1992	95,000 208,000 68,000	100.0 100.0 89.6	2,551 5,657 1,460	0.44 0.97 0.25	26.85 27.20 23.96			

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

			ce Properties			
Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 3/31/08 (%) (a)	2008 Base Rent (\$000's) (b) (c)	Percentage Of Total 2008 Base Rent %	200 Averag Base Ren Per Sq. F (\$) (c) (d
Media						
1400 Providence Road – Center I 1400 Providence Road – Center II	1986 1990	100,000 160,000	94.2 99.3	2,098 3,354	0.36 0.57	22.2 21.1
1400 Hovidence Road – Center II	1990	100,000	55.5	5,554	0.57	21.1
MONTGOMERY COUNTY, PENNSYLVANIA						
Bala Cynwyd						
50 Monument Road Blue Bell	1981	125,783	99.9	3,064	0.52	24.
Sentry Parkway	1982	63,930	85.0	1,321	0.23	24.
5 Sentry Parkway East	1982	91,600	50.3	630	0.11	13.
5 Sentry Parkway West	1984	38,400	31.5	221	0.04	18.
6 Sentry Parkway	1988	93,093	100.0	2.359	0.40	25.
8 Sentry Parkway	1988	95,010	84.4	2,143	0.37	26.
King of Prussia	1988	55,010	04.4	2,145	0.57	20.
2200 Renaissance Boulevard	1985	174,124	82.0	2,479	0.42	17.
Lower Providence		,		_,,		
1000 Madison Avenue	1990	100,700	81.3	1,415	0.24	17.3
Pymouth Meeting	1000	100,700	01.5	1,115	0.21	• • •
150 Plymouth Meeting Mall	1970	167,748	92.6	3,134	0.54	20.
T. 1 T. 1. 0.69			20.0	11.054		
Total Pennsylvania Office		2,025,738	90.0	41,876	7.16	22.9
FAIRFIELD COUNTY, CONNECTICUT						
Norwalk						
40 Richards Avenue	1985	145,487	76.6	2,487	0.43	22.3
Stamford						
266 East Main Street	1984	179,260	73.3	3,686	0.63	28.
Fotal Connecticut Office		324,747	74.8	6,173	1.06	25.4
WASHINGTON, D.C.	1010	1 60 510	100.0	6 80 4		10
201 Connecticut Avenue, NW	1940	169,549	100.0	6,784	1.17	40.0
400 L Street, NW	1987	159,000	100.0	5,762	0.99	36.
Total District of Columbia Office		328,549	100.0	12,546	2.16	38.
RINCE GEORGE'S COUNTY, MARYLAND						
Greenbelt	1052	20.000	100.0			
200 Edmonston Road	1973	38,690	100.0	910	0.16	23.
301 Ivy Lane	1979	112,003	80.7	2,106	0.36	23.
303 Ivy Lane	1980	112,047	62.2	1,927	0.33	27.
305 Ivy Lane	1982	112,022	70.2	1,631	0.28	20.
404 Ivy Lane	1987	165,234	77.9	2,649	0.45	20.
406 Ivy Lane	1991	163,857	0.0	2,773	0.47	0.
411 Ivy Lane	1984	138,405	85.5	2,833	0.48	23.
<u>.anham</u> 200 Parliament Place	1989	122,000	85.8	2,729	0.47	26
		*				
fotal Maryland Office		964,258	65.2	17,558	3.00	27.
TOTAL OFFICE PROPERTIES				522,552	89.40	23.9
		24,029,318	91.6			

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

Property	Listing	

	Office/Flex Properties								
		Net	Percentage Leased as of	2008 Base Rent	Percentage Of Total 2008	2008 Average Base Rent			
operty	Year	Rentable	3/31/08	(\$000's)	Base Rent	Per Sq. Ft.			
ocation	Built	(Sq. Ft.)	(%) (a)	(b) (c)	%	(\$) (c) (d)			
URLINGTON COUNTY, NEW JERSEY									
<u>urlington</u>									
Terri Lane	1991	64,500	100.0	521	0.09	8.08			
Terri Lane	1992	74,555	100.0	654	0.11	8.77			
oorestown Commerce Drive	1986	49.000	21.3	81	0.01	7.76			
1 Commerce Drive	1988	64,700	100.0	275	0.01	4.25			
2 Commerce Drive	1987	38,400	87.5	219	0.04	6.52			
1 Commerce Drive	1986	38,400	100.0	191	0.03	4.97			
2 Commerce Drive	1988	51,200	100.0	242	0.04	4.73			
Executive Drive	1989	20,570	81.1	157	0.03	9.41			
Executive Drive	1988	60,800	100.0	451	0.08	7.42			
1 Executive Drive	1990	29,355	99.7	288	0.05	9.84			
2 Executive Drive	1990	64,000	100.0	423	0.07	6.61			
5 Executive Drive	1990	50,600	67.6	239	0.04	6.99			
Foster Road 07 Lancer Drive	1982 1995	43,200 32,700	50.0 100.0	140 134	0.02 0.02	6.48 4.10			
45 North Church Street	1995	52,810	100.0	347	0.02	6.57			
47 North Church Street	1998	52,790	58.1	241	0.00	7.86			
56 North Church Street	1984	63,495	100.0	452	0.04	7.12			
0 North Lenola Road	1995	38,300	100.0	367	0.06	9.58			
4 North Lenola Road	1995	28,670	100.0	182	0.03	6.35			
5 North Lenola Road	1998	52,488	100.0	277	0.05	5.28			
Twosome Drive	2000	48,600	100.0	439	0.08	9.03			
Twosome Drive	1997	39,675	89.9	268	0.05	7.51			
Twosome Drive	1998	84,200	100.0	470	0.08	5.58			
Twosome Drive	1996	40,265	100.0	291	0.05	7.23			
Twosome Drive	1998	43,050	100.0	251	0.04	5.83			
Twosome Drive	1997	34,075	100.0	252	0.04	7.40			
OUCESTER COUNTY, NEW JERSEY									
est Deptford									
51 Metropolitan Drive	1996	21,600	100.0	148	0.03	6.85			
ERCER COUNTY, NEW JERSEY									
milton Township									
0 Horizon Center Boulevard	1989	13,275	100.0	193	0.03	14.54			
0 Horizon Drive	1991	45,770	100.0	594	0.10	12.98			
0 Horizon Drive	1989	69,780	100.0	1,154	0.20	16.54			
) Horizon Drive	1990	41,205	100.0	623	0.11	15.12			
ONMOUTH COUNTY NEW IEBSEV									
DNMOUTH COUNTY, NEW JERSEY all Township									
25 Campus Parkway	1988	35,000	100.0	655	0.11	18.71			
40 Campus Parkway	1988	72,502	100.0	939	0.11	12.95			
45 Campus Parkway	1992	76,300	100.0	950	0.16	12.95			
33 Highway 34	1985	69,020	76.4	539	0.09	10.22			
20 Wyckoff Avenue	1986	20,336	100.0	178	0.03	8.75			
24 Wyckoff Avenue	1987	21,168	100.0	230	0.04	10.87			

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Office/Flex Properties (continued)

		Net	Percentage Leased as of	2008 Base Rent	Percentage Of Total 2008	2008 Average Base Rent
roperty	Year	Rentable	3/31/08	(\$000's)	Base Rent	Per Sq. Ft
ocation	Built	(Sq. Ft.)	(%) (a)	(3000 s) (b) (c)	Base Kent	(\$) (c) (d)
		(~1)	(/*/(=/	(*) (*)	,•	(*) (*) (*)
ASSAIC COUNTY, NEW JERSEY						
otowa						
Center Court	1999	38,961	100.0	534	0.09	13.7
Center Court	1998	30,600	99.3	396	0.07	13.0
1 Commerce Way	1989	47,025	100.0	577	0.10	12.2
) Commerce Way	1992	42,540	100.0	391	0.07	9.19
Commerce Way	1990	48,930	100.0	711	0.12	14.5
) Commerce Way	1987	50,576	72.1	508	0.09	13.93
Commerce Way	1992	51,207	96.4	472	0.08	9.50
Commerce Way	1988	50,333	73.6	506	0.09	13.60
Commerce Way	1996	22,500	100.0	302	0.05	13.42
00 Commerce Way	1996	24,600	66.9	330	0.06	20.0
20 Commerce Way	1994	9,024	100.0	125	0.02	13.85
40 Commerce Way	1994	26,881	99.5	374	0.06	13.98
· · · · · · · · · · · · · · · · · · ·	1991	_5,001	<i>,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	571	0.00	15.54
tal New Jersey Office/Flex		2,189,531	92.4	19,281	3.30	9.53
ESTCHESTER COUNTY, NEW YORK						
Imsford						
Clearbrook Road	1974	31,800	100.0	430	0.07	13.52
Clearbrook Road	1990	32,720	100.0	702	0.12	21.45
5 Clearbrook Road	2002	33,000	100.0	702 712	0.12	21.4
0 Clearbrook Road	1975	74,900	100.0	1,187	0.12	15.8
5 Clearbrook Road	1973	98,900	100.0	1,187	0.20	15.8.
0 Clearbrook Road	1975	98,900	99.8	1,288	0.22	
						13.73
0 Clearbrook Road	1973	155,000	97.3	1,423	0.24 0.08	9.44
) Executive Boulevard	1969	45,200	98.7	491		11.01
Executive Boulevard	1977	13,000	100.0	159	0.03	12.23
Executive Boulevard	1968	31,000	93.8	546	0.09	18.78
0 Executive Boulevard	1970	60,000	100.0	441	0.08	7.35
0 Executive Boulevard	1970	15,400	98.8	296	0.05	19.45
9 Executive Boulevard	1962	80,000	100.0	777	0.13	9.71
0 Executive Boulevard	1970	42,200	100.0	781	0.13	18.51
0 Executive Boulevard	1970	41,600	94.3	556	0.10	14.17
5 Executive Boulevard	1972	61,700	83.6	814	0.14	15.78
Westchester Plaza	1967	25,000	100.0	336	0.06	13.44
Westchester Plaza	1968	25,000	100.0	516	0.09	20.64
Westchester Plaza	1969	93,500	50.4	622	0.11	13.20
Westchester Plaza	1969	44,700	100.0	470	0.08	10.51
Westchester Plaza	1969	20,000	88.9	293	0.05	16.48
Westchester Plaza	1968	20,000	100.0	341	0.06	17.05
Westchester Plaza	1972	46,200	100.0	765	0.13	16.50
Westchester Plaza	1971	67,200	100.0	908	0.16	13.51
wthorne						
	1965	51,100	92.0	686	0.12	14.59
0 Saw Mill River Road		80,600	92.2	1,319	0.23	17.75
0 Saw Mill River Road	1987					13.59
0 Saw Mill River Road Skyline Drive			99.3	1.674	0.29	
0 Saw Mill River Road Skyline Drive Skyline Drive	1987 1980 1980	124,022	99.3 100.0	1,674 443	0.29 0.08	
0 Saw Mill River Road Skyline Drive	1980		99.3 100.0 79.1	1,674 443 787		10.03

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## Office/Flex Properties (continued)

		Percentage Leased	2008 Base	Percentage Of Total	2008 Average
					Base Rent
					Per Sq. Ft.
Built	(Sq. Ft.)	(%) (a)	(b) (c)	%	(\$) (c) (d)
1000	15.000	100.0			15.05
					17.87
					14.73
1989	55,000	88.2	987	0.17	20.35
					18.86
					17.93
					17.09
					17.35
					14.51
1984	71,065	100.0	1,597	0.27	22.47
1983	38,400	89.2	409	0.07	11.94
1984	42,600	99.6	768	0.13	18.10
	2,348,812	95.5	34,204	5.86	15.25
					15.45
					18.23
					15.83
1999	66,000	100.0	804	0.14	12.18
1998	40,000	100.0	642	0.11	16.05
	273,000	98.4	4,036	0.69	15.03
	,				
	4.811.343	94.3	57,521	9.85	12.68
	1984 1986 1988 1990 1999	Built         (Sq. Ft.)           1989         45,000           1999         46,850           1989         55,000           1987         78,000           1988         80,000           1986         80,000           1987         80,000           1986         106,000           1984         71,065           1983         38,400           1984         2,348,812           1986           1986         85,000           1983         38,400           1984         2,348,812           1986           1988         25,000           1999         66,000           1999         40,000           1998         40,000	Leased as of s of Sq. FL         Leased as of s of 3/31/08           Year         Rentable (Sq. FL)         3/31/08 (%) (a)           1989         45,000         100.0           1999         46,850         100.0           1999         46,850         100.0           1989         55,000         98.3           1990         84,000         99.8           1986         80,000         100.0           1987         80,000         100.0           1987         80,000         100.0           1983         38,400         89.2           1984         71,065         100.0           1983         38,400         89.2           1984         22,600         82.3           1990         54,000         100.0           1988         25,000         82.3           1990         54,000         100.0           1993         40,000         100.0           1998         40,000         100.0           1998         40,000         100.0	Net         as of         Rent           Year         Rentable         3/31/08         (\$6000^*)           Built         (\$9, FL)         (\$4) (a)         (b) (c)           1989         45,000         100.0         804           1999         46,850         100.0         690           1989         55,000         88.2         987           1987         78,000         98.3         1,446           1990         84,000         99.8         1,503           1987         78,000         100.0         1,367           1987         80,000         100.0         1,358           1980         106,600         99.9         1,536           1984         71,065         100.0         1,597           1983         38,400         89.2         409           1984         42,600         99.6         768           2,348,812         95.5         34,204           1986         88,000         100.0         1,360           1988         25,000         82.3         375           1990         54,000         100.0         854           1998         40,000         100.0	Net         as of as of (Sq. FL)         Base (S00's)         Of Tofal 2008           Year         Rentable (Sq. FL)         3/3/08         (S00's)         Base Rent 2008           1989         45,000         100.0         804         0.14           1999         46,850         100.0         690         0.12           1989         55,000         88.2         987         0.17           1987         78,000         99.3         1,446         0.25           1990         84,000         99.8         1,503         0.26           1986         80,000         100.0         1,367         0.23           1987         80,000         100.0         1,356         0.26           1986         80,000         100.0         1,597         0.27           1983         38,400         89.2         409         0.07           1984         71,065         100.0         1,597         0.27           1984         2,600         89.6         768         0.13           200         99.6         768         0.13           200         199.6         54,000         100.0         855         0.15           1988

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Industrial/Warehouse, Retail and Land Properties

			Percentage Leased	2008 Base	Percentage Of Total	2008 Average
		Net	as of	Rent	2008	Base Rent
Property	Year	Rentable	3/31/08	(\$000's)	Base Rent	Per Sq. Ft.
Location	Built	(Sq. Ft.)	(%) (a)	(b) (c)	%	(\$) (c) (d)
WESTCHESTER COUNTY, NEW YORK						
Elmsford						
1 Warehouse Lane	1957	6,600	100.0	86	0.01	13.03
2 Warehouse Lane	1957	10,900	100.0	162	0.03	14.86
3 Warehouse Lane	1957	77,200	100.0	324	0.06	4.20
4 Warehouse Lane	1957	195,500	97.4	1,639	0.28	8.61
5 Warehouse Lane	1957	75,100	97.1	956	0.16	13.11
6 Warehouse Lane	1982	22,100	100.0	513	0.09	23.21
Total Industrial/Warehouse Properties		387,400	98.1	3,680	0.63	9.68
				.,		
WESTCHESTER COUNTY, NEW YORK						
Tarrytown						
230 White Plains Road	1984	9,300	100.0	195	0.03	20.97
Yonkers						
2 Executive Boulevard	1986	8,000	100.0	262	0.04	32.75
Total Retail Properties		17,300	100.0	457	0.07	26.42
WESTCHESTER COUNTY, NEW YORK						
Elmsford						
700 Executive Boulevard		-	-	114	0.02	
Yonkers	_	_		114	0.02	
1 Enterprise Boulevard				185	0.03	-
Total Land Leases		-		299	0.05	
TOTAL PROPERTIES		29,245,361	92.1	584,509	100.00	21.86

(a) Percentage leased includes all leases in effect as of the period end date, some of which have commencement dates in the future and leases expiring March 31, 2008 aggregating 70,107 square feet (representing 0.2 percent of the Company's total net rentable square footage) for which no new leases were signed.
(b) Total bases rent for the 12 months ended March 31, 2008, 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) Excludes space leased by the Company.
(d) Base rent for the 12 months ended March 31, 2008, divided by net rentable square feet leased at March 31, 2008. For those properties acquired or placed in service during the 12 months ended March 31, 2008, amounts are annualized, as per Note e.
(e) As this property was acquired or placed in service by the Company during the 12 months ended March 31, 2008, the amounts represented in 2008 server to free you which the Company which the Company during the 12 months ended March 31, 2008, the amounts represented in 2008 base rent for the 20 months ended March 31, 2008, the amounts may not be indicative of the property's full year results, for comparies on purposes, the amounts regrega base rent pres qu. f. for this property have been calculated by taking 2008 base rent for such property and annualizing these partial-year results, dividing such annualized amounts by the net rentable square feet leased at March 31, 2008. These annualized per square foot amounts may not be indicative of the property's results had the Company owned the property. Accordingly, these annualized per square foot amounts may not be indicative of the property's results had the Company owned the property. Accordingly, these annualized

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Significant Tenants

e following table sets forth a schedule of the Company's 50 largest tenants for the Consolidated Properties as of March 31, 2008, based upon annualized base rents:

Chippong Gobal Markes, Inc.         6         14,157,108         2.2         462,077         1.8         2018           DB Servison New Reny, Inc.         2         10,056,245         1.8         402,068         1.5         2017           National Uliser Fire Insurance Cr         4         0,0490,646         1.8         404,449         1.5         2017           Millied Share Cr Markes Cr Markes         4         0,0490,646         1.8         404,449         1.1         2017           Kaynow Merry Health Plan         2         R,033,134         1.4         303,149         1.3         202,873         0.8         2017           Forest Laboratories, Inc.         2         7,463,777         1.3         202,879         0.9         2017           Carly Scattering USA, LLC         1         6,256,408         1.1         1.993,84         0.6         2017           Carly Scattering USA, LLC         1         6,256,408         1.1         1.993,84         0.6         2017           Carly Scattering USA, LLC         1         6,256,408         1.0         222,518         0.9         2012           Carly Scattering USA, LLC         1         6,256,408         1.0         232,567         1.5         2015				Percentage of				
$\begin black bla$			Annualized	Company	Square	Percentage	Year of	
Chigrong Global Markets, Inc.         6         14,157,108         2.2         462,077         1.8         2015           Dis Services, New Stresy, Inc.         2         10,055,226         1.8         402,066         1.5         2017           National Ulion Fire Insurance         1         10,0490,646         1.8         394,849         1.5         2012           National Ulion Fire Insurance         1         10,0490,646         1.8         394,849         1.3         2012           Keyntom Kery, Health Plan         1         7,044,097         1.3         474,801         1.8         2014           Fernice-Hall, Inc.         2         7,463,777         1.3         202,857         0.8         2017           Dirich Sarky, inc.         1         6,673,735         1.3         202,857         0.8         2017           Dirich Sarky, inc.         1         6,673,735         1.3         202,857         0.8         2017           Vagar Vas -N, Inc.         1         6,623,648         1.1         21,9834         0.6         2017           Vagar Vas -N, Inc.         1         6,236,468         1.1         21,9834         0.6         2017           Vagar Vas -N, Inc.         1         6,236,468<								
DB Service New Jeney, Inc.         2         10,905,426         1.8         40,088         1.5         2017           New Cingular Wireles NS, LLC         4         0,144,501         1.5         410,135         1.1         2017           New Cingular Wireles NS, LLC         4         0,144,501         1.5         410,135         1.1         2017           New Cingular Wireles NS, LLC         1         0,145,301         1.5         410,135         1.1         2017           Preside Instantion, Luc         1         7,054,097         1.3         474,601         1.6         2017           Preside Instantion, Luc Cinfford Polis Accountants         1         6,053,095         1.1         298,954         0.0         2017           Toys N, LLC         1         6,072,651         1.0         242,518         0.0         2017           Toys N, Use N, Lic         1         6,072,651         1.0         242,518         0.0         2017           Toys N, Use N, Lic         1         6,072,651         1.0         242,518         0.0         2017           Toys N, Use N, Lic         1         5,0464         1.0         242,518         0.0         2017           Toys N, Use N, Lic         1         5,0		Properties					Expiration	
National Union File Insurance         1         10,400,4430         1.8         394,849         1.5         302,10           Ver, Cinguir Wirelse NCS, LCC         4         9,444,930         1.5         23,068         1.1         2014           Ver, Cinguir Wirelse NCS, LCC         4         9,444,930         1.5         23,068         1.1         2014           Forest Laboratories, Inc.         2         7,463,773         1.3         22,6807         0.9         2022           American Businus of Certifica Public Accountants         1         6,653,065         1.0         226,807         0.9         2022           American Businus of Certifica Public Accountants         1         6,653,065         1.0         235,067         1.5         2010           Morgan Sunley, & Co., Inc.         5         6,016,566         1.0         235,067         1.0         2021           Albasia Burantos, Company         1         5,754,417         1.0         237,523         0.0         2021           Albasia Burantos, Company         1         5,754,417         1.0         237,523         0.0         2010           Albasia Burantos, Company         1         5,754,417         1.0         237,523         0.7         12010		6					2018	(b)
New Cingular Wicelss PCS, LLC         4         9,144/30         1.5         410,313         1.5         2010           United States Of Americs GSA         1         8,003,114         1.4         303,189         1.1         2017           Keytten Merry, Heilth Plan         2         8,003,134         1.4         303,189         1.1         2017           Totai Lift, Inc.         2         7,673,777         1.2         226,877         0.9         2022           American Institute Correlist Of Carlifor Division Correlist Correlist Of Carlifor Division Correlist Of Carlifor Division Correlist Correlist Of Carlifor Division Correlist Of Carlifo	DB Services New Jersey, Inc.	2	10,905,426	1.8	402,068		2017	
United Sines Of America CSA         1         5,948,983         1.5         28,865         1.1         201           Prestince-Hall, file.         1         7,649,497         1.3         474,401         1.8         201           Prestince-Hall, file.         1         7,649,497         1.3         474,401         1.8         201           Prestince-Hall, file.         1         7,649,477         1.3         474,401         1.8         201           American Institute of Certified Public Accountants         1         6,653,095         1.1         297,878         0.9         2017           American Institute of Certified Public Accountants         1         6,673,695         1.0         242,518         0.9         2017           Toy SR Vis -NJ, file.         1         6,672,651         1.0         245,668         1.0         250,669         1.0         250,669         1.0         2017	National Union Fire Insurance	1	10,490,646		394,849	1.5	2012	
Keystorkery Health Plan26,00,1341.430,1491.12014Forest Laboratories, Inc.27,463,771.320,2870.82012Forest Laboratories, Inc.36,878,7331.120,5870.82012Acc'A Securities USA, LLC16,256,4981.125,0870.92012Acc'A Securities USA, LLC16,256,4981.125,0870.92012Morga Sunley, & Co, Inc.16,016,5661.038,56671.52012Morga Sunley, & Co, Inc.56,016,55661.027,0631.02012Laboratories USA, LLC15,734,4171.027,7590.92012Morga Sunley, & Co, Inc.15,714,4171.027,0530.92012Laboratories USA, ULC15,714,4171.027,0530.92012Morga Sunley, & Co, Inc.15,714,4171.027,0530.92012Codi Suisse Trisi Boston15,714,4171.027,0530.92012Codi Suisse Trisi Boston15,714,4171.027,0540.72012National Financial Services14,798,6120.8110,2060.62010Matter Of Texp Motoshi, LLL13,727,870.8110,2060.62010Matter Of Texp Motoshi, LLL13,727,870.6150,9510.62010Santories America13,773,7750.6150,9	New Cingular Wireless PCS, LLC	4	9,144,930	1.5	410,313	1.5	2014	(c)
Protective Hall, fac.         In         744,907         I.3         474,901         I.8         2014           Dorisch Laboratoris, fac.         2         7,463,777         I.3         226,807         0.9         2022           American Institute of Cettifd Public Accountants         1         6,633,005         I.1         249,878         0.9         2022           KAT Securities USA, LLC         1         6,236,408         I.1         198,834         0.6         2017           Types Y Us-A, Na face         5         6,072,641         1.0         242,2518         0.9         2012           Alastan Instantes Company         10         5,535,968         1.0         220,063         1.0         2018           Alastan Issuarmes Company         10         5,524,084         0.9         36,61,25         1.2         2017           Types Ferre Ferrer         3         5,224,084         0.9         36,61,25         1.2         2017           Types Ferre Ferrer         3         5,224,084         0.9         36,61,25         1.2         2017           National Financia Isorices         1         4,798,61,17         1.0         184,222         0.7         2012           Cred Staisse Firs Boston         1 <td>United States Of America-GSA</td> <td>11</td> <td>8,948,893</td> <td>1.5</td> <td>283,685</td> <td>1.1</td> <td>2017</td> <td>(d)</td>	United States Of America-GSA	11	8,948,893	1.5	283,685	1.1	2017	(d)
Instructions, Inc.         2         7,43,77         1.3         20,457         0.9         2027           American Institute of Certified Public Accountants         1         6,633,063         1.1         249,768         0.9         2012           CAP Securits (SA, LC         1         6,633,063         1.1         149,768         0.9         2012           CAP Securits (SA, LC         1         6,633,063         1.1         149,768         0.0         2017           Margins Public Contra         5         6,016,566         1.0         35,667         0.0         2015           Albate Insurance Company         1         5,701,671         1.0         237,59         0.9         2017           Data metrinko Onite Holdings, Inc.         3         5,204,064         0.9         36,125         0.2         2017           Marrill Lynch Piece Fenter         3         5,204,064         0.9         36,125         0.2         2017           National Financial Services         1         4,788,421         0.8         312,064         0.4         2012           National Financial Services         1         3,872,785         0.7         139,006         1.3         2017           National Coche Advisshibini, Lud.	Keystone Mercy Health Plan	2	8,003,134	1.4	303,149	1.1	2015	
Dailedi Sankyo, Inc.         3         6.87, 87, 37         1.2         226, 807         0.9         2022           ICAP Securities USA, LLC         1         6.263, 408         1.1         159, 834         0.6         2021           ICAP Securities USA, LLC         1         6.263, 408         1.1         159, 834         0.6         2021           Margan Sunloy & Co, Inc.         1         6.072, 648         1.0         232, 538         0.0         2011           Margan Sunloy & Co, Inc.         1         6.073, 658         1.0         232, 538         0.0         2011           Margan Sunloy & Co, Inc.         1         5.734, 417         1.0         232, 559         0.0         2017           TO Ameritado Coline Holdings         1         5.204, 084         0.9         306, 125         1.2         2017           Credi Sinsie Fira Boston         1         5.204, 084         0.9         305, 125         0.0         2012           National Financial Services         1         4.768, 612         0.8         814, 025         0.6         2010           National Financial Services         1         3.873, 000         0.7         350, 000         1.3         2017           National Services	Prentice-Hall, Inc.	1	7,694,097	1.3	474,801	1.8	2014	
Daticit Stankyo, Inc.         3         6.87, 37, 37         1.2         226, 807         0.9         2022           RAAr Scarrings USA, LLC         1         6.26, 63, 005         1.1         249, 768         0.9         2021           KAA Scarrings USA, LLC         1         6.26, 64, 08         1.1         159, 814         0.6         2021           Morgan Sunley & Ca, Inc.         6         0.65, 658         1.0         242, 518         0.0         2021           Morgan Sunley & Ca, Inc.         1         6, 016, 568         1.0         235, 563         0.0         2011           Morgan Sunley & Ca, Inc.         1         57, 74, 117         1.0         235, 563         0.0         2017           TO Ameritande Ottine Holdings         1         57, 74, 117         1.0         184, 222         0.7         2017           Credit Staisse First Boston         1         52, 24, 048         0.9         36, 125         1.2         2017           Credit Staisse First Boston         1         47, 86, 12         0.8         81, 102         0.4         2017           Staisse First Boston         1         387, 300         0.7         35, 300         0.3         2017           Staisse First Boston <th< td=""><td>Forest Laboratories, Inc.</td><td>2</td><td>7.463.777</td><td>1.3</td><td>202.857</td><td>0.8</td><td>2017</td><td>(e)</td></th<>	Forest Laboratories, Inc.	2	7.463.777	1.3	202.857	0.8	2017	(e)
American Institute of Certified Public Accountants         1         663,005         1.1         249,768         0.9         2021           CAP Security USA, LLC         1         662,64,68         1.0         242,518         0.9         2021           Toys RV S-N, Inc.         5         6,016,566         1.0         245,567         1.0         231,60         2011           Allotta Instructor Company         1         5,359,66         1.0         270,063         1.0         2011           Allotta Instructor Company         1         5,354,417         1.0         237,522         0.0         2011           Merill Lynch Pierre Fenner         3         5,242,904         0.8         181,025         0.0         2012           KPMG, LLP         3         5,024,905         0.8         181,025         0.7         2012           KPMG, LLP         3         5,024,905         0.8         181,025         0.0         2012           KPMG, LLP         3         5,024,905         0.7         199,914         0.8         2010           KPMG, LLP         3         8,08,005         0.7         137,076         0.5         2010           Moreifore Melical Center         3         3,737,75		3	6.878.753	1.2	226,807	0.9	2022	(f)
ICAP Securities USA, LLC       I       6.03, 6.04       1.1       198, 841 - 9.04       0.6       2012         Morgan Stanley & Co, Inc.       5       6.016, 566       1.0       385, 086       1.0       2012         Allstati Insurance Company       10       5, 734, 147       1.0       227, 559       0.9       2017         Morgin ISA, Markati Insurance Company       10       5, 734, 147       1.0       227, 559       0.9       2017         Morgin ISA, Markati Insurance Company       10       5, 734, 147       1.0       227, 559       0.9       2017         Morgin ISA, Markati Insurance Company       1       5, 734, 167       0.0       184, 222       0.9       2017         Mortin ISA, Prices Fenner       3       5, 294, 084       0.0       306, 125       0.7       2017         National Financial Services       1       4, 788, 402       0.8       130, 2036       1.2       2012         Monteficro Medical Center       5       4, 066, 055       0.7       199, 914       0.8       2019       2014         Vanga America, Inc.       1       3, 737, 5       0.6       150, 951       0.6       2010       2014       2014       2014       2014       2014       2014		1					2012	()
Toyse Yu.sNi, Inc.         1         6072, 651         1.0         242,518         0.9         2021           Lehman Brodners Holdings, Inc.         1         5,856,66         1.0         270,663         1.0         2010           Albate Insurance Company         10         5,734,417         1.0         272,559         0.0         2017           TD Ameritade Chinne Holdings, Inc.         3         5,214,67         0.0         1.84,22         0.7         2013           TD Ameritade Chinne Holdings         1         5,714,417         1.0         1.84,22         0.7         2013           Minil Lynch Procer Runne         3         5,214,97         0.9         13,464         0.07         2017           National Financia Bervices         1         5,474,872         0.8         11,264         0.6         2012           KPMG, LP         3         4,786,62         0.7         199,914         0.8         2019           Bank Of Folgo-Mikeshini, Luk         1         3,87,000         0.7         13,000         1.0         2014           Artea Company         1         3,87,000         0.6         13,300         0.6         2010           Stres Rundi Screen         1         3,87,000	ICAP Securities USA, LLC	1		1.1	159.834	0.6	2017	
Mérgan Sanley & Co., Inc.         5         6,06,566         1.0         285,667         1.5         2015           Lehman Brohkens Holding, Inc.         10         5,734,477         1.0         270,653         1.0         2018           Allats Insurance Company         10         5,734,477         1.0         270,653         1.2         2017           TD Ameritado Unite Holdings         1         5,701,671         1.0         184,222         0.7         2015           Merrill Lych Pierce Fenner         3         5,242,407         0.9         35,446         0.6         2017           Credit Suisse First Beaton         1         4,798,407         0.8         8110,265         0.7         2017           Matteriad Financial Services         1         4,798,407         0.8         8110,265         0.2         2019           Monterior Medical Center         5         4,606,075         0.7         137,076         0.5         2019           Varage America, Inc.         1         3,872,078         0.7         137,076         0.6         2010           Simsung Electronices America         1         3,472,875         0.7         137,076         0.6         2019           Simsung Electronices America <t< td=""><td></td><td>1</td><td></td><td></td><td></td><td></td><td>2012</td><td></td></t<>		1					2012	
Lehma Brochers Holdings, Inc.I5.83,5986I.0270,673I.02018TD Ameritrade Onine HoldingsI5.73,4177I.0184,2220.72017TD Ameritrade Onine HoldingsI5.24,04840.9366,125I.22017Credit Suisse First BostonI5.24,04840.9366,1250.72012National Financial ServicesI5.024,2960.8181,0250.72012National Financial ServicesI4.798,6210.8112,0640.42012Montefore Medical Center54.066,0550.7199,0140.82019Mark Of TAyo Misatohsi, Lul.I3.872,7850.7197,0760.52019Var America, Inc.I3.872,0800.615,0001.02010Siss Bearby, LLCI3.678,0280.613,1900.52010Siss Bearby, LLCI3.678,0280.613,1900.52010Siss Bearby, LLCI3.057,7730.592,3120.32010Ones & Company, Inc.I2.686,1920.516,6730.42020Dw Jones & Company, Inc.I2.666,1920.516,6730.62010Sis Anderica, KanzeI2.666,1920.516,6730.62012Dw Jones & Company, Inc.I2.666,1920.516,6730.62012Downes & Company, Inc.I2.666,1920.410,008 <td< td=""><td></td><td>5</td><td></td><td></td><td></td><td></td><td></td><td>(g)</td></td<>		5						(g)
Allsten baurnace Compuny         10         574,47         10         237,559         0.9         2017           TD Ameritade Online Holdings         1         570,1671         10         164,222         0.7         2017           Merrill Lynch Pierce Fenner         3         5,204,364         0.9         306,125         1.2         2017           KPMG, LLP         3         5,204,365         0.8         118,064         0.4         2012           KPMG, LLP         3         4,788,02         0.8         310,263         1.2         2012           BM Corporation         3         4,788,402         0.8         310,263         1.2         2019           Bank Of Tokyo-Mitsubishi, Lul.         1         3,872,785         0.7         199,914         0.6         2019           Stark Of Tokyo-Mitsubishi, Lul.         1         3,872,785         0.7         13,000         1.3         2019           Ark Tocp.         1         3,872,785         0.7         13,000         1.6         2004           Stark Balty, LLC         1         3,678,028         0.6         13,300         0.5         2014           Stark Balty, LLC         1         3,102,465         1.6,573         0.4		1						(h)
TD Ameritrade Oraline fieldings       1       \$7,01,671       1.0       184,222       0.7       2057         Merrill Lynch Nieree Fenner       3       5,24,4084       0.9       36,125       1.2       2017         Credit Suisse First Boston       1       5,212,307       0.9       153,464       0.6       2021         National Financial Services       1       4,788,402       0.8       310,203       1.2       2012         Monteficre Medical Center       5       4,066,055       0.7       199,914       0.8       2019         Vonge America, Inc.       1       3,871,000       0.6       25,000       1.3       2019         Vonge America, Inc.       1       3,871,000       0.6       215,000       1.0       2019         Natari Corporation       1       3,871,000       0.6       215,000       1.0       2019         Sign America, Inc.       1       3,4678,028       0.6       114,019       0.4       2009         Sign America, Inc.       1       3,4678,028       0.6       114,019       0.4       2009         Sign America, America, Inc.       1       3,4678,028       0.6       114,019       0.4       2020         Sign America, America		10						(i)
Merral Lynch Pierce Fander         3         5,294,084         0.9         36,125         1.2         2017           Credit Suiser Firs Boston         1         5,122,307         0.9         153,464         0.4         0212           KPMG, LLP         3         5,024,296         0.8         181,025         0.7         2012           BM Corporation         3         4,788,402         0.8         310,263         1.2         2012           BM Corporation         1         3,872,785         0.7         137,076         0.5         2019           Vonage America, Inc.         1         3,857,000         0.7         350,000         1.0         2014           ATC Corp.         1         3,872,785         0.6         133,00         0.5         2019           Syndham Worldwide Corporation         1         3,787,757         0.6         130,00         0.5         2014           SSB Reality, LLC         1         3,428,280         0.6         131,300         0.5         2010           SSB Reality, LLC         1         3,211,626         0.5         145,983         0.6         2011           Dow Jones & Company, Inc.         1         3,212,160         0.5         106,573		1						(.)
Credit Suisse First Boston         1         5,212,307         0.9         153,464         0.6         2021           National Financial Services         1         5,024,296         0.8         112,964         0.4         20212           Matterian Financial Services         1         4,798,621         0.8         112,964         0.4         20212           Montefiner Medical Center         5         4,066,055         0.7         199,914         0.8         2020           Stank OFT Goyon/Mistubishi, Lid.         1         3,87,000         0.7         350,000         1.3         2021           Vangae America, Inc.         1         3,857,000         0.6         150,951         0.6         2000           Samsang Electronics America         1         3,678,028         0.6         113,300         0.5         2000           Stansang Electronics America         1         3,678,028         0.6         114,519         0.4         2020           Myndham Worldwide Operations         1         3,121,62         0.5         16,879         0.4         2020           Myndham Worldwide Operations         1         3,077,73         0.5         9,212         0.3         20210           Piont Safety & Insurance		3						(j)
KPM         3         5/02/396         0.8         18/1025         0.7         2012           National Financial Services         3         4,788,402         0.8         112,964         0.8         2012           IBM Corporation         3         4,788,402         0.8         10,203         1.2         2012           BM Corporation         1         3,872,785         0.7         137,076         0.5         2019           Variage America, Inc.         1         3,857,000         0.6         25,000         1.0         2014           Wyndham Wordwide Corporation         1         3,678,023         0.6         13,300         0.5         2010           Samang Electronics America         1         3,678,023         0.6         13,300         0.5         2010           SSB Realty, LLC         1         3,678,023         0.6         14,519         0.6         2011           Wyndham Worldwide Operations         1         3,124,160         0.5         166,573         0.6         2011           Er Trade Financial Compantion         1         2,271,009         0.5         16,689         0.01         2011           Dow Jones & Company, Inc.         1         2,680,409         0.5		1						(k)
National Financial Services         1         4.798.621         0.8         112.964         0.4         2012           Montefiore Medical Center         5         4.066.055         0.7         199.914         0.8         2019           Bank Of Tokyo-Misubishi, Ld.         1         3.87.785         0.7         157.060         0.5         2019           Vonge America, Inc.         1         3.857.000         0.6         275,000         1.3         2017           A T&T Corp.         1         3.857,000         0.6         1.09.51         0.6         2009           Sams Moridwide Corporation         1         3.773,775         0.6         13.300         0.6         2019           SSB Realty, LLC         1         3.678,028         0.6         114,519         0.4         2000           Wyndham Worldwide Operations         1         3.214,626         0.5         166,573         0.4         2022           Dow Jones & Company, Inc.         1         3.277,70         0.5         9.2312         0.3         2019           Juhan Worldwide Operations         1         2.666,732         0.5         116,889         0.4         2020           Dow Jones & Company, Inc.         1         2.507,680		2						(1)
IBM corporation       3       4,78,402       0.8       310,263       1.2       2019         Bank OT Tokyo-Mitsubishi, Ld.       1       3,872,785       0,7       137,076       0.5       2019         Bank OT Tokyo-Mitsubishi, Ld.       1       3,872,785       0,7       137,076       0.5       2019         Vonga America, Inc.       1       3,857,000       0,6       275,000       1.0       2017         AT&T Corp.       1       3,873,075       0,6       133,000       0,6       2019         SSB Realty, LC       1       3,773,775       0,6       131,300       0,5       2010         SSB Realty, LC       1       3,210,226       0,5       145,983       0,6       2011         Dow Jones & Company, Inc.       1       3,124,160       0,5       145,983       0,6       2011         Dow Jones & Company, Inc.       1       3,124,160       0,5       106,573       0,4       2020         Sunderiya Edva Edva Edva Edva Edva Edva Edva Edv		1						(1)
Montefore Medical Center         5         4066,055         0.7         199,014         0.8         2019           Bank Of Tokyo-Mitsubishi, Lid.         1         3.87,785         0.7         199,016         0.5         2019           Vanage America, Inc.         1         3.857,000         0.6         250,000         1.0         2014           Wyndham Worldwide Corporation         1         3.73,775         0.6         150,051         0.6         2009           Samsang Electronics America         1         3.73,775         0.6         131,300         0.5         2010           SSB Realty, LLC         1         3.742,830         0.6         131,300         0.4         2000           Wyndham Worldwide Operations         1         3.124,160         0.5         145,983         0.4         2022           Dow Jones & Company, Inc.         1         3.057,773         0.5         9.2,312         0.3         2012           Dwo Janes & Company, Inc.         1         2.666,732         0.5         131,174         0.5         2019           SunAmerica Asset Management         1         2.661,92         0.4         100,23         2011           Oppenheimer & Co., Inc.         1         2.671,149		1						()
Bank Of Tokyo-Mitsubishi, Ltd.         1         3 X72/XS         0.7         137076         0.5         2019           Vonage America, Inc.         1         3,805,000         0.6         275,000         1.0         2014           Myndham Worldwide Corporation         1         3,773,775         0.6         150,951         0.6         2009           Samsung Electronics America         1         3,773,775         0.6         131,300         0.5         2010           Samsung Electronics America         1         3,773,775         0.6         14,519         0.4         2000           SBR Bealty, LLC         1         3,212,1626         0.5         145,953         0.6         2011           EFTrade Financial Corporation         1         3,124,160         0.5         106,573         0.4         2020           Dow Jones Kocompany, Inc.         1         2,686,732         0.5         116,889         0.4         2020           American Home Assurance Co.         2         2,666,732         0.5         9,344         0.5         2019           SunAmerica Asset Management         1         2,666,192         0.4         140,4008         0.4         2013           Uppenheimer & Co., Inc.         1		3						(m)
Vonge América, Inc.         1         3,857,000         0,7         350,000         1,3         2017           AT&C Corp.         1         3,850,000         0,6         250,000         1,0         2014           Wyndham Worldwide Carporation         1         3,773,775         0,6         150,951         0,6         2010           Samsung Electronics America         1         3,678,028         0,6         131,459         0,4         2009           SB Really, LLC         1         3,678,028         0,6         144,519         0,4         2009           Wyndham Worldwide Operations         1         3,211,626         0,5         145,983         0,6         2010           F'rade Financial Corporation         1         3,124,160         0,5         16,689         0,4         2022           Dow Jones & Company, Inc.         2         2,727,009         0,5         16,889         0,4         2020           American Home Assurance Co.         2         2,866,732         0,5         9,134         0,3         2011           Moody's Investors Service         1         2,650,149         0,5         9,134         0,3         2011           Uppentiemer & Co., Inc.         1         2,452,463		5						(n)
AT& <sup>2</sup> Cop.       1       3,805,000       0.6       275,000       1.0       2014         Wyndham Wordwide Copration       1       3,737,75       0.6       13,000       0.5       2010         Samsung Electronics America       1       3,678,028       0.6       131,300       0.5       2010         SSB Realty, LLC       1       3,492,830       0.6       114,519       0.4       2009         Wyndham Worldwide Operations       1       3,124,160       0.5       145,8983       0.6       2011         E <sup>4</sup> Trade Financial Corporation       1       3,124,160       0.5       106,573       0.4       2020         Dow Jones & Company, Inc.       1       3,057,773       0.5       9,23,12       0.3       2011         Manerica Asset Management Co.       2       2,727,009       0.5       116,889       0.4       2020         Sun America Asset Management Co., Inc.       1       2,661,149       0.5       94,241       0.3       2011         Oppenheimer & Co., Inc.       1       2,663,12       0.4       100,023       0.4       2012         Oppenheimer & Co., Inc.       2       2,517,680       0.4       129,784       0.5       2022         Reg		1						
Wyndham Worldwide Corporation         1         3,773,775         0.6         150,951         0.6         200           Samsung Electronics America         1         3,678,028         0.6         114,519         0.4         2000           SBR Bealty, LLC         3,492,830         0.6         114,519         0.4         2000           Wyndham Worldwide Operations         1         3,211,626         0.5         145,983         0.6         2011           Dw Jones & Company, Inc.         1         3,121,460         0.5         166,873         0.4         2022           Dow Jones & Company, Inc.         1         3,057,773         0.5         9,2,312         0.3         2012           Daw Jones & Company, Inc.         2         2,727,009         0.5         16,689         0.4         2020           American Home Assurance Co.         2         2,686,732         0.5         9,1344         0.3         2011           Moody's Investors Service         1         2,650,492         0.4         140,008         0.4         2020           Openheimer & Co., Inc.         1         2,451,7680         0.4         192,784         0.5         2022           Rega Business Centre Corp.         2         2,488,744		1						
Samsung Electronics America         1         3.678,028         0.6         131,300         0.5         2010           SSB Realty, LLC         1         3.492,830         0.6         1145,983         0.6         2010           E*Trade Financial Corporation         1         3.211,626         0.5         145,983         0.6         2011           E*Trade Financial Corporation         1         3.124,160         0.5         106,573         0.4         2022           Dow Jones & Company, Inc.         1         3.057,773         0.5         9.2312         0.3         2012           High Point Safety & Insurance         2         2,727,009         0.5         116,889         0.4         2020           Summerica Asset Management         1         2,686,732         0.5         913,174         0.5         2019           SunAmerica Asset Management Co.         1         2,636,192         0.4         104,008         0.4         2013           Oppenheimer & Co., Inc.         1         2,636,192         0.4         104,008         0.4         2013           Unick States Life Insurance Co.         2         2,417,680         0.4         129,090         0.4         129,090         0.3         2011		1						
SSB Rearry, LLC       1       3,492,830       0.6       114,519       0.4       200         Wyndhum Wordwide Operations       1       3,211,626       0.5       145,5983       0.6       2011         E*Trade Financial Corporation       1       3,124,160       0.5       196,573       0.4       2022         Dow Jones & Company, Inc.       1       3,057,773       0.5       92,312       0.3       2012         American Home Assurance Co.       2       2,727,009       0.5       116,889       0.4       2020         American Home Assert Management       1       2,686,732       0.5       91,314       0.5       2011         Moody's Investors Service       1       2,686,732       0.5       91,344       0.3       2011         Openheimer & Co., Inc.       1       2,636,192       0.4       104,008       0.4       2030         United States Life Insurance Co.       1       2,520,000       0.4       180,000       0.7       2013         United States Life Insurance Co.       2       2,417,680       0.4       192,923       0.3       2011         New Jersey Turmpike Authonity       1       2,452,454       0.4       109,223       0.4       2017      <		1						
Wyndham Worldwide Operations1 $1/21,626$ 0.5145,9830.62011E*Trade Financial Corporation1 $3,124,160$ 0.5 $165,573$ 0.42022Dow Jones & Company, Inc.1 $3,124,160$ 0.5 $92,312$ 0.3 $2012$ High Point Safety & Insurance2 $2,727,009$ 0.5 $116,889$ 0.4 $2002$ American Home Assurance Co.2 $2,686,512$ 0.5 $511,174$ 0.5 $2012$ SunAmerica Asset Management1 $2,680,409$ 0.5 $69,621$ 0.3 $2018$ Moody's Investors Service1 $2,671,149$ 0.5 $91,314$ 0.3 $2011$ Openheimer & Co., Inc.1 $2,636,192$ 0.4 $104,008$ 0.4 $2022$ Regue Business Centre Corp.2 $2,51,680$ 0.4 $109,023$ 0.4 $2012$ Regue Business Centre Corp.2 $2,488,274$ 0.4 $79,805$ 0.3 $2011$ Tradeweb Markets, LLC1 $2,455,463$ 0.4 $100,223$ 0.4 $2017$ Tadisword Group, Inc1 $2,455,245$ 0.4 $64,976$ 0.2 $2017$ Matrix Mariera, Inc.1 $2,285,463$ 0.4 $90,050$ 0.3 $2011$ Movado Group, Inc1 $2,285,463$ 0.4 $90,050$ 0.3 $2021$ Movado Group, Inc1 $2,285,463$ 0.4 $90,050$ 0.3 $2021$ Movado Group, Inc1 $2,285,463$ 0.4 $90,050$ 0.3 $2021$ <		1						
E <sup>4</sup> Trade Financial Corporation       1       3.124, 160       0.5       106,573       0.4       2020         High Point Safety & Insurance       2       2,727,009       0.5       116,889       0.4       2020         American Home Assurance Co.       2       2,727,009       0.5       131,174       0.5       2012         SumAmerica Asset Management       1       2,686,732       0.5       131,174       0.5       2010         Moody's Investors Service       0.5       2,686,732       0.5       69,621       0.3       2011         Oppenheimer & Co., Inc.       1       2,636,192       0.4       104,008       0.4       2031         United States Life Insurance Co.       1       2,520,000       0.4       180,000       0.7       2013         Vactio States Life Insurance Co.       2       2,471,680       0.4       109,203       0.4       2012         New Jersey Turmpike Authonity       1       2,455,463       0.4       109,203       0.3       2011         Tradeveb Markets, LLC       1       2,458,274       0.4       64,976       0.2       2071         Notady Group, Inc       1       2,458,274       0.4       64,976       0.2       2071		1						
Dow Jones & Company, Inc.         1         305773         0.5         92,312         0.3         2012           High Point Safety & Insurance         2         2,727,009         0.5         116,889         0.4         2020           American Home Assurance Co.         2         2,686,732         0.5         131,174         0.5         2019           SunAmerica Asset Management         1         2,686,732         0.5         91,314         0.3         2018           Moody's Investors Service         1         2,671,149         0.5         91,314         0.3         2011           Openheimer & Co., Inc.         1         2,636,192         0.4         104,008         0.4         2020           AAA Mid-Atlantic, Inc.         2         2,517,680         0.4         180,000         0.7         2013           AAA Mid-Atlantic, Inc.         2         2,517,680         0.4         100,223         0.4         2017           Tadeweb Markets, LLC         1         2,455,463         0.4         100,223         0.3         2011           Maxios Oroup, Inc         1         2,455,235         0.4         64,976         0.2         207           Markets, LLC         1         2,485,274 <td< td=""><td></td><td>1</td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		1						
High Doint Safety & Insurance2 $2,727,009$ 0.5116,8890.4 $2020$ American Home Assurance Co.2 $2,686,322$ 0.5116,1890.52019Sun America Asset Management1 $2,680,409$ 0.569,6210.32018Mody's Investors Service1 $2,671,149$ 0.591,3440.32011Oppenheimer & Co., Inc.1 $2,636,192$ 0.4104,0080.42013United States Life Insurance Co.1 $2,250,000$ 0.4180,0000.72013AAA Mid-Aldantic, Inc.2 $2,217,680$ 0.4129,7840.52022Regues Business Centre Corp.2 $2,488,274$ 0.4100,2230.42017Tradeweb Markets, LLC1 $2,455,463$ 0.4100,2230.42017Natixis North America, Inc.1 $2,283,547$ 0.463,6790.32011Movado Group, Inc1 $2,283,547$ 0.490,0500.32011Movado Group, Inc1 $2,283,547$ 0.490,0500.32011Movado Group, Inc1 $2,293,547$ 0.490,0500.32011Movado Group, Inc1 $2,107,185$ 0.490,0500.32011Notado Group, Inc1 $2,109,408$ 0.497,360.32015Ark Asset Management Co., Inc.1 $2,094,608$ 0.467,5680.32015Ark Asset Management Co., Inc.2		1						
American Home Assurance Co, SunAmerica Asset Management2 $2686,732$ $0.5$ $131,174$ $0.5$ $2019$ SunAmerica Asset Management1 $2,680,409$ $0.5$ $69,621$ $0.3$ $2018$ Moody's Investors Service1 $2,671,149$ $0.5$ $91,344$ $0.3$ $2011$ Openheimer & Co, Inc.1 $2,636,192$ $0.4$ $104,008$ $0.4$ $2011$ United States Life Insurance Co.1 $2,250,000$ $0.4$ $180,000$ $0.7$ $2013$ AAA Mid-Atlantic, Inc.2 $2,488,274$ $0.4$ $79,805$ $0.3$ $2011$ New Jersey Turpike Authority1 $2,455,463$ $0.4$ $100,223$ $0.4$ $2017$ Tadeweb Markets, LLC1 $2,455,235$ $0.4$ $64,976$ $0.2$ $2017$ Natixis North America, Inc.1 $2,285,547$ $0.4$ $90,50$ $0.3$ $2011$ Movado Group, Inc1 $2,285,547$ $0.4$ $90,50$ $0.3$ $2021$ Movado Group, Inc1 $2,285,547$ $0.4$ $90,50$ $0.3$ $2011$ Movado Group, Inc1 $2,285,547$ $0.4$ $90,50$ $0.3$ $2011$ Movado Group, Inc1 $2,285,547$ $0.4$ $90,50$ $0.3$ $2011$ Movado Group, Inc1 $2,209,547$ $0.4$ $90,50$ $0.3$ $2015$ Ark Asset Management Co, Inc.1 $2,094,608$ $0.4$ $97,366$ $0.3$ $2015$ Nextel of New York, Inc.2 <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		1						
SunAmerica Asset Management         1         2.680,409         0.5         69,621         0.3         2018           Moody's Investors Service         1         2,671,149         0.5         91,344         0.3         2011           Oppenheimer & Co., Inc.         1         2,656,192         0.4         104,008         0.4         2013           United States Life Insurance Co.         1         2,556,612         0.4         108,000         0.7         2013           AAA Mid-Allantic, Inc.         2         2,517,680         0.4         129,784         0.5         2022           Regus Business Centre Corp.         2         2,458,5463         0.4         100,223         0.4         2017           Tradeweb Markets, LLC         1         2,455,463         0.4         100,223         0.4         2017           Nativis North America, Inc.         1         2,485,274         0.4         84,679         0.3         2021           Movado Group, Inc         1         2,485,245         0.4         64,076         0.2         2017           Movado Group, Inc         1         2,283,547         0.4         90,050         0.3         2011           Ubrade Group, Inc         1         2,127,185		2						
Moady's Investors Service1 $2,671,149$ 0.5 $91,344$ 0.32011Oppenhimer & Co., Inc.1 $2,636,192$ 0.4 $104,008$ 0.42013United Stats Life Insurance Co.1 $2,250,000$ 0.4 $180,000$ 0.72013AAA Mid-Atlantic, Inc.2 $2,517,680$ 0.4 $129,784$ 0.52022Regus Business Centre Corp.2 $2,488,274$ 0.4 $79,805$ 0.32011New Jersey Turnpike Authority1 $2,455,463$ 0.4 $100,223$ 0.42017Tradeweb Markets, LLC1 $2,485,235$ 0.4 $64,976$ 0.22017Tradeweb Markets, LLC1 $2,485,235$ 0.4 $64,976$ 0.22017UBS Financial Services, Inc.1 $2,285,547$ 0.4 $90,500$ 0.32011Movado Group, Inc1 $2,285,547$ 0.4 $90,500$ 0.32016Barr Laboratories, Inc.1 $2,119,597$ 0.4 $89,510$ 0.32016Ark Asset Management Co., Inc.1 $2,094,608$ 0.4 $67,568$ 0.32017Nextel of New York, Inc.2 $2,093,440$ 0.4 $97,365$ 0.4 $2014$		2						(o)
Oppenheimer & Co., Inc.         1         2,636,192         0.4         104,008         0.4         2013           United States Life Insurance Co.         1         2,520,000         0.4         180,000         0.7         2013           AAA Mid-Atlantic, Inc.         2         2,517,680         0.4         129,784         0.5         2022           Regus Business Centre Corp.         2         2,438,274         0.4         79,805         0.3         2011           New Jersey Turmpike Authority         1         2,455,463         0.4         100,223         0.4         2017           Tadeweb Markets, LLC         1         2,455,235         0.4         64,976         0.2         2017           Natixis North America, Inc.         1         2,285,477         0.4         90,050         0.3         2021           Movado Group, Inc         1         2,285,477         0.4         90,050         0.3         2021           Movado Group, Inc         1         2,117,185         0.4         79,530         0.3         2016           Barr Laboratories, Inc.         1         2,109,4608         0.4         89,510         0.3         2015           Ark Asset Management Co., Inc.         1         2,09		1						
United States Life Insurance Co.         1         2,520,000         0.4         180,000         0.7         2013           AAA Mid-Allantic, Inc.         2         2,517,680         0.4         120,784         0.5         2022           Regue Business Centre Corp.         2         2,488,274         0.4         79,855         0.3         2011           New Jersey Turnpike Authority         1         2,455,463         0.4         100,223         0.4         2017           Tradeweb Markets, LLC         1         2,453,235         0.4         64,976         0.2         2017           Natxis North America, Inc.         1         2,458,547         0.4         90,050         0.3         2011           Movado Group, Inc         2         2,127,185         0.4         90,050         0.3         2011           Barr Laboratories, Inc.         3         2,127,185         0.4         79,530         0.3         2015           Ark Mid-Almangement Co., Inc.         1         2,094,608         0.4         89,510         0.3         2015           Ark Mid-Almangement Co., Inc.         1         2,094,608         0.4         67,568         0.3         2015           Ark Aset Management Co., Inc.         2		1						(p)
AAA Mid-Atlantic, Inc.         2         2,517,680         0.4         129,784         0.5         2022           Regus Business Centre Corp.         2         2,488,274         0.4         79,805         0.3         2011           New Jersey Turnpike Attubrity         1         2,455,463         0.4         100,223         0.4         2017           Tradeweb Markets, LLC         1         2,455,235         0.4         64,076         0.2         2017           Natixis North America, Inc.         1         2,408,679         0.4         83,629         0.3         2021           Movado Group, Inc         1         2,283,547         0.4         90,050         0.3         2011           Movado Group, Inc         1         2,117,185         0.4         79,530         0.3         2016           Barr Laboratories, Inc.         1         2,119,597         0.4         89,510         0.3         2015           Ark Aset Management Co., Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nextel of New York, Inc.         2         2,093,440         0.4         97,345         0.4         2014		1						
Regus Business Centre Corp.         2         2,488,274         0.4         79,805         0.3         2011           New Jersey Tumpike Authority         1         2,455,463         0.4         100,223         0.4         2017           Tradeweb Markets, LLC         1         2,455,235         0.4         64,976         0.2         2017           Natixis North America, Inc.         1         2,438,679         0.4         83,029         0.3         2011           Movado Group, Inc         2,243,547         0.4         90,050         0.3         2011           UBS Financial Services, Inc.         3         2,127,185         0.4         90,050         0.3         2011           Barr Laboratories, Inc.         1         2,094,608         0.4         99,510         0.3         2011           Nexted Of New York, Inc.         2         2,093,440         0.4         97,365         0.4         2012		1						
New Jersey Turnpike Authority         1         2,455,463         0,4         100,223         0,4         2017           Tradeweb Markets, LLC         1         2,453,235         0,4         64,976         0,2         2017           Natixis North America, Inc.         1         2,408,679         0,4         83,629         0,3         2021           Movado Group, Inc         1         2,283,547         0,4         90,050         0,3         2016           UBS Financial Services, Inc.         3         2,127,185         0,4         79,530         0,3         2016           Barr Laboratories, Inc.         1         2,046,608         0,4         67,568         0,3         2017           Nexted Of New York, Inc.         2         2,093,440         0,4         89,510         0,3         2015           Nexted Of New York, Inc.         2         2,093,440         0,4         67,568         0,3         2017	AAA Mid-Atlantic, Inc.	2						(q)
Tradeweb Markeis, LLC         1         2,453,235         0.4         64,676         0.2         2017           Nativis North America, Inc.         1         2,408,679         0.4         83,629         0.3         2021           Movado Group, Inc         1         2,283,547         0.4         90,050         0.3         2021           UBS Financial Services, Inc.         3         2,127,185         0.4         79,530         0.3         2015           Barr Laboratories, Inc.         1         2,109,507         0.4         89,510         0.3         2015           Ark Asset Management Co, Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nextel of New York, Inc.         2         2,093,440         0.4         97,436         0.4         2014	Regus Business Centre Corp.	2		0.4				
Natixis North America, Inc.         1         2,408,679         0.4         83,629         0.3         2021           Movado Group, Inc         1         2,283,547         0.4         90,050         0.3         2011           UBS Financial Services, Inc.         3         2,127,185         0.4         79,530         0.3         2016           Barr Laboratories, Inc.         1         2,109,597         0.4         89,510         0.3         2015           Ark Asset Management Co, Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nextel of New York, Inc.         2         2,093,440         0.4         97,436         0.4         2014	New Jersey Turnpike Authority	1	2,455,463		100,223			
Movado Group, Inc         1         2.283,547         0.4         90,050         0.3         2013           UBS Financial Services, Inc.         3         2,127,185         0.4         79,050         0.3         2016           Barr Laboratories, Inc.         1         2,119,597         0.4         89,510         0.3         2015           Ark Asset Management Co., Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nextel of New York, Inc.         2         2,093,440         0.4         97,436         0.4         2014	Tradeweb Markets, LLC	1	2,453,235	0.4	64,976	0.2	2017	
UBS Financial Services, Inc.         3         2,127,185         0.4         79,530         0.3         2016           Barr Laboratories, Inc.         1         2,119,597         0.4         89,510         0.3         2015           Ark Asset Management Co., Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nextel of New York, Inc.         2         2,093,440         0.4         97,436         0.4         2014	Natixis North America, Inc.	1	2,408,679	0.4	83,629	0.3	2021	
Barr Laboratories, Inc.         1         2,119,597         0.4         89,510         0.3         2015           Ark Asset Management Co., Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nexted Of New York, Inc.         2         2,093,440         0.4         97,436         0.4         2014	Movado Group, Inc	1	2,283,547	0.4	90,050	0.3	2013	
Ark Asset Management Co., Inc.         1         2,094,608         0.4         67,568         0.3         2017           Nextel of New York, Inc.         2         2,093,440         0.4         97,436         0.4         2014	UBS Financial Services, Inc.	3	2,127,185	0.4	79,530	0.3	2016	(r)
Nextel of New York, Inc. 2 2,093,440 0.4 97,436 0.4 2014	Barr Laboratories, Inc.	1	2,119,597	0.4	89,510	0.3	2015	
Nextel of New York, Inc. 2 2,093,440 0.4 97,436 0.4 2014	Ark Asset Management Co., Inc.	1	2,094,608	0.4	67,568	0.3	2017	
		2					2014	(s)
	GAB Robins North America Inc.	2	2,087,199	0.4	84,649	0.3	2009	(t)
		1					2017	
Bearingpoint, Inc. 1 2,005,834 0.3 77,956 0.3 2011		1						
	or or other		,,					
TOTALS 232,196,354 39,3 9,482,771 35,8	TOTALS		232.196.354	39.3	9.482.771	35.8		
				W	.,,	5010		

See footnotes on subsequent page.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Significant Tenants

#### (Continued)

- (a) Annualized base rental revenue is based on actual March, 2008 billings times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived historical GAAP results, historical results may differ from those set forth above.
  (b) 38,196 square feet expire in 2009; 33,145 square feet expire in 2010; 2,6,345 square feet expire in 2014; 26,262 square feet expire in 2016; 39,885 square feet expire in 2018; 33,145 square feet expire in 2019; 9,901 square feet expire in 2011; 11,216 square feet expire in 2012; 58,392 square feet expire in 2013; 4,879 square feet expire in 2014; 180,729 square feet expire in 2015; 6,610 square feet expire in 2016; 39,885 square feet expire in 2016; 30,807 square feet expire in 2010; 180,072 square feet expire in 2010; 180,072 square feet expire in 2010; 33,143 square feet expire in 2009; 32,435 square feet expire in 2009; 32,435 square feet expire in 2009; 32,435 square feet expire in 2010; 36,6170 square feet expire in 2011; 11,216 square feet expire in 2011; 10,204 square feet expire in 2010; 33,045 square feet expire in 2010; 32,445 square feet expire in 2010; 33,045 square feet expire in 2011; 29,005 square feet expire in 2013; 53,983 square feet expire in 2017.
  (i) 7,45 square feet expire in 2010; 7,7381 square feet expire in 2011; 29,005 square feet expire in 2013; 53,983 square feet expire in 2010; 7,7381 square feet expire in 2010; 33,045 square feet expire in 2010; 35,093 square feet expire in 2010; 7,7381 squar (a) Annualized base rental revenue is based on actual March, 2008 billings times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

## All Consolidated Properties

The following table sets forth a schedule of lease expirations for the total of the Company's office, office/flex, industrial/warehouse and stand-alone retail properties included in the Consolidated Properties beginning April 1, 2008, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2008 through 2010 only):

		Leases (Sq. Ft.)	Represented By Expiring Leases (%)	Revenue Under Expiring Leases (\$) (b)	Square Foot Represented By Expiring Leases (\$)	Annual Base Rent Under Expiring Leases (%)
2008 (c)						
Northern NJ	53	425.417	1.6	9,936,062	23.36	1.7
Central NJ	34	173,483	0.7	4,210,212	24.27	0.7
Westchester Co., NY	60	182,558	0.7	4,099,651	22.46	0.7
Manhattan	-	-	-	-	-	-
Sub. Philadelphia	34	348,908	1.3	5,660,285	16.22	0.9
Fairfield Co., CT	5	20,824	0.1	491,615	23.61	0.1
Washington, DC/MD	19	106,283	0.4	2,718,440	25.58	0.5
Rockland Co., NY	5	10,327	(d)	284,183	27.52	(d)
TOTAL - 2008	210	1,267,800	4.8	27,400,448	21.61	4.6
2009						
Northern NJ	106	931.392	3.5	22,899,605	24.59	3.8
Central NJ	45	386,819	1.4	9,149,078	23.65	1.5
Westchester Co., NY	114	578,414	2.2	11,527,428	19.93	2.0
Manhattan	-	-	-	-	-	-
Sub. Philadelphia	48	280,999	1.1	4,475,730	15.93	0.8
Fairfield Co., CT	12	40,538	0.1	891,413	21.99	0.2
Washington, DC/MD	17	74,810	0.3	1,982,007	26.49	0.3
Rockland Co., NY	8	23,584	0.1	583,384	24.74	0.1
TOTAL - 2009	350	2,316,556	8.7	51,508,645	22.24	8.7
<u>2010</u>		1 200 001		20.101.511	22.44	10
Northern NJ Central NJ	114	1,200,096	4.5	28,134,541	23.44 22.26	4.9
Westchester Co., NY	72 89	590,492 505,944	2.2 1.9	13,142,080 10,010,405	19.79	2.2 1.7
Manhattan	2	330,900	1.9	10,010,405	32.37	1.7
Mannattan Sub. Philadelphia	46	275,284	1.5	4,277,956	32.37 15.54	0.7
Fairfield Co., CT	40	31,577	0.1	4,277,956 843,785	26.72	0.7
Washington, DC/MD	31	168,446	0.7	4,692,504	27.86	0.1
Rockland Co., NY	4	8,239	0.7	211,160	25.63	0.8
TOTAL - 2010	366	3,110,978	11.7	72,023,664	23.15	12.2

Schedule continued, with footnotes, on subsequent page.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### All Consolidated Properties (continued)

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (S)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2011	368	3,389,211	12.8	77,020,909	22.73	13.0
2012	252	2,801,902	10.6	66,197,374	23.63	11.2
2013	253	3,303,497	12.5	67,457,496	20.42	11.4
2014	136	1,823,223	6.9	39,953,244	21.91	6.8
2015	83	2,441,728	9.2	53,784,587	22.03	9.1
2016	65	918,086	3.5	18,334,490	19.97	3.1
2017	76	2,281,216	8.6	54,299,690	23.80	9.2
2018	54	907,496	3.4	22,287,076	24.56	3.8
2019 and thereafter	58	1,929,086	7.3	41,306,026	21.41	6.9
Totals/Weighted Average	2,271	26,490,779 (c)	100.0	591,573,649	22.33	100.0

(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) Annualized base rental revenue is based on actual March 2008 billings times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
(c) Includes leases expiring March 31, 2008 aggregating 70,107 square feet and representing annualized rent of \$1,684,945 for which no new leases were signed.
(d) Represents less than .05%
(e) Reconciliation to Company's total net rentable square footage is as follows:

Square	e footage leased to commercial tenants	
	e footage used for corporate offices, managen	nent offices,
	lding use, retail tenants, food services, other a	
servi	vice tenants and occupancy adjustments	
Square	e footage unleased	

Total net rentable square footage (does not include land leases)

446,715	
2,307,867	
29,245,361	

\_\_\_\_

Square Feet 26,490,779

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Office Properties

The following table sets forth a schedule of lease expirations for the office properties beginning April 1, 2008, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2008 through 2010 only):

Year Of Expiration/ Market	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 (5) (b)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (S)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2008 (c)						
Northern NJ	49	370,976	1.7	9,289,696	25.04	1.8
Central NJ	32	166,553	0.8	4,117,609	24.72	0.8
Westchester Co., NY Manhattan	35	106,824	0.5	2,835,088	26.54	0.5
Sub. Philadelphia	23	242,410	1.1	4,785,183	19.74	0.9
Fairfield Co., CT	4	13,824	0.1	407,615	29.49	0.1
Washington, DC/MD	19	106,283	0.5	2,718,440	25.58	0.5
Rockland Co., NY TOTAL – 2008	5 167	10,327 1,017,197	0.1 4.8	284,183 24,437,814	27.52 24.02	0.1 4.7
101AL - 2008	167	1,017,197	4.0	24,437,814	24.02	4./
2009						
Northern NJ Central NJ	96 39	853,427 346,053	3.9 1.6	21,817,094 8,631,323	25.56 24.94	4.2 1.6
Westchester Co., NY	67	225,646	1.0	5,984,603	26.52	1.0
Manhattan		-	-	-	-	-
Sub. Philadelphia	31	151,131	0.7	3,473,671	22.98	0.7
Fairfield Co., CT Washington, DC/MD	9 17	19,963 74,810	0.1 0.4	498,438 1,982,007	24.97 26.49	0.1 0.4
Rockland Co., NY	8	23,584	0.1	583,384	24.74	0.1
TOTAL - 2009	267	1,694,614	7.9	42,970,520	25.36	8.2
2010						
Northern NJ	101	1,076,537	4.9	26,590,113	24.70	5.0
Central NJ	57	405,340	1.9	10,365,101	25.57	2.0
Westchester Co., NY Manhattan	49 2	172,192 330,900	0.8 1.5	4,625,718 10,711,233	26.86 32.37	0.9 2.0
Sub. Philadelphia	30	143,264	0.7	3,328,333	23.23	2.0
Fairfield Co., CT	8	31,577	0.2	843,785	26.72	0.2
Washington, DC/MD	31	168,446	0.8	4,692,504	27.86	0.9
Rockland Co., NY TOTAL – 2010	4 282	8,239 2,336,495	(d) 10.8	211,160 61,367,947	25.63 26.26	(d) 11.6
101AL - 2010	282	2,336,495	10.8	61,367,947	26.26	11.0
2011	304	2,853,889	13.2	70,629,196	24.75	13.4
2012	188	2,219,089	10.3	58,611,020	26.41	11.1
2013	187	2,550,543	11.8	58,020,906	22.75	11.0
2014	110	1,599,077	7.4	36,989,107	23.13	7.0
2015	71	2,247,803	10.4	51,687,457	22.99	9.8
2016	51	601,437	2.8	14,151,831	23.53	2.7
2017	62	2,116,810	9.8	51,600,353	24.38	9.8
2018	34	646,302	3.0	18,610,980	28.80	3.5
2019 and thereafter	49	1,678,466	7.8	37,947,251	22.61	7.2
Totals/Weighted Average	1,772	21,561,722 (c)	100.0	527,024,382	24.44	100.0

 (a) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

 (b) Annualized base rental revenue is based on actual March 2008 billings times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

 (c) Includes leases expring March 31, 2008 aggregating 70,107 square feet and representing annualized rent of \$1,684,945 for which no new leases were signed.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### **Office/Flex Properties**

The following table sets forth a schedule of lease expirations for the office/flex properties beginning April 1, 2008, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2008 through 2010 only):

Year Of Expiration/ Market	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 (S) (b)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (S)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2008 (c)						
Northern NJ	4	54,441	1.2	646,366	11.87	1.0
Central NJ	2	6,930	0.1	92,603	13.36	0.2
Westchester Co., NY Sub. Philadelphia	24	74,384 106,498	1.6 2.4	1,252,561 875,102	16.84 8.22	2.1 1.5
Fairfield Co., CT	1	7,000	0.1	84,000	12.00	0.1 4.9
TOTAL - 2008	42	249,253	5.4	2,950,632	11.84	4.9
2009						
Northern NJ	10	77,965	1.7	1,082,511	13.88	1.8
Central NJ Westchester Co., NY	6	40,766 301,123	0.9	517,755	12.70 15.33	0.9
Sub. Philadelphia	42 17	129,868	6.6 2.9	4,617,275 1,002,059	7.72	7.7 1.7
Fairfield Co., CT	3	20,575	0.5	392,975	19.10	0.6
TOTAL - 2009	78	570,297	12.6	7,612,575	13.35	12.7
2010						
Northern NJ	13	123,559	2.7	1,544,428	12.50	2.6
Central NJ	15	185,152	4.1	2,776,979	15.00	4.6
Westchester Co., NY Sub. Philadelphia	38 16	300,802 132,020	6.7 2.9	4,987,587 949,623	16.58 7.19	8.3 1.6
Fairfield Co., CT	-		2.9	-	7.19	- 1.0
TOTAL - 2010	82	741,533	16.4	10,258,617	13.83	17.1
2011	63	527,722	11.7	6,296,713	11.93	10.5
2012	63	576,175	12.7	7,522,629	13.06	12.5
2013	55	598,649	13.2	8,117,823	13.56	13.5
2014	26	224,146	5.0	2,964,137	13.22	4.9
2015	12	193,925	4.3	2,097,130	10.81	3.5
2016	12	181,567	4.0	2,764,298	15.22	4.6
2017	14	164,406	3.6	2,699,337	16.42	4.5
2018	19	253,194	5.6	3,451,096	13.63	5.7
2019 and thereafter	9	250,620	5.5	3,358,775	13.40	5.6
Totals/Weighted Average	475	4,531,487	100.0	60,093,762	13.26	100.0

(a) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.
 (b) 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. Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

#### Industrial/Warehouse Properties

e following table sets forth a schedule of lease expirations for the industrial/warehouse properties beginning April 1, 2008, assuming that none of the tenants exercise renewal or termination options. All industrial/warehouse properties are located in the Westchester County, NY arket:

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (S) (b)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2008	1	1,350	0.3	12,002	8.89	0.3
2009	4	42,345	11.1	730,550	17.25	18.1
2010	2	32,950	8.7	397,100	12.05	9.8
2011	1	7,600	2.0	95,000	12.50	2.4
2012	1	6,638	1.8	63,725	9.60	1.6
2013	11	154,305	40.6	1,318,767	8.55	32.6
2016	2	135,082	35.5	1,418,361	10.50	35.2
Totals/Weighted Average	22	380,270	100.0	4,035,505	10.61	100.0

(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) Annualized base rental revenue is based on actual March 2008 billings times 12. For leases whose rent commences after April 1, 2008, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

#### Stand-Alone Retail Properties

The following table sets forth a schedule of lease expirations for the stand-alone retail properties beginning April 1, 2008, assuming that none of the tenants exercise renewal or termination options. All stand-alone retail properties are located in the Westchester County, NY market:

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (8) (b)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2009	1	9,300	53.8	195,000	20.97	46.4
2018	1	8,000	46.2	225,000	28.13	53.6
Totals/Weighted Average	2	17,300	100.0	420,000	24.28	100.0

(a) Includes stand-alone retail property tenants only.
 (b) Annualized base rental revenue is based on actual March 2008 billings times 12. For leases whose rent commences after April 1, 2008 annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

Mack-Cali Realty Corporation Supplemental Operating and Financial Data for the Quarter Ended March 31, 2008

### MACK-CALI REALTY CORPORATION

### NEWS RELEASE

## For Immediate Release

Contact:	Barry Lefkowitz	Virginia Sobol
	Executive Vice President	Vice President, Marketing
	and Chief Financial Officer	and Public Relations
	(732) 590-1000	(732) 590-1000

### MACK-CALI REALTY CORPORATION ANNOUNCES FIRST QUARTER RESULTS

Edison, New Jersey - May 1, 2008 - Mack-Cali Realty Corporation (NYSE: CLI) today reported its results for the first quarter 2008.

Recent highlights include:

- Reported net income per diluted share of \$0.23;
- Reported funds from operations per diluted share of \$0.88; and
- Declared \$0.64 per share quarterly common stock dividend.

## FINANCIAL HIGHLIGHTS

Net income available to common shareholders for the first quarter 2008 equaled \$14.9 million, or \$0.23 per share, versus \$18.6 million, or \$0.28 per share, for the same quarter last year.

Funds from operations (FFO) available to common shareholders for the quarter ended March 31, 2008 amounted to \$70.9 million, or \$0.88 per share, versus \$70.1 million, or \$0.86 per share, for the quarter ended March 31, 2007.

Total revenues for the first quarter 2008 were \$194.7 million as compared to \$193.3 million for the same quarter last year.

All per share amounts presented above are on a diluted basis.

The Company had 65,680,674 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$25,000 liquidation value per share), and 14,982,538 common operating partnership units outstanding as of March 31, 2008. The Company had a total of 80,663,212 common shares/common units outstanding at March 31, 2008.

As of March 31, 2008, the Company had total indebtedness of approximately \$2.2 billion, with a weighted average annual interest rate of 5.80 percent. The Company had a total market capitalization of \$5.1 billion and a debt-to-undepreciated assets ratio of 40.8 percent at March 31, 2008. The Company had an interest coverage ratio of 3.2 times for the quarter ended March 31, 2008.

Mitchell E. Hersh, president and chief executive officer, commented, "In today's uncertain economic environment, we remain focused on maintaining high occupancy rates within our portfolio by securing long-term leases with top-quality tenants and providing them with superior work environments. In that regard, Mack-Cali's longstanding track record of outperforming the industry in our core markets is clear. In addition, our strong balance sheet leaves us well-positioned to comfortably navigate through this period of illiquidity in the capital markets, and to capitalize on new opportunities as they arise."

### DIVIDENDS

In March, the Company's Board of Directors declared a cash dividend of \$0.64 per common share (indicating an annual rate of \$2.56 per common share) for the first quarter 2008, which was paid on April 14, 2008 to shareholders of record as of April 3, 2008.

The Board also declared a cash dividend on the Company's 8 percent Series C cumulative redeemable perpetual preferred stock (\$25 liquidation value per depositary share, each representing 1/100<sup>th</sup> of a share of preferred stock) equal to \$0.50 per depositary share for the period January 15, 2008 through April 14, 2008. The dividend was paid on April 15, 2008 to shareholders of record as of April 3, 2008.

## LEASING INFORMATION

Mack-Cali's consolidated in-service portfolio was 92.1 percent leased at March 31, 2008, as compared to 92.7 percent at December 31, 2007.

For the quarter ended March 31, 2008, the Company executed 111 leases totaling 815,182 square feet, consisting of 491,017 square feet of office space, 318,275 square feet of office/flex space and 5,890 square feet of industrial/warehouse space. Of these totals, 460,243 square feet were for new leases and 354,939 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

IN NORTHERN NEW JERSEY:

- Tyco Telecommunications (US), Inc., a business unit of Tyco Electronics, signed a new five-year and two month lease for 40,414 square feet at 412 Mt. Kemble Avenue in Morris Township. The 475,100 square-foot office building is 45.2 percent leased.
- Morgan Stanley & Co. Incorporated, a global financial services firm, signed a transaction totaling 29,654 square feet at Mack-Cali Centre IV at 61 Paramus Road in Paramus, representing an expansion of 4,091 square feet for six years and seven months, as well as a five-year extension of 25,563 square feet. The 269,191 square-foot office building is 100 percent leased.
- B&G Foods Inc., a manufacturer and distributor of shelf-stable foods, signed a 20,880 square foot renewal at 4 Gatehall Drive in Parsippany for 10 years and six months. The 248,480 square-foot office building, located at Mack-Cali Business Campus, is 89.6 percent leased.

#### IN CENTRAL NEW JERSEY:

- Aetna Life Insurance Company, a diversified health care benefits company, signed a new seven-year lease for 41,766 square feet at 3 Independence Way in Princeton. The 111,300 square foot office building is 88.3 percent leased.
- Northfield Bank, held by Northfield Bancorp, Inc., signed a new lease for 18,010 square feet at 581 Main Street in Woodbridge. The lease has a staggered commencement, carrying a 10-year term for 14,850 square feet and a nine-year and one-month term for 3,160 square feet. 581 Main Street is a 200,000 square-foot office building that is 100 percent leased.
- Cornerstone Relocation Group L.L.C., a provider of relocation management services, signed a transaction totaling 10,630 square feet at 106 Allen Road in Bernards Township, representing a 57-month expansion of 2,193 square feet and a five-year extension of 8,437 square feet. This 132,010 square-foot office building is 98.9 percent leased.

#### IN WESTCHESTER COUNTY, NEW YORK:

- Town Sports International LLC, a health club operator, signed a new 10-year transaction for 81,686 square feet, leasing the entire office/flex building located at 399 Executive Boulevard, at Cross Westchester Executive Park in Elmsford.
- Montefiore Medical Center signed two new 10-year leases totaling 29,850 square feet at South Westchester Executive Park in Yonkers. The transactions consisted of a lease for 16,650 square feet at 200 Corporate Boulevard South and a lease for 13,200 square feet at 6 Executive Plaza. 200 Corporate Boulevard South is an 84,000 square-foot office/flex building that is 99.8 percent leased, and 6 Executive Plaza is an 80,000 square-foot office/flex building that is 100 percent leased.
- Global financial services provider JPMorgan Chase Bank, National Association, signed a five-year renewal for 15,880 square feet at 11 Martine Avenue in White Plains. The 180,000 square-foot office building, located at Westchester Financial Center, is 84.6 percent leased.
- National Union Fire Insurance Company of Pittsburgh, PA, a subsidiary of the American International Group (AIG), signed a five-year renewal for 14,056 square feet at 555 Taxter Road in Elmsford. The 170,554 square-foot office building, located at Cross Westchester Executive Park, is 100 percent leased.
- Mrs. Green's Natural Market, Inc., a subsidiary of Planet Organic Health Corporation, signed a new 10-year lease for 13,700 square feet at 300 Executive Boulevard in Elmsford. This 60,000 square-foot office/flex building is 100 percent leased.

### IN FAIRFIELD COUNTY, CONNECTICUT:

- Tepnel Lifecodes Corporation, a division of UK-based Tepnel Life Sciences, signed a five-year renewal for 36,928 square feet at 550 West Avenue in Stamford. This 54,000 square-foot office/flex building, located at Stamford Executive Park, is 100 percent leased.

#### IN SUBURBAN PHILADELPHIA:

- Foamex L.P., an international producer of polyurethane foam, signed an 11-year new lease for 43,252 square feet at Rose Tree Corporate Center II, located at 1400 N. Providence Road in Media. The 160,000 square-foot office building is 99.3 percent leased.
- Medical staffing provider Bayada Nurses, Inc. signed a transaction totaling 26,465 square feet at 101 Executive Drive in Moorestown, representing a four-year and eightmonth extension of 20,995 square feet, an expansion of 2,800 square feet for five years and seven months, and an expansion of 2,670 square feet for five years and five months. The 29,355 square foot office/flex building, located at Moorestown West Corporate Center, is 99.7 percent leased.

Included in the Company's Supplemental Operating and Financial Data for the first quarter 2008 are schedules highlighting the leasing statistics for both the Company's consolidated and joint venture properties.

The supplemental information is available on Mack-Cali's website, as follows: <u>http://www.mack-cali.com/graphics/shareholders/pdfs/1st.quarter.sp.08.pdf</u>

## ADDITIONAL INFORMATION

The Company expressed comfort with net income and FFO per diluted share for the full year 2008, as follows:

	Full Year
	2008 Range
Net income available to common shareholders	\$0.66 - \$0.82
Add: Real estate-related depreciation and amortization	2.74
Funds from operations available to common shareholders	\$3.40 - \$3.56

These estimates reflect management's view of current market conditions and certain assumptions with regard to rental rates, occupancy levels and other assumptions/projections. Actual results could differ from these estimates.

An earnings conference call with management is scheduled for today, May 1, 2008 at 10:00 a.m. Eastern Time, which will be broadcast live via the Internet at: <u>http://phx.corporate-ir.net/phoenix.zhtml?p=irol-eventDetails&c=96021&eventID=1813744</u>

The live conference call is also accessible by calling (913) 312-0868 and requesting the Mack-Cali conference call.

The conference call will be rebroadcast on Mack-Cali's website at http://www.mack-cali.com beginning at 2:00 p.m. Eastern Time on May 1, 2008 through May 8, 2008.

A replay of the call will also be accessible during the same time period by calling (719) 457-0820 and using the pass code 4812697. Copies of Mack-Cali's Form 10-Q and Supplemental Operating and Financial Data are available on Mack-Cali's website, as follows:

First Quarter 2008 Form 10-Q: http://www.mack-cali.com/graphics/shareholders/pdfs/1st.quarter.10q.08.pdf

First Quarter 2008 Supplemental Operating and Financial Data: http://www.mack-cali.com/graphics/shareholders/pdfs/1st.quarter.sp.08.pdf

In addition, these items are available upon request from: Mack-Cali Investor Relations Dept. 343 Thornall Street, Edison, New Jersey 08837-2206 (732) 590-1000 ext. 1143

#### **INFORMATION ABOUT FFO**

Funds from operations ("FFO") is defined as net income (loss) before minority interest of unitholders, computed in accordance with generally accepted accounting principles ("GAAP"), excluding gains (or losses) from extraordinary items and sales of depreciable rental property (which the Company believes includes unrealized losses on properties held for sale), plus real estate-related depreciation and amortization. The Company believes that FFO per share is helpful to investors as one of several measures of the performance of an equity REIT. The Company further believes that by excluding the effect of depreciation and gains (or losses) from sales of properties (all of which are based on historical costs which may be of limited relevance in evaluating current performance), FFO per share can facilitate companison of operating performance between equity REITs. FFO per share should not be considered as an alternative to net income per share as an indication of the Company's performance or to cash flows as a measure of liquidity. FFO per share presented herein is not necessarily comparable to FFO per share presented by other real estate companies due to the fact that not all real estate companies use the same definition. However, the Company's FFO per share is comparable to the FFO per share to FFO per share to FFO per share of real estate companies that use the current definition of the National Association of Real Estate Investment Trusts ("NAREIT"). A reconciliation of net income per share to FFO per share is included in the financial tables accompanying this press release.

## ABOUT THE COMPANY

Mack-Cali Realty Corporation is a fully-integrated, self-administered, self-managed real estate investment trust (REIT) providing management, leasing, development, construction and other tenant-related services for its class A real estate portfolio. Mack-Cali owns or has interests in 294 properties, primarily office and office/flex buildings located in the Northeast, totaling approximately 33.7 million square feet. The properties enable the Company to provide a full complement of real estate opportunities to its diverse base of approximately 2,200 tenants.

Additional information on Mack-Cali Realty Corporation is available on the Company's website at http://www.mack-cali.com.

The information in this press release 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 press release without reference to the 10-Q and the Public Filings.

Statements made in this press release may be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can be identified by the use of words such as "may," "will," "plan," "should," "expect," "anticipate," "estimate," "continue," or comparable terminology. Such 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, and involve factors that may cause actual results to differ materially from those projected or suggested. Readers are cautioned not to place undue reliance on these forward-looking statements and are advised to consider the factors listed above together with the additional factors under the heading "Disclosure Regarding Forward-Looking Statements" and "Risk Factors" in the Company assumes no obligation to update or supplemented or amended by the Company's Quarterly Because of subsequent events, new information or otherwise.

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

Quarter Ended March 31, Revenues 2008 2007 Base rents \$148,603 \$139,557 Escalations and recoveries from tenants 25,724 26,220 22,341 Construction services 12,761 Real estate services 3,442 2,741 2,398 Other income 4,183 193,257 Total revenues 194,713 Expenses Real estate taxes 24,036 23,470 Utilities 21,428 17,545 Operating services 25.973 24,626 12,654 Direct construction costs 20,911 General and administrative 11,095 11,070 Depreciation and amortization 47,722 41,451 142,908 139,073 Total expenses Operating income 51,805 54,184 Other (Expense) Income Interest expense (32, 460)(30, 936)Interest and other investment income 1,617 556 Equity in earnings (loss) of unconsolidated joint ventures (1, 148)(2,231)Minority interest in consolidated joint ventures 123 227 Total other (expense) income (32,929) (31,323) Income from continuing operations before Minority interest in Operating Partnership 18.876 22.861 Minority interest in Operating Partnership (3, 427)(4, 221)Income from continuing operations 15,449 18,640 Discontinued operations (net of minority interest): Income from discontinued operations 439 Total discontinued operations, net 439 --Net income 15,449 19,079 Preferred stock dividends (500)(500)Net income available to common shareholders \$14,949 \$18,579 PER SHARE DATA: \$ 0.23 \$ 0.28 Basic earnings per common share \$ 0.23 \$ 0.28 Diluted earnings per common share Dividends declared per common share \$ 0.64 \$ 0.64 65,372 65,695 Basic weighted average shares outstanding 80,491 Diluted weighted average shares outstanding 81,234

## Mack-Cali Realty Corporation Statements of Funds from Operations

(in thousands, except per share/unit amounts) (unaudited)

	Quarter Ended March 31,	
	2008	2007
Net income available to common shareholders	\$14,949	\$18,579
Add: Minority interest in Operating Partnership	3,427	4,221
Minority interest in discontinued operations		102
Real estate-related depreciation and amortization on continuing operations (1)	52,498	46,807
Real estate-related depreciation and amortization on discontinued operations		406
Funds from operations available to common shareholders (2)	\$70,874	\$70,115
Diluted weighted average shares/units outstanding (3)	80,491	81,234
Funds from operations per share/unit – diluted	\$ 0.88	\$ 0.86
Dividends declared per common share	\$ 0.64	\$ 0.64
Dividend payout ratio:		
Funds from operations-diluted	72.68%	74.15%
Supplemental Information:		
Non-incremental revenue generating capital expenditures:		
Building improvements	\$ 3,058	\$ 2,489
Tenant improvements and leasing commissions	\$12,162	\$11,773
Straight-line rent adjustments (4)	\$ 1,701	\$ 4,709
Amortization of (above)/below market lease intangibles, net (5)	\$ 1,975	\$ 567

(1)

Includes the Company's share from unconsolidated joint ventures of \$4,885 and \$5,510 for 2008 and 2007, respectively. Funds from operations for both periods are calculated in accordance with the National Association of Real Estate Investment Trusts (NAREIT) definition. For (2) further discussion, see "Information About FFO" in this release.

Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares, (14,984 (3) shares in 2008 and 15,287 shares in 2007), plus dilutive Common Stock Equivalents (i.e. stock options). Includes the Company's share from unconsolidated joint ventures of \$317 and \$797 for 2008 and 2007, respectively.

(4)

Includes the Company's share from unconsolidated joint ventures of \$414 and \$271 for 2008 and 2007, respectively. (5)

### Mack-Cali Realty Corporation Statements of Funds from Operations Per Diluted Share (amounts are per diluted share, except share count in thousands) (unaudited)

	Quarter Ended March 31,	
	2008	2007
Net income available to common shareholders Add: Real estate-related depreciation and amortization on	\$0.23	\$0.28
continuing operations (1)	0.65	0.58
Funds from operations available to common shareholders		
(2)	\$0.88	\$0.86
Diluted weighted average shares/units outstanding (3)	80,491	81,234

(1) (2) Includes the Company's share from unconsolidated joint ventures of \$0.06 and \$0.07 for 2008 and 2007, respectively.

Funds from operations for both periods are calculated in accordance with the National Association of Real Estate Investment Trusts (NAREIT) definition. For further discussion, see "Information About FFO" in this release.

Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,984 shares in 2008 and 15,287 shares in 2007), plus dilutive Common Stock Equivalents (i.e. stock options). (3)

## Mack-Cali Realty Corporation Consolidated Balance Sheets

(in thousands, except share amounts) (unaudited)

	March 31, 2008	December 31, 2007
ASSETS:		
Rental property		
Land and leasehold interests	\$727,510	\$726,253
Buildings and improvements	3,762,497	3,753,088
Tenant improvements	394,097	397,132
Furniture, fixtures and equipment	8,887	8,956
	4,892,991	4,885,429
Less-accumulated deprec. & amort.	(930,077)	(907,013)
Net investment in rental property	3,962,914	3,978,416
Cash and cash equivalents	30,591	24,716
Marketable securities available for sale at fair value	5,157	4,839
Investments in unconsolidated joint ventures	178,557	181,066
Unbilled rents receivable, net	109,035	107,761
Deferred charges and other assets, net	239,500	246,386
Restricted cash	13,662	13,613
Accounts receivable, net	21,546	36,405
Total assets	\$4,560,962	\$4,593,202
LIABILITIES AND STOCKHOLDERS' EQUITY:		
Senior unsecured notes	\$1,632,813	\$1,632,547
Revolving credit facility	282,000	250.000
Mortgages, loans payable and other obligations	325,150	329,188
Dividends and distributions payable	52.126	52,099
Accounts payable, accrued expenses and other liabilities	- , -	142,778
Accounts payable, accrued expenses and other nabilities	130,053	· · · · · · · · · · · · · · · · · · ·
Rents received in advance and security deposits	56,757	51,992
Accrued interest payable	18,573	34,193
Total liabilities	2,497,472	2,492,797
Minority interests:		
Operating Partnership	450,183	456,436
Consolidated joint ventures	1,272	1,414
Total minority interests	451,455	457,850
Commitments and contingencies		
Stockholders' equity:		
Preferred stock, \$0.01 par value, 5,000,000 shares authorized, 10,000		
and 10,000 shares outstanding, at liquidation preference	25,000	25,000
Common stock, \$0.01 par value, 190,000,000 shares authorized,		
65,680,674 and 65,558,073 shares outstanding	655	656
Additional paid-in capital	1,882,727	1,886,467
Dividends in excess of net earnings	(296,610)	(269,521)
Accumulated other comprehensive income	263	(47)
Total stockholders' equity	1,612,035	1,642,555
Total liabilities and stockholders' equity	\$4,560,962	\$4,593,202