
**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: July 29, 2009
(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 ~~see~~ 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 July 30, 2009, Mack-Cali Realty Corporation (the "Company") issued a press release announcing its financial results for the second quarter 2009. A copy of the press release is attached hereto as Exhibit 99.2.

Item 7.01 Regulation FD Disclosure

For the quarter ended June 30, 2009, 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 | Second Quarter 2009 Supplemental Operating and Financial Data. |
| 99.2 | Second Quarter 2009 earnings press release of Mack-Cali Realty Corporation dated July 30, 2009. |

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.

MACK-CALI REALTY CORPORATION

Date: July 29, 2009

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

Date: July 29, 2009

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

EXHIBIT INDEX

| Exhibit Number | Exhibit Title |
|-----------------------|---|
| 99.1 | Second Quarter 2009 Supplemental Operating and Financial Data. |
| 99.2 | Second Quarter 2009 earnings press release of Mack-Cali Realty Corporation dated July 30, 2009. |



MACK-CALI[®]

Realty Corporation

SECOND QUARTER 2009

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.

INDEX

| | <u>PAGE(S)</u> |
|--|----------------|
| <u>I. COMPANY BACKGROUND</u> | |
| · About the Company / Other Corporate Data | 5 |
| · Board of Directors / Executive Officers | 6 |
| · Equity Research Coverage / Company Contact Information | 7 |
| <u>II. FINANCIAL HIGHLIGHTS</u> | |
| · Quarterly Summary / Real Estate Transactions / Equity and Financing Transactions | 9 |
| · Dividends / Leasing | 10 – 11 |
| · Information About FFO | 11 |
| · Key Financial Data | 12 |
| · Same-Store Results and Analysis | 13 |
| · Unconsolidated Joint Ventures Summary | 14 – 17 |
| · Select Financial Ratios | 18 |
| · Debt Analysis: | |
| · Debt Breakdown / Future Repayments | 19 |
| · Debt Maturities | 20 |
| · Debt Detail | 21 |
| <u>III. FINANCIAL INFORMATION</u> | |
| · Consolidated Statements of Operations | 23 |
| · Consolidated Balance Sheets | 24 |
| · Consolidated Statement of Changes in Equity | 25 |
| · Statements of Funds from Operations | 26 |
| · Statements of Funds from Operations Per Diluted Share | 27 |
| · Reconciliation of Basic-to-Diluted Shares/Units | 28 |
| <u>IV. VALUE CREATION PIPELINE</u> | |
| · Operating Property Acquisitions | 30 |
| · Properties Commencing Initial Operations / Rental Property Sales | 31 |
| · Summary of Construction Projects | 32 |
| · Summary of Land Parcels | 33 |
| <u>V. PORTFOLIO/ LEASING STATISTICS</u> | |
| · Leasing Statistics | 35 – 40 |
| · Market Diversification (MSA's) | 41 |
| · Industry Diversification (Top 30 Tenant Industries) | 42 |
| · Consolidated Portfolio Analyses: | |
| <u>Breakdown by:</u> | |
| (a) Number of Properties | 43 |
| (b) Square Footage | 44 |
| (c) Base Rental Revenue | 45 |
| (d) Percentage Leased | 46 |
| · Consolidated Property Listing (by Property Type) | 47 – 56 |
| · Significant Tenants (Top 50 Tenants) | 57 – 58 |
| · Schedules of Lease Expirations (by Property Type) | 59 – 63 |

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 can be identified by the use of words such as “may,” “will,” “plan,” “should,” “expect,” “anticipate,” “estimate,” “continue” 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 might not even anticipate. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, the Company can give no assurance that such expectations will be achieved. Future events and actual results, financial and otherwise, may differ materially from the results discussed in the forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements.

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

- Risks and uncertainties affecting the general economic climate and conditions, including the impact of the general economic recession as it impacts the national and local economies, which in turn may have a negative effect on the fundamentals of the Company’s business and the financial condition of the Company’s tenants;
- the value of the Company’s real estate assets, which may limit the Company’s ability to dispose of assets at attractive prices or obtain or maintain debt financing secured by the Company’s properties or on an unsecured basis;
- 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 and volatility in the securities markets;
- changes in operating costs;
- the Company’s ability to obtain adequate insurance, including coverage for terrorist acts;
- the availability of financing on attractive terms or at all, which may adversely impact the Company’s ability to pursue acquisition and development opportunities and refinancing existing debt and the Company’s future interest expense;
- 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 June 30, 2009

I. COMPANY BACKGROUND

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

I. COMPANY BACKGROUND

About the Company

Mack-Cali Realty Corporation (NYSE: CLI) is one of the largest real estate investment trusts (REITs) in the United States with a total market capitalization of \$4.2 billion at June 30, 2009. 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 295 properties, primarily class A office and office/flex buildings, totaling approximately 33.8 million square feet, serving as home to approximately 2,100 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 12.5 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

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

Summary

(as of June 30, 2009)

| | |
|--|---|
| Corporate Headquarters | Edison, New Jersey |
| Fiscal Year-End | 12/31 |
| Total Properties | 295 |
| Total Square Feet | 33.8 million square feet |
| Geographic Diversity | Six states and the District of Columbia |
| New Jersey Presence | 23.7 million square feet |
| Northeast Presence | 33.8 million square feet |
| Common Shares and Units Outstanding | 92.4 million |
| Dividend-- Quarter/Annualized | \$0.45/\$1.80 |
| Dividend Yield | 7.9% |
| Total Market Capitalization | \$4.2 billion |
| Senior Debt Rating | BBB (S&P and Fitch); Baa2 (Moody's) |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

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 June 30, 2009

Equity Research Coverage

Bank of America – Merrill Lynch

James C. Feldman
(212) 449-6339

Barclays Capital

Ross Smotrich
(212) 526-2306

BGB Securities, Inc.

David Shapiro
(703) 528-5782

Citigroup

Michael Bilerman
(212) 816-1383

Deutsche Bank North America

John N. Perry
(212) 250-4912

Goldman Sachs & Co.

Jonathan Habermann
(917) 343-4260

Green Street Advisors

Michael Knott
(949) 640-8780

ISI Group

Steve Sakwa
(212) 446-9462

Keefe, Bruyette & Woods, Inc.

Sheila K. McGrath
(212) 887-7793

KeyBanc Capital Markets

Jordan Sadler
(917) 368-2280

Macquarie Research Equities

Nick Pirsos
(212) 231-2457

Morgan Stanley

Paul Morgan
(212) 761-8576

Stifel Nicolaus & Company, Inc.

John W. Guinee, III
(443) 224-1307

UBS Investment Research

Ross T. Nussbaum
(212) 713-2484

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 June 30, 2009

II. FINANCIAL HIGHLIGHTS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

II. FINANCIAL HIGHLIGHTS

Quarterly Summary

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

Funds from operations (FFO) available to common shareholders for the quarter ended June 30, 2009 amounted to \$76.5 million, or \$0.87 per share, versus \$75.2 million, or \$0.93 per share, for the quarter ended June 30, 2008. For the six months ended June 30, 2009, FFO available to common shareholders equaled \$144.6 million, or \$1.71 per share, versus \$146.1 million, or \$1.81 per share, for the same period last year.

Net income available to common shareholders for the second quarter 2009 equaled \$20.4 million, or \$0.28 per share, versus \$18.3 million, or \$0.28 per share, for the same quarter last year. For the six months ended June 30, 2009, net income available to common shareholders amounted to \$32.5 million, or \$0.46 per share, versus \$33.3 million, or \$0.51 per share, for the same period last year.

Total revenues for the second quarter 2009 were \$189.3 million as compared to \$192.8 million for the same quarter last year. For the six months ended June 30, 2009, total revenues amounted to \$376.0 million, compared to \$387.5 million for the same period last year.

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

The Company had 78,334,220 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$25,000 liquidation value per share), and 14,024,755 common operating partnership units outstanding as of June 30, 2009. The Company had a total of 92,358,975 common shares/common units outstanding at June 30, 2009.

As of June 30, 2009, the Company had total indebtedness of approximately \$2.1 billion, with a weighted average annual interest rate of 6.43 percent. The Company had a debt-to-undepreciated assets ratio of 37.3 percent at June 30, 2009. The Company had an interest coverage ratio of 3.3 times for the quarter ended June 30, 2009.

Real Estate Transactions

On April 29, 2009, the Company acquired the remaining interests in the Mack-Green-Gale LLC and 55 Corporate Partners, LLC joint ventures for \$5 million. As a result, the Company owns 100 percent of Mack-Green-Gale and 55 Corporate. The Company now consolidates 11 office properties, aggregating approximately 1.5 million square feet, owned by Mack-Green-Gale, and a pre-leased 205,000 square foot build-to-suit office development project owned by 55 Corporate.

Equity And Financing Transactions

On May 6, 2009, the Company completed a public offering of 11,500,000 shares of common stock at a price per share of \$25.00. Merrill Lynch & Co., Deutsche Bank Securities and J.P. Morgan acted as the joint book-running managers. BNY Mellon Capital Markets, LLC, Citi, Comerica Securities, PNC Capital Markets LLC, Scotia Capital, SunTrust Robinson Humphrey and Wachovia Securities acted as co-managers. The net proceeds to the Company from the offering after deducting underwriting commissions and discounts and offering expenses were approximately \$275 million, which were used to repay borrowings under its unsecured revolving credit facility.

On June 30, 2009, the Company obtained \$17.0 million in mortgage financing from Valley National Bank. The mortgage loan, which is collateralized by the Company's office property in Woodbridge, New Jersey, is for a 25-year term and bears interest at an effective rate of 6.94 percent per annum through the end of the 10th year. The interest rate will be reset at the end of year 10 and year 20 at 225 basis points over the 10-year treasury yield 45 days prior to the reset dates, with a minimum rate of 6.875 percent.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Dividends

In June, the Company's Board of Directors declared a cash dividend of \$0.45 per common share (indicating an annual rate of \$1.80 per common share) for the second quarter 2009, which was paid on July 10, 2009 to shareholders of record as of July 6, 2009.

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 1/100th of a share of preferred stock) equal to \$0.50 per depositary share for the period April 15, 2009 through July 14, 2009. The dividend was paid on July 15, 2009 to shareholders of record as of July 6, 2009.

Leasing

Highlights of the quarter's leasing transactions include:

Mack-Cali's consolidated in-service portfolio was 90.6 percent leased at June 30, 2009, as compared to 90.7 percent at March 31, 2009.

For the quarter ended June 30, 2009, the Company executed 140 leases at its consolidated in-service portfolio totaling 825,605 square feet, consisting of 596,640 square feet of office space, 217,165 square feet of office/flex space, and 11,800 square feet of industrial/warehouse space. Of these totals, 365,898 square feet were for new leases and 459,707 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

NORTHERN NEW JERSEY:

- Global Aerospace, Inc., the world's leading aerospace insurer, signed a new, 12-year lease for 47,891 square feet at One Sylvan Way in the Mack-Cali Business Campus in Parsippany. The 150,557 square-foot office building is 31.8 percent leased.
- Stantec Consulting Services, Inc., a provider of architectural and engineering services, renewed 13,122 square feet at 365 West Passaic Street in Rochelle Park for five years. The 212,578 square-foot office building is 96.6 percent leased.
- Sela2, Inc., a global technology and services company for the healthcare industry, renewed 12,991 square feet at 201 Littleton Road in Morris Plains for three years. The 88,369 square-foot office building is 83.3 percent leased.

CENTRAL NEW JERSEY:

- Fazio Mannuzza Roche Tankel LaPilusa LLC, an accounting, tax and business advisory services firm, signed a new, 11-year lease for 19,503 square feet at 20 Commerce Drive in Cranford. The 176,600 square-foot office building, located in Cranford Business Park, is 99.8 percent leased.
- HQ Global Workplaces, LLC, a provider of full-service office rentals, signed a new, 11-year, six-month lease for 14,724 square feet at 103 Carnegie Center in Princeton. The 96,000 square-foot office building is 88.1 percent leased.
- Thomson Reuters (Tax and Accounting), Inc., a provider of software applications for financial professionals, signed a new, five-year, three-month lease for 14,379 square feet at 343 Thornall Street in Edison. The 195,709 square-foot office building is 100 percent leased.
- Community Behavioral Healthcare Network of Pennsylvania, Inc., a subsidiary of managed care provider AmeriHealth Mercy, signed a new, five-year, one-month lease for 18,302 square feet at 300 Horizon Center in Hamilton Township. The 69,780 square-foot office/flex building, located in Horizon Center Business Park, is 100 percent leased.

WESTCHESTER COUNTY, NEW YORK:

- Fabrication Enterprises, Inc., manufacturers and distributors of products for physical therapy, rehabilitation, home health and sports medicine, signed lease agreements totaling 57,517 square feet at two properties in Cross Westchester Executive Park in Elmsford. At 3 Westchester Plaza, transactions included a 10-year expansion of 16,300 square feet and a six-year, five month renewal of 20,500 square feet. Additionally, the tenant renewed 20,717 square feet at 250 Clearbrook Road for a term of six years, five months. 250 Clearbrook Road is a 155,000 square-foot office/flex building that is 97.3 percent leased and 3 Westchester Plaza is a 93,500 square-foot office/flex building that is 84.9 percent leased.
- Quintiles, Inc., a pharmaceutical services organization, renewed 18,620 square feet for two years at 8 Skyline Drive in Hawthorne. The 50,000 square-foot office/flex building, located in Mid-Westchester Executive Park, is 98.7 percent leased.
- Progressive Casualty Insurance Co., an insurance provider, renewed 17,900 square feet at 1 Executive Boulevard in Yonkers for a three-year, seven-month term. The 112,000 square-foot office building, located in South Westchester Executive Park, is 100 percent leased.

CONNECTICUT:

- Visiting Nurse & Hospice Care of Southwestern CT, Inc., a home healthcare provider, signed a new 11-year lease for 12,898 square feet at 1266 E. Main Street in Stamford. The 179,260 square-foot office building is 82.8 percent leased.

MANHATTAN:

- Herzfeld & Ruben P.C., a full-service global law firm specializing in all phases of litigation, signed a new 20-year, 10-month lease for 56,322 square feet at 125 Broad Street in Manhattan. Mack-Cali owns the condominium interests at 125 Broad Street totaling 524,476 square feet, or 39.6 percent, of the class A office tower, which is 99.7 percent leased.

SUBURBAN PHILADELPHIA:

- Bank of America N.A., a financial institution, renewed 22,028 square feet for five years at 4 Sentry Park in Blue Bell.
- Also at 4 Sentry Park, Anexinet Corp. and Virtus Partners LLC, information technology providers, signed a five-year, three-month lease for 12,971 square feet. The 63,930 square-foot office building is 78.8 percent leased.
- JK Medequip Inc., specializing in management consulting services, signed a seven-year, three-month lease for 10,999 square feet at 5 Sentry Park East in Blue Bell. The 91,600 square-foot office building is 51.3 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 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 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 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 on page 27.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Key Financial Data

| | As of or for the three months ended | | | | |
|---|--|----------------|-----------------|----------------|----------------|
| | 6/30/09 | 3/31/09 | 12/31/08 | 9/30/08 | 6/30/08 |
| Shares and Units: | | | | | |
| Common Shares Outstanding | 78,334,220 | 66,424,213 | 66,419,055 | 65,875,466 | 65,756,271 |
| Common Units Outstanding (a) | 14,024,755 | 14,435,743 | 14,437,731 | 14,856,139 | 14,931,138 |
| Combined Shares and Units | 92,358,975 | 80,859,956 | 80,856,786 | 80,731,605 | 80,687,409 |
| Preferred Shares Outstanding | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Weighted Average- Basic (b) | 88,000,033 | 80,920,580 | 80,465,797 | 80,414,716 | 80,377,518 |
| Weighted Average- Diluted (c) | 88,000,033 | 80,920,580 | 80,500,825 | 80,617,243 | 80,585,378 |
| Common Share Price (\$'s): | | | | | |
| At the end of the period | 22.80 | 19.81 | 24.50 | 33.87 | 34.17 |
| High during period | 28.01 | 23.97 | 33.31 | 43.00 | 50.56 |
| Low during period | 18.32 | 13.73 | 13.16 | 31.00 | 33.67 |
| Market Capitalization: | | | | | |
| <i>(\$'s in thousands, except ratios)</i> | | | | | |
| Market Value of Equity (d) | 2,134,041 | 1,627,632 | 2,006,777 | 2,760,543 | 2,783,384 |
| Total Debt | 2,090,433 | 2,254,121 | 2,225,475 | 2,230,861 | 2,234,347 |
| Total Market Capitalization | 4,224,474 | 3,881,753 | 4,232,252 | 4,991,404 | 5,017,731 |
| Total Debt/ Total Market Capitalization | 49.48% | 58.07% | 52.58% | 44.69% | 44.53% |
| Financials: | | | | | |
| <i>(\$'s in thousands, except ratios and per share amounts)</i> | | | | | |
| Total Assets | 4,535,045 | 4,409,128 | 4,443,922 | 4,492,890 | 4,541,287 |
| Gross Book Value of Real Estate Assets | 5,158,812 | 4,937,170 | 4,963,780 | 4,940,111 | 4,923,527 |
| Total Liabilities | 2,336,004 | 2,471,318 | 2,484,559 | 2,479,225 | 2,505,624 |
| Total Equity | 2,199,041 | 1,937,810 | 1,959,363 | 2,013,665 | 2,035,663 |
| Total Revenues | 189,338 | 186,666 | 186,100 | 204,363 | 192,793 |
| Capitalized Interest | 186 | 660 | 1,090 | 1,733 | 1,601 |
| Scheduled Principal Payments | 3,794 | 3,130 | 4,047 | 3,486 | 3,896 |
| Interest Coverage Ratio | 3.28 | 3.08 | 2.53 | 3.63 | 3.40 |
| Fixed Charge Coverage Ratio | 2.89 | 2.71 | 1.75 | 3.06 | 2.85 |
| Net Income | 24,625 | 14,597 | (4,948) | 28,053 | 23,021 |
| Net Income Available to Common Shareholders | 20,374 | 12,101 | (4,136) | 22,569 | 18,344 |
| Earnings per Share—diluted | 0.28 | 0.18 | (0.06) | 0.34 | 0.28 |
| FFO per Share—diluted (e) | 0.87 | 0.84 | 0.63 | 1.02 | 0.93 |
| Dividends Declared per Share | 0.45 | 0.45 | 0.64 | 0.64 | 0.64 |
| FFO Payout Ratio—diluted (e) | 51.78% | 53.48% | 101.25% | 62.84% | 68.55% |
| Portfolio Size: | | | | | |
| Properties | 295 | 294 | 293 | 294 | 294 |
| Total Square Footage | 33,750,420 | 33,751,011 | 33,501,011 | 33,733,011 | 33,733,011 |
| Sq. Ft. Leased at End of Period (f) (g) | 90.6% | 90.7% | 91.3% | 91.8% | 92.3% |

(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 basic 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 noncontrolling interests in consolidated joint ventures.

(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 June 30, 2009

Same Store Results and Analysis
(dollars in thousands)

| | For the three months ended | | | % Change |
|-------------------------------------|----------------------------|-----------|-----------|-------------|
| | 2009 | 2008 | Change | |
| | June 30, | | | |
| Total Property Revenues | \$172,557 | \$177,205 | \$(4,648) | (2.6) |
| Real Estate Taxes | 23,533 | 24,062 | (529) | (2.2) |
| Utilities | 15,614 | 19,660 | (4,046) | (20.6) |
| Operating Services | 24,825 | 24,504 | 321 | 1.3 |
| Total Property Expenses: | 63,972 | 68,226 | (4,254) | (6.2) |
| GAAP Net Operating Income | 108,585 | 108,979 | (394) | (0.4) |
| Less: straight-lining of rents adj. | 30 | 1,215 | (1,185) | (97.5) |
| Net Operating Income | \$108,555 | \$107,764 | \$ 791 | 0.7 |
| Percentage Leased at Period End | 90.3% | 92.3% | | |
| Total Properties: | 255 | | | |
| Total Square Footage: | 29,245,361 | | | |

| | For the six months ended | | | % Change |
|-------------------------------------|--------------------------|-----------|-----------|-------------|
| | 2009 | 2008 | Change | |
| | June 30, | | | |
| Total Property Revenues | \$350,361 | \$353,757 | \$(3,396) | (1.0) |
| Real Estate Taxes | 47,329 | 48,075 | (746) | (1.6) |
| Utilities | 36,491 | 41,088 | (4,597) | (11.2) |
| Operating Services | 51,581 | 48,383 | 3,198 | 6.6 |
| Total Property Expenses: | 135,401 | 137,546 | (2,145) | (1.6) |
| GAAP Net Operating Income | 214,960 | 216,211 | (1,251) | (0.6) |
| Less: straight-lining of rents adj. | 726 | 2,599 | (1,873) | (72.1) |
| Net Operating Income | \$214,234 | \$213,612 | \$ 622 | 0.3 |
| Percentage Leased at Period End | 90.3% | 92.3% | | |
| Total Properties: | 255 | | | |
| Total Square Footage: | 29,245,361 | | | |

Unconsolidated Joint Ventures Summary

Breakdown of Unconsolidated Joint Ventures

| Joint Venture Name | Property | Number of Buildings | Location | Percent Leased | Square Feet | Company's Effective Ownership % |
|--------------------------------------|---|----------------------------|--------------------|-----------------------|--------------------|--|
| <u>Office Properties:</u> | | | | | | |
| Red Bank Corporate Plaza | Red Bank Corporate Plaza | 1 | Red Bank, NJ | 100.0% | 92,878 | 50.0% |
| Gramercy Portfolio | Bellemead Portfolio | 6 | New Jersey | 66.2% | 786,198 | 50.0% |
| Route 93 Ventures | Route 495 North Sub Market | 7 | Boston Suburbs, MA | 24.6% | 666,697 | 25.0% |
| Gale Kimball L.L.C. | 100 Kimball Drive | 1 | Parsippany, NJ | 100.0% | 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 | 0.0% | 100,000 | 8.33% |
| <u>Mixed-Use:</u> | | | | | | |
| GE/Gale Funding L.L.C. | Princeton Forrestal Village | n/a | Princeton, NJ | 94.1% | 527,015 | 10.0% |
| <u>Hotel:</u> | | | | | | |
| Harborside South Pier | Hyatt Regency Jersey City on the Hudson | 1 | Jersey City, NJ | n/a | 350 rooms | 50.0% |
| <u>Land:</u> | | | | | | |
| Plaza VIII and IX Associates, L.L.C. | Vacant land/parking | n/a | Jersey City, NJ | n/a | n/a | 50.0% |
| Red Bank Corporate Plaza II | Vacant Land | n/a | Red Bank, NJ | n/a | n/a | 50.0% |
| Boston-Downtown Crossing | Downtown Crossing | 1 | Boston, MA | n/a | 1,481,000 | 15.0% |

(a) The Company is developing a 100,000 square foot office building for the venture.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Unconsolidated Joint Venture Financial Information

The following is a summary of the financial position of the unconsolidated joint ventures in which the Company had investment interests as of June 30, 2009 and December 31, 2008 (*dollars in thousands*):

June 30, 2009

| | Plaza VIII & IX Associates | Ramland Realty | Harborside South Pier | Red Bank Corporate Plaza I & II | M-G-G/ Gramercy Agreement | Princeton Forrestal Village | Route 93 Portfolio | Gale Kimball | 55 Corporate | 12 Vreeland | Boston- Downtown Crossing | Gale Jefferson | Combined Total |
|--|----------------------------------|-------------------|--------------------------|--|---------------------------------|-----------------------------------|-----------------------|-----------------|-----------------|------------------|---------------------------------|-------------------|-------------------|
| Assets: | | | | | | | | | | | | | |
| Rental property, net | \$ 9,867 | -- | \$ 61,074 | \$ 25,038 | \$ 71,178 | \$ 39,573 | \$ 57,323 | -- | -- | \$ 14,738 | -- | -- | \$ 278,791 |
| Other assets | 1,300 | -- | 14,784 | 4,271 | 9,204 | 21,916 | 119 | \$ 35 | -- | 767 | \$ 47,042 | \$ 1,838 | 101,276 |
| Total assets | \$ 11,167 | -- | \$ 75,858 | \$ 29,309 | \$ 80,382 | \$ 61,489 | \$ 57,442 | \$ 35 | -- | \$ 15,505 | \$ 47,042 | \$ 1,838 | \$ 380,067 |
| Liabilities and Partners'/ members' capital (deficit): | | | | | | | | | | | | | |
| Mortgages, loans payable and other obligations | -- | -- | \$ 74,385 | \$ 20,934 | \$ 87,218 | \$ 52,067 | \$ 44,592 | -- | -- | \$ 6,110 | -- | -- | \$ 285,306 |
| Other liabilities | \$ 530 | -- | 3,865 | 54 | 2,493 | 3,564 | 814 | -- | -- | -- | -- | -- | 11,320 |
| Partners'/members' capital (deficit) | 10,637 | -- | (2,392) | 8,321 | (9,329) | 5,858 | 12,036 | \$ 35 | -- | 9,395 | \$ 47,042 | \$ 1,838 | 83,441 |
| Total liabilities and partners'/ members' capital (deficit) | \$ 11,167 | -- | \$ 75,858 | \$ 29,309 | \$ 80,382 | \$ 61,489 | \$ 57,442 | \$ 35 | -- | \$ 15,505 | \$ 47,042 | \$ 1,838 | \$ 380,067 |
| Company's investment in unconsolidated joint ventures, net | \$ 5,241 | -- | -- | \$ 3,948 | -- | \$ 1,270 | -- | -- | -- | \$ 8,634 | \$ 13,137 | \$ 777 | \$ 33,007 |

December 31, 2008

| | Plaza VIII & IX Associates | Ramland Realty | Harborside South Pier | Red Bank Corporate Plaza I & II | M-G-G/ Gramercy Agreement | Princeton Forrestal Village | Route 93 Portfolio | Gale Kimball | 55 Corporate | 12 Vreeland | Boston- Downtown Crossing | Gale Jefferson | Combined Total |
|--|----------------------------------|-------------------|--------------------------|--|---------------------------------|-----------------------------------|-----------------------|-----------------|------------------|------------------|---------------------------------|-------------------|-------------------|
| Assets: | | | | | | | | | | | | | |
| Rental property, net | \$ 10,173 | -- | \$ 62,469 | \$ 24,583 | \$ 326,912 | \$ 41,058 | \$ 56,771 | -- | -- | \$ 14,598 | -- | -- | \$ 536,564 |
| Other assets | 1,008 | \$ 20 | 34,654 | 4,301 | 45,391 | 21,680 | 495 | -- | \$ 17,896 | 789 | \$ 46,743 | \$ 1,838 | 174,815 |
| Total assets | \$ 11,181 | \$ 20 | \$ 97,123 | \$ 28,884 | \$ 372,303 | \$ 62,738 | \$ 57,266 | -- | \$ 17,896 | \$ 15,387 | \$ 46,743 | \$ 1,838 | \$ 711,379 |
| Liabilities and Partners'/ members' capital (deficit): | | | | | | | | | | | | | |
| Mortgages, loans payable and other obligations | -- | -- | \$ 74,852 | \$ 20,416 | \$ 276,752 | \$ 52,800 | \$ 43,541 | -- | -- | \$ 7,170 | -- | -- | \$ 475,531 |
| Other liabilities | \$ 531 | -- | 21,652 | 87 | 23,805 | 4,156 | 985 | -- | -- | -- | -- | -- | 51,216 |
| Partners'/members' capital (deficit) | 10,650 | \$ 20 | 619 | 8,381 | 71,746 | 5,782 | 12,740 | -- | \$ 17,896 | 8,217 | \$ 46,743 | \$ 1,838 | 184,632 |
| Total liabilities and partners'/ members' capital (deficit) | \$ 11,181 | \$ 20 | \$ 97,123 | \$ 28,884 | \$ 372,303 | \$ 62,738 | \$ 57,266 | -- | \$ 17,896 | \$ 15,387 | \$ 46,743 | \$ 1,838 | \$ 711,379 |
| Company's investment in unconsolidated joint ventures, net | \$ 5,248 | -- | \$ 254 | \$ 3,929 | \$ 92,110 | \$ 1,342 | \$ 4,024 | -- | \$ 9,068 | \$ 8,300 | \$ 13,464 | \$ 756 | \$ 138,495 |

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 June 30, 2009 and 2008 (*dollars in thousands*):

| Three Months Ended June 30, 2009 | | | | | | | | | | | | | | |
|--|---------------|-----------|---------------|---------------------|-----------------|-------------|-----------------|----------------|-----------|---------------|-------------------|-----------|-------------------|--|
| | Plaza | | | Red Bank | M-G-G/ | Princeton | | | | | Boston- | | | |
| | VIII & IX | Ramland | Harborside | Corporate Plaza I & | Gramercy | Forrestal | Route 93 | Gale | 55 | 12 | Downtown | Gale | Combined | |
| | Associates | Realty | South Pier | II | Agreement | Village | Portfolio | Kimball | Corporate | Vreeland | Crossing | Jefferson | Total | |
| Total revenues | \$ 199 | -- | \$ 8,841 | \$ 803 | \$ 6,459 | \$ 3,227 | \$ 967 | -- | -- | \$ 597 | -- | -- | \$ 21,093 | |
| Operating and other expenses | (52) | -- | (5,830) | (209) | (2,792) | (1,444) | (863) | \$ (29) | -- | (16) | \$ (7,738) | -- | (18,973) | |
| Depreciation and amortization | (153) | -- | (1,087) | (149) | (2,421) | (1,326) | (456) | -- | -- | (127) | -- | -- | (5,719) | |
| Interest expense | -- | -- | (1,161) | (89) | (1,632) | (450) | (305) | -- | -- | (113) | -- | -- | (3,750) | |
| Net income | \$ (6) | -- | \$ 763 | \$ 356 | \$ (386) | \$ 7 | \$ (657) | \$ (29) | -- | \$ 341 | \$ (7,738) | -- | \$ (7,349) | |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ (3) | -- | \$ 750 | \$ 178 | \$ (202) | \$ (88) | -- | \$ 23 | -- | \$ 170 | \$ (2,750) | -- | \$ (1,922) | |

| Three Months Ended June 30, 2008 | | | | | | | | | | | | | | |
|--|--------------|-----------------|-----------------|---------------------|-------------------|--------------|-------------------|--------------|-----------|---------------|-------------|-----------|---------------|--|
| | Plaza | | | Red Bank | M-G-G/ | Princeton | | | | | Boston- | | | |
| | VIII & IX | Ramland | Harborside | Corporate Plaza I & | Gramercy | Forrestal | Route 93 | Gale | 55 | 12 | Downtown | Gale | Combined | |
| | Associates | Realty | South Pier | II | Agreement | Village | Portfolio | Kimball | Corporate | Vreeland | Crossing | Jefferson | Total | |
| Total revenues | \$ 233 | \$ 456 | \$ 12,474 | \$ 821 | \$ 12,504 | \$ 3,355 | \$ 657 | \$ 410 | -- | \$ 595 | \$ 4 | -- | \$ 31,509 | |
| Operating and other expenses | (49) | (283) | (6,825) | (214) | (5,120) | (1,509) | (799) | (132) | -- | (19) | -- | -- | (14,950) | |
| Depreciation and amortization | (154) | (63) | (1,459) | (148) | (4,703) | (988) | (398) | (81) | -- | (127) | -- | -- | (8,121) | |
| Interest expense | -- | (210) | (1,178) | (191) | (4,274) | (831) | (607) | (182) | -- | (144) | -- | -- | (7,617) | |
| Net income | \$ 30 | \$ (100) | \$ 3,012 | \$ 268 | \$ (1,593) | \$ 27 | \$ (1,147) | \$ 15 | -- | \$ 305 | \$ 4 | -- | \$ 821 | |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ 15 | -- | \$ 1,556 | \$ 134 | \$ (1,040) | \$ 28 | \$ (325) | \$ 363 | -- | \$ 152 | \$ 1 | -- | \$ 884 | |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

The following is a summary of the results of operations of the unconsolidated joint ventures for the period in which the Company had investment interests during the six months ended June 30, 2009 and 2008 (*dollars in thousands*):

| | Six Months Ended June 30, 2009 | | | | | | | | | | | | |
|--|--------------------------------|---------|------------|--|---------------------------------|-----------------------------------|-----------------------|-----------------|-----------------|----------------|---------------------------------|-------------------|-------------------|
| | Plaza VIII & IX | Ramland | Harborside | Red Bank Corporate Plaza I & II | M-G-G/ Gramercy Agreement | Princeton Forrestal Village | Route 93 Portfolio | Gale Kimball | 55 Corporate | 12 Vreeland | Boston- Downtown Crossing | Gale Jefferson | Combined Total |
| | Associates | Realty | South Pier | | | | | | | | | | |
| Total revenues | \$ 387 | -- | \$ 15,668 | \$ 1,613 | \$ 19,638 | \$ 6,406 | \$ 1,687 | \$ 35 | -- | \$ 1,192 | -- | -- | \$ 46,626 |
| Operating and other expenses | (94) | -- | (10,809) | (458) | (8,128) | (3,173) | (1,971) | -- | -- | (35) | \$ (8,858) | -- | (33,526) |
| Depreciation and amortization | (306) | -- | (2,085) | (297) | (7,255) | (2,232) | (909) | -- | -- | (255) | -- | -- | (13,339) |
| Interest expense | -- | -- | (2,305) | (172) | (5,276) | (925) | (611) | -- | -- | (234) | -- | -- | (9,523) |
| Net income | \$ (13) | -- | \$ 469 | \$ 686 | \$ (1,021) | \$ 76 | \$ (1,804) | \$ 35 | -- | \$ 668 | \$ (8,858) | -- | \$ (9,762) |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ (7) | -- | \$ 1,496 | \$ 343 | \$ (915) | \$ (72) | \$ (4,354) | \$ 42 | -- | \$ 334 | \$ (3,903) | -- | \$ (7,036) |

| | Six Months Ended June 30, 2008 | | | | | | | | | | | | |
|--|--------------------------------|----------|------------|--|---------------------------------|-----------------------------------|-----------------------|-----------------|-----------------|----------------|---------------------------------|-------------------|-------------------|
| | Plaza VIII & IX | Ramland | Harborside | Red Bank Corporate Plaza I & II | M-G-G/ Gramercy Agreement | Princeton Forrestal Village | Route 93 Portfolio | Gale Kimball | 55 Corporate | 12 Vreeland | Boston- Downtown Crossing | Gale Jefferson | Combined Total |
| | Associates | Realty | South Pier | | | | | | | | | | |
| Total revenues | \$ 536 | \$ 944 | \$ 21,347 | \$ 1,603 | \$ 24,829 | \$ 6,143 | \$ 1,327 | \$ 805 | -- | \$ 992 | \$ 50 | -- | \$ 58,576 |
| Operating and other expenses | (97) | (597) | (12,444) | (386) | (10,273) | (2,992) | (1,699) | (242) | -- | (42) | -- | -- | (28,772) |
| Depreciation and amortization | (308) | (244) | (2,928) | (296) | (9,454) | (1,754) | (791) | (167) | -- | (255) | -- | -- | (16,197) |
| Interest expense | -- | (411) | (2,361) | (415) | (8,935) | (1,804) | (1,351) | (334) | -- | (244) | -- | -- | (15,855) |
| Net income | \$ 131 | \$ (308) | \$ 3,614 | \$ 506 | \$ (3,833) | \$ (407) | \$ (2,514) | \$ 62 | -- | \$ 451 | \$ 50 | -- | \$ (2,248) |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ 65 | -- | \$ 1,841 | \$ 252 | \$ (2,612) | \$ (79) | \$ (363) | \$ 389 | -- | \$ 225 | \$ 18 | -- | \$ (264) |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Select Financial Ratios

| Ratios Computed For Industry Comparisons: | 2009 | June 30, 2008 |
|---|-------------|----------------------|
| Financial Position Ratios: | | |
| Total Debt/ Total Book Capitalization (Book value) (%) | 46.10% | 49.20% |
| Total Debt/ Total Market Capitalization (Market value) (%) | 49.56% | 44.53% |
| Total Debt/ Total Undepreciated Assets (%) | 37.27% | 40.57% |
| Secured Debt/ Total Undepreciated Assets (%) | 13.49% | 5.22% |

| | Three Months Ended June 30, | | Six Months Ended June 30, | |
|--|------------------------------------|-------------|----------------------------------|-------------|
| | 2009 | 2008 | 2009 | 2008 |
| Operational Ratios: | | | | |
| Interest Coverage (Funds from Operations + Interest Expense)/Interest Expense (x) | 3.28 | 3.40 | 3.18 | 3.29 |
| Debt Service Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Principal Amort.) (x) | 2.95 | 3.02 | 2.88 | 2.94 |
| Fixed Charge Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Capitalized Interest + Pref. Div. + Prin. Amort. + Ground Lease Payments)(x) | 2.89 | 2.85 | 2.80 | 2.77 |
| FFO Payout (Dividends Declared/Funds from Operations) (%) | 51.78% | 68.55% | 52.59% | 70.57% |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Debt Analysis
(as of June 30, 2009)

Debt Breakdown
(dollars in thousands)

| | Balance | % of Total | Weighted Average Interest Rate | Weighted Average Maturity in Years |
|--|--------------------|----------------|--------------------------------|------------------------------------|
| Fixed Rate Unsecured Notes and Other Obligations | \$1,334,075 | 63.82% | 6.07% | 3.57 |
| Fixed Rate Secured Debt | 756,358 | 36.18% | 7.08% | 6.48 |
| Totals/Weighted Average: | \$2,090,433 | 100.00% | 6.43% | 4.62 |

Future Repayments
(dollars in thousands)

| Period | Scheduled Amortization | Principal Maturities | Total | Weighted Average Interest Rate of Future Repayments (a) |
|---|------------------------|----------------------|--------------------|---|
| July 1 – December 31, 2009 | \$ 3,599 | -- | \$ 3,599 | 7.61% |
| 2010 | 8,155 | \$334,500 | 342,655 | 5.31% |
| 2011 | 9,217 | 300,000 | 309,217 | 7.92% |
| 2012 | 9,968 | 210,148 | 220,116 | 6.21% |
| 2013 | 9,515 | 145,223 | 154,738 | 5.37% |
| Thereafter | 48,913 | 1,046,639 | 1,095,552 | 6.71% |
| Sub-total | 89,367 | 2,036,510 | 2,125,877 | |
| Adjustment for unamortized debt discount/premium and mark to market, net, as of June 30, 2009 | (35,444) | -- | (35,444) | |
| Totals/Weighted Average: | \$ 53,923 | \$2,036,510 | \$2,090,433 | 6.43% |

(a) No variable rate borrowings were outstanding as of June 30, 2009.

Debt Maturities
(dollars in thousands)

| | July 1 – December 31, 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2018 | 2019 | 2020 and Beyond | TOTALS |
|---|----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-----------------------|--------------------|
| Secured Debt: | | | | | | | | | | | | |
| Prudential Portfolio | | \$150,000 | | | | | | | | | | \$150,000 |
| 105 Challenger | | 19,500 | | | | | | | | | | 19,500 |
| 2200 Renaissance Boulevard | | | | \$15,234 | | | | | | | | 15,234 |
| Soundview Plaza | | | | | \$14,889 | | | | | | | 14,889 |
| 9200 Edmonston Road | | | | | 4,229 | | | | | | | 4,229 |
| 6305 Ivy Lane | | | | | | \$5,726 | | | | | | 5,726 |
| 6301 Ivy Lane | | | | | | 5,320 | | | | | | 5,320 |
| 35 Waterview | | | | | | 18,185 | | | | | | 18,185 |
| 6 Becker, 85 Livingston, 75 Livingston, & 20 Waterview | | | | | | 65,035 | | | | | | 65,035 |
| 4 Sylvan Way | | | | | | 14,575 | | | | | | 14,575 |
| 10 Independence | | | | | | 16,924 | | | | | | 16,924 |
| 395 West Passaic | | | | | | 9,492 | | | | | | 9,492 |
| 4 Becker | | | | | | | | \$40,322 | | | | 40,322 |
| 5 Becker | | | | | | | | 14,535 | | | | 14,535 |
| 210 Clay | | | | | | | | 14,267 | | | | 14,267 |
| 51 Imclone | | | | | | | | 3,847 | | | | 3,847 |
| 23 Main Street | | | | | | | | | \$26,566 | | | 26,566 |
| Harborside Plaza 5 | | | | | | | | | 204,970 | | | 204,970 |
| 100 Walnut Avenue | | | | | | | | | \$17,281 | | | 17,281 |
| One River Center | | | | | | | | | | 39,586 | | 39,586 |
| 581 Main Street | | | | | | | | | | | \$ 8 | 8 |
| Total Secured Debt: | -- | \$169,500 | -- | \$15,234 | \$19,118 | \$135,257 | -- | \$72,971 | \$231,536 | \$56,867 | \$ 8 | \$700,491 |
| Unsecured Debt: | | | | | | | | | | | | |
| Unsecured credit facility | | | -- | | | | | | | | | -- |
| 5.050% unsecured notes due 4/10 | | \$150,000 | | | | | | | | | | \$150,000 |
| 7.835% unsecured notes due 12/10 | | 15,000 | | | | | | | | | | 15,000 |
| 7.750% unsecured notes due 2/11 | | | \$300,000 | | | | | | | | | 300,000 |
| 5.250% unsecured notes due 1/12 | | | | \$100,000 | | | | | | | | 100,000 |
| 6.150% unsecured notes 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: | -- | \$165,000 | \$300,000 | \$194,914 | \$126,105 | \$200,000 | \$150,000 | \$200,000 | -- | -- | -- | \$1,336,019 |
| Total Debt: | -- | \$334,500 | \$300,000 | \$210,148 | \$145,223 | \$335,257 | \$150,000 | \$272,971 | \$231,536 | \$56,867 | \$ 8 | \$2,036,510 |

Debt Detail
(dollars in thousands)

| Property Name | Lender | Effective Interest Rate | Principal Balance at June 30, 2009 | Principal Balance at December 31, 2008 | Date of Maturity |
|--|--|-------------------------|--|--|---------------------|
| Senior Unsecured Notes: (a) | | | | | |
| 7.250%, Senior Unsecured Notes | public debt | 7.486% | -- | \$199,689 | 03/15/09 |
| 5.050%, Senior Unsecured Notes | public debt | 5.265% | \$149,957 | 149,929 | 04/15/10 |
| 7.835%, Senior Unsecured Notes | public debt | 7.950% | 15,000 | 15,000 | 12/15/10 |
| 7.750%, Senior Unsecured Notes | public debt | 7.930% | 299,727 | 299,641 | 02/15/11 |
| 5.250%, Senior Unsecured Notes | public debt | 5.457% | 99,501 | 99,404 | 01/15/12 |
| 6.150%, Senior Unsecured Notes | public debt | 6.894% | 93,209 | 92,963 | 12/15/12 |
| 5.820%, Senior Unsecured Notes | public debt | 6.448% | 25,696 | 25,641 | 03/15/13 |
| 4.600%, Senior Unsecured Notes | public debt | 4.742% | 99,887 | 99,872 | 06/15/13 |
| 5.125%, Senior Unsecured Notes | public debt | 5.110% | 201,109 | 201,229 | 02/15/14 |
| 5.125%, Senior Unsecured Notes | public debt | 5.297% | 149,487 | 149,441 | 01/15/15 |
| 5.800%, Senior Unsecured Notes | public debt | 5.806% | 200,502 | 200,540 | 01/15/16 |
| Total Senior Unsecured Notes: | | | \$1,334,075 | \$1,533,349 | |
| Revolving Credit Facilities: | | | | | |
| Unsecured Facility (b) | 23 Lenders | LIBOR +0.550% | -- | \$161,000 | 6/22/11 |
| Total Revolving Credit Facilities: | | | -- | \$161,000 | |
| Property Mortgages: (c) | | | | | |
| Assumed Obligations | n/a | 4.960% | -- | \$ 5,090 | n/a |
| Various (d) | Prudential Insurance Co. | 4.841% | \$150,000 | 150,000 | 01/15/10 |
| 105 Challenger Road | Archon Financial CMBS | 6.235% | 19,298 | 19,188 | 06/06/10 |
| 2200 Renaissance Boulevard | Wachovia CMBS | 5.888% | 16,834 | 17,043 | 12/01/12 |
| Soundview Plaza | Morgan Stanley CMBS | 6.015% | 16,865 | 17,109 | 01/01/13 |
| 9200 Edmonston Road | Principal Commercial Funding, L.L.C. | 5.534% | 4,880 | 4,955 | 05/01/13 |
| 6305 Ivy Lane | John Hancock Life Ins. Co. | 5.525% | 6,799 | 6,901 | 01/01/14 |
| 395 West Passaic | State Farm Life Ins. Co. | 6.004% | 11,958 | 12,176 | 05/01/14 |
| 6301 Ivy Lane | John Hancock Life Ins. Co. | 5.520% | 6,390 | 6,480 | 07/01/14 |
| 35 Waterview | Wachovia CMBS | 6.348% | 19,741 | 19,868 | 08/11/14 |
| 6 Becker, 85 Livingston, | | | | | |
| 75 Livingston & 20 Waterview | Wachovia CMBS | 10.220% | 60,032 | -- | 08/11/14 |
| 4 Sylvan | Wachovia CMBS | 10.190% | 14,339 | -- | 08/11/14 |
| 10 Independence | Wachovia CMBS | 12.440% | 15,217 | -- | 08/11/14 |
| 4 Becker | Wachovia CMBS | 9.550% | 35,901 | -- | 05/11/16 |
| 5 Becker | Wachovia CMBS | 12.830% | 10,889 | -- | 05/11/16 |
| 210 Clay | Wachovia CMBS | 13.420% | 10,988 | -- | 05/11/16 |
| 51 Imclone | Wachovia CMBS | 8.390% | 3,902 | -- | 05/11/16 |
| 23 Main Street | JPMorgan CMBS | 5.587% | 32,282 | 32,521 | 09/01/18 |
| | The Northwestern Mutual Life Insurance Co. & | | | | |
| Harborside Plaza 5 | New York Life Insurance Co. | 6.842% | 238,543 | 239,795 | 11/01/18 |
| 100 Walnut Avenue | Guardian Life Ins. Co. | 7.311% | 19,600 | -- | 02/01/19 |
| One River Center | Guardian Life Ins. Co. | 7.311% | 44,900 | -- | 02/01/19 |
| 581 Main Street | Valley National Bank | 6.935% (e) | 17,000 | -- | 07/01/34 |
| Total Mortgages, Loans Payable and Other Obligations: | | | \$756,358 | \$531,126 | |
| Total Debt: | | | \$2,090,433 | \$2,225,475 | |

- (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) Mortgage is collateralized by seven properties.
- (e) The coupon interest rate will be reset at the end of year 10 and year 20 at 225 basis points over the 10-year treasury yield 45 days prior to the reset dates with a minimum rate of 6.875 percent.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

III. FINANCIAL INFORMATION

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

III. FINANCIAL INFORMATION

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

| | Three Months Ended | | Six Months Ended | |
|--|--------------------|-------------|------------------|-------------|
| | June 30, | | June 30, | |
| Revenues | 2009 | 2008 | 2009 | 2008 |
| Base rents | \$ 154,085 | \$ 148,087 | \$ 303,411 | \$ 296,690 |
| Escalations and recoveries from tenants | 24,944 | 26,586 | 52,893 | 52,310 |
| Construction services | 4,794 | 11,305 | 8,705 | 24,066 |
| Real estate services | 2,116 | 3,227 | 4,642 | 6,669 |
| Other income | 3,399 | 3,588 | 6,353 | 7,771 |
| Total revenues | 189,338 | 192,793 | 376,004 | 387,506 |
| Expenses | | | | |
| Real estate taxes | 23,494 | 24,125 | 46,965 | 48,161 |
| Utilities | 16,091 | 19,660 | 36,968 | 41,088 |
| Operating services | 26,915 | 27,152 | 54,857 | 53,125 |
| Direct construction costs | 4,296 | 10,329 | 8,010 | 22,983 |
| General and administrative | 10,651 | 11,237 | 20,733 | 22,332 |
| Depreciation and amortization | 49,716 | 47,586 | 97,988 | 95,308 |
| Total expenses | 131,163 | 140,089 | 265,521 | 282,997 |
| Operating income | 58,175 | 52,704 | 110,483 | 104,509 |
| Other (Expense) Income | | | | |
| Interest expense | (33,508) | (31,340) | (66,302) | (63,800) |
| Interest and other investment income | 187 | 302 | 384 | 858 |
| Equity in earnings (loss) of unconsolidated joint ventures | (1,922) | 884 | (7,036) | (264) |
| Gain on reduction of other obligations | 1,693 | -- | 1,693 | -- |
| Gain on sale of investment of securities | -- | 471 | -- | 471 |
| Total other (expense) income | (33,550) | (29,683) | (71,261) | (62,735) |
| Income from continuing operations | 24,625 | 23,021 | 39,222 | 41,774 |
| Net income | 24,625 | 23,021 | 39,222 | 41,774 |
| Noncontrolling interest in consolidated joint ventures | 135 | 16 | 767 | 139 |
| Noncontrolling interest in Operating Partnership | (3,886) | (4,193) | (6,514) | (7,620) |
| Preferred stock dividends | (500) | (500) | (1,000) | (1,000) |
| Net income available to common shareholders | \$ 20,374 | \$ 18,344 | \$ 32,475 | \$ 33,293 |
| Basic earnings per common share: | | | | |
| Income from continuing operations | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Net income available to common shareholders | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Diluted earnings per common share: | | | | |
| Income from continuing operations | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Net income available to common shareholders | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Dividends declared per common share | \$ 0.45 | \$ 0.64 | \$ 0.90 | \$ 1.28 |
| Basic weighted average shares outstanding | 73,903 | 65,423 | 70,214 | 65,397 |
| Diluted weighted average shares outstanding | 88,000 | 80,585 | 84,480 | 80,547 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

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

| Assets | June 30, 2009 | December 31, 2008 |
|--|--------------------------|------------------------------|
| Rental property | | |
| Land and leasehold interests | \$ 774,126 | \$ 731,086 |
| Buildings and improvements | 3,949,325 | 3,792,186 |
| Tenant improvements | 426,003 | 431,616 |
| Furniture, fixtures and equipment | 9,358 | 8,892 |
| | 5,158,812 | 4,963,780 |
| Less – accumulated depreciation and amortization | (1,073,490) | (1,040,778) |
| Net investment in rental property | 4,085,322 | 3,923,002 |
| Cash and cash equivalents | 33,203 | 21,621 |
| Investments in unconsolidated joint ventures | 33,007 | 138,495 |
| Unbilled rents receivable, net | 115,319 | 112,524 |
| Deferred charges and other assets, net | 238,035 | 212,422 |
| Restricted cash | 20,785 | 12,719 |
| Accounts receivable, net of allowance for doubtful accounts of \$4,084 and \$2,319 | 9,374 | 23,139 |
| Total assets | \$ 4,535,045 | \$ 4,443,922 |
| Liabilities and Equity | | |
| Senior unsecured notes | \$ 1,334,075 | \$ 1,533,349 |
| Revolving credit facility | -- | 161,000 |
| Mortgages, loans payable and other obligations | 756,358 | 531,126 |
| Dividends and distributions payable | 42,062 | 52,249 |
| Accounts payable, accrued expenses and other liabilities | 116,436 | 119,451 |
| Rents received in advance and security deposits | 56,460 | 54,406 |
| Accrued interest payable | 30,613 | 32,978 |
| Total liabilities | 2,336,004 | 2,484,559 |
| Commitments and contingencies | | |
| Equity: | | |
| Mack-Cali Realty Corporation 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, 78,334,220 and 66,419,055 shares outstanding | 783 | 664 |
| Additional paid-in capital | 2,259,621 | 1,905,386 |
| Dividends in excess of net earnings | (419,254) | (386,587) |
| Total Mack-Cali Realty Corporation stockholders' equity | 1,866,150 | 1,544,463 |
| Noncontrolling interests in subsidiaries: | | |
| Operating Partnership | 329,635 | 414,114 |
| Consolidated joint ventures | 3,256 | 786 |
| Total noncontrolling interests in subsidiaries | 332,891 | 414,900 |
| Total equity | 2,199,041 | 1,959,363 |
| Total liabilities and equity | \$ 4,535,045 | \$ 4,443,922 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Mack-Cali Realty Corporation and Subsidiaries
Consolidated Statement of Changes in Equity
For the six months ended June 30, 2009
(in thousands) (unaudited)

| | Preferred Stock | | Common Stock | | Additional | Dividends in | Noncontrolling | Total |
|--|-----------------|----------|--------------|-----------|--------------------|---------------------------|------------------------------|-------------|
| | Shares | Amount | Shares | Par Value | Paid-In Capital | Excess of Net Earnings | Interests in Subsidiaries | Equity |
| Balance at January 1, 2009 | 10 | \$25,000 | 66,419 | \$664 | \$1,905,386 | \$(386,587) | \$414,900 | \$1,959,363 |
| Net income | -- | -- | -- | -- | -- | 33,475 | 5,747 | 39,222 |
| Preferred stock dividends | -- | -- | -- | -- | -- | (1,000) | -- | (1,000) |
| Common stock dividends | -- | -- | -- | -- | -- | (65,142) | -- | (65,142) |
| Common unit distributions | -- | -- | -- | -- | -- | -- | (12,807) | (12,807) |
| Common Stock offering | -- | -- | 11,500 | 115 | 274,711 | -- | -- | 274,826 |
| Issuance of noncontrolling interests | -- | -- | -- | -- | -- | -- | 3,237 | 3,237 |
| Redemption of common units for common stock | -- | -- | 413 | 4 | 11,729 | -- | (11,733) | -- |
| Shares issued under Dividend Reinvestment and Stock Purchase Plan | -- | -- | 5 | -- | 108 | -- | -- | 108 |
| Directors Deferred comp. plan | -- | -- | -- | -- | 200 | -- | -- | 200 |
| Stock Compensation | -- | -- | -- | -- | 1,183 | -- | -- | 1,183 |
| Cancellation of Restricted stock | -- | -- | (3) | -- | (149) | -- | -- | (149) |
| FASB No. 160 adj. to ownership percent between parent and subsidiary | -- | -- | -- | -- | 66,453 | -- | (66,453) | -- |
| Balance at June 30, 2009 | 10 | \$25,000 | 78,334 | \$783 | \$2,259,621 | \$(419,254) | \$332,891 | \$2,199,041 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

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

| | Three Months Ended June 30, | | Six Months Ended June 30, | |
|--|--------------------------------|------------------|------------------------------|------------------|
| | 2009 | 2008 | 2009 | 2008 |
| Net income available to common shareholders | \$ 20,374 | \$ 18,344 | \$ 32,475 | \$ 33,293 |
| Add: Noncontrolling interest in Operating Partnership | 3,886 | 4,193 | 6,514 | 7,620 |
| Real estate-related depreciation and amortization on continuing operations (a) | 52,216 | 52,697 | 105,578 | 105,195 |
| Funds from operations available to common shareholders (b) | \$ 76,476 | \$ 75,234 | \$144,567 | \$146,108 |
| Diluted weighted average shares/units outstanding (c) | 88,000 | 80,585 | 84,480 | 80,547 |
| Funds from operations per share/unit – diluted | \$ 0.87 | \$ 0.93 | \$ 1.71 | \$ 1.81 |
| Dividend declared per common share | \$ 0.45 | \$ 0.64 | \$ 0.90 | \$ 1.28 |
| Dividend payout ratios: | | | | |
| Funds from operations-diluted | 51.78% | 68.55% | 52.59% | 70.57% |
| Supplemental Information: | | | | |
| Non-incremental revenue generating capital expenditures: | | | | |
| Building improvements | \$ 2,005 | \$ 1,792 | \$ 3,614 | \$ 4,850 |
| Tenant improvements and leasing commissions | \$ 8,098 | \$15,970 | \$ 16,123 | \$ 28,132 |
| Straight-line rent adjustments (d) | \$ 1,888 | \$ 1,584 | \$ 3,275 | \$ 3,285 |
| Amortization of (above)/below market lease intangibles, net (e) | \$ 1,545 | \$ 2,009 | \$ 3,654 | \$ 3,984 |
| Impairment charge included in equity in earnings (loss) | -- | -- | \$ 4,010 (f) | -- |

(a) Includes the Company's share from unconsolidated joint ventures of \$2,605 and \$5,166 for the three months ended June 30, 2009 and 2008, respectively and \$7,776 and \$10,050 for the six months ended June 30, 2009 and 2008, respectively.

(b) Funds from operations is 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 (14,097 shares and 14,955 shares for the three months ended June 30, 2009 and 2008, respectively and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options). See reconciliation of basic to diluted shares/units on page 28.

(d) Includes the Company's share from unconsolidated joint ventures of \$64 and \$369 for the three months ended June 30, 2009 and 2008, respectively and \$223 and \$686 for the six months ended June 30, 2009 and 2008, respectively.

(e) Includes the Company's share from unconsolidated joint ventures of \$135 and \$417 for three months ended June 30, 2009 and 2008, respectively and \$574 and \$831 for the six months ended June 30, 2009 and 2008, respectively.

(f) Noncontrolling interest in consolidated joint ventures share of loss was \$587.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

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

| | Three Months Ended June 30, | | Six Months Ended June 30, | |
|---|--------------------------------|---------------|------------------------------|---------------|
| | 2009 | 2008 | 2009 | 2008 |
| Net income (loss) available to common shareholders | \$ 0.28 | \$0.28 | \$0.46 | \$0.51 |
| Add: Real estate-related depreciation and amortization on continuing operations (a) | 0.59 | 0.65 | 1.25 | 1.31 |
| Deduct: Noncontrolling interest/rounding adjustment | -- | -- | -- | (0.01) |
| Funds from operations available to common shareholders (b) | \$ 0.87 | \$0.93 | \$1.71 | \$1.81 |
| Dividend payout ratio for FFO | 51.78% | 68.55% | 52.59% | 70.57% |
| Diluted weighted average shares/units outstanding (c) | 88,000 | 80,585 | 84,480 | 80,547 |

(a) Includes the Company's share from unconsolidated joint ventures of \$0.03 and \$0.06 for the three months ended June 30, 2009 and 2008, respectively and \$0.09 and \$0.12 for the six months ended June 30, 2009 and 2008, respectively

(b) Funds from operations is 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 (14,097 shares and 14,955 shares for the three months ended June 30, 2009 and 2008, respectively and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options). See reconciliation of basic to diluted shares/units on page 28.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

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 Months Ended | | Six Months Ended | |
|---|--------------------|---------------|------------------|---------------|
| | June 30, 2009 | 2008 | June 30, 2009 | 2008 |
| Basic weighted average shares outstanding: | 73,903 | 65,423 | 70,214 | 65,397 |
| Add: Weighted average common units | 14,097 | 14,955 | 14,266 | 14,970 |
| Basic weighted average shares/units: | 88,000 | 80,378 | 84,480 | 80,367 |
| Add: Stock options | -- | 110 | -- | 95 |
| Restricted Stock Awards | -- | 97 | -- | 85 |
| Diluted weighted average shares/units outstanding: | 88,000 | 80,585 | 84,480 | 80,547 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

IV. VALUE CREATION PIPELINE

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

IV. VALUE CREATION PIPELINE

Operating Property Acquisitions

(dollars in thousands)

For the six months ended June 30, 2009

| Acquisition Date | Property/Address | Location | # of Bldgs. | Rentable Square Feet |
|-------------------------------------|---------------------------|---------------------------------|--------------------|-----------------------------|
| Office: | | | | |
| 4/29/09 | 210 Clay Avenue | Lyndhurst, Bergen County, NJ | 1 | 121,203 |
| 4/29/09 | 4 Becker Farm Road | Roseland, Essex County, NJ | 1 | 281,762 |
| 4/29/09 | 5 Becker Farm Road | Roseland, Essex County, NJ | 1 | 118,343 |
| 4/29/09 | 6 Becker Farm Road | Roseland, Essex County, NJ | 1 | 129,732 |
| 4/29/09 | 75 Livingston Avenue | Roseland, Essex County, NJ | 1 | 94,221 |
| 4/29/09 | 85 Livingston Avenue | Roseland, Essex County, NJ | 1 | 124,595 |
| 4/29/09 | 2 Independence Way | Princeton, Mercer County, NJ | 1 | 67,401 |
| 4/29/09 | 4 Sylvan Way | Parsippany, Morris County, NJ | 1 | 105,135 |
| 4/29/09 | 20 Waterview Boulevard | Parsippany, Morris County, NJ | 1 | 225,550 |
| 4/29/09 | 51 Imclone Drive | Branchburg, Somerset County, NJ | 1 | 63,213 |
| 4/29/09 | 10 Independence Boulevard | Warren, Somerset County, NJ | 1 | 120,528 |
| Total Property Acquisitions: | | | 11 | 1,451,683 |

For the year ended December 31, 2008

None.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Properties Commencing Initial Operations

(dollars in thousands)

For the six months ended June 30, 2009

| Date Placed In Service | Property/Address | Location | # of Bldgs. | Rentable Square Feet | Current % Leased | Cost Incurred (a) |
|--|-------------------------|-------------------------------|------------------------|---------------------------------|-----------------------------|------------------------------|
| Office: 03/01/09 | 22 Sylvan Way | Parsippany, Morris County, NJ | 1 | 249,409 | 100% | \$61,497 |
| Total Properties Commencing Initial Operations: | | | 1 | 249,409 | 100% | \$61,497 |

For the year ended December 31, 2008

None.

Rental Property Sales

The Company did not sell any properties during the six months ended June 30, 2009 and the year ended December 31, 2008.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

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 6/30/09 | Total Estimated Costs | Current % Leased | Company Effective Ownership |
|---|-----------------|----------------------|---|------------------------------------|------------------------|---|--------------------------------------|-----------------------------|--|
| Wholly Owned: | | | | | | | | | |
| 55 Corporate Drive | Bridgewater, NJ | Office | 2011-3Q | 1 | 205,000 | \$14,528 | \$48,778 | 100.0% | 100.0% |
| Unconsolidated Joint Ventures: | | | | | | | | | |
| One Jefferson | Parsippany, NJ | Office | 2009-3Q | 1 | 100,000 | 20,562 | 28,351 | 0.0% | 8.33% |
| Total | | | | 2 | 305,000 | \$35,090 | \$77,129 | 67.2% | |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Summary of Land Parcels

| Site | Town/City | State | Acres | Development Potential (Sq. Ft.) | Type of Space |
|--|----------------------|--------------|--------------|--|----------------------|
| Horizon Center | Hamilton Township | NJ | 5.3 | 68,000 | Office/Flex/Retail |
| 3 & 5 AAA Drive (a) | Hamilton Township | NJ | 17.5 | 112,000 | Office |
| 6 AAA Drive | Hamilton Township | NJ | 2.4 | 32,000 | Office |
| 2 South Gold Drive (b) | Hamilton Township | NJ | 9.5 | 75,000 | Office |
| Plaza VIII and IX Associates, L.L.C. (c) | 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 (c) | 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 (c) | 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 (c) | East Rutherford | NJ | 13.8 | 1,760,000 | Office |
| Meadowlands Xanadu (c) | 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 |
| 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 |
| Downtown Crossing (c) | Boston | MA | 1.5 | 1,481,000 | Mixed-Used |
| Total: | | | 387.3 | 12,500,013 | |

- (a) This land parcel also includes an existing office building totaling 35,270 square feet.
- (b) This land parcel also includes an existing office building totaling 33,962 square feet.
- (c) Land owned or controlled by joint venture in which Mack-Cali is an equity partner.
- (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 June 30, 2009

V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

V. PORTFOLIO/ LEASING STATISTICS

Leasing Statistics

(For the three months ended June 30, 2009)

Consolidated In-Service Portfolio

SUMMARY OF SPACE LEASED

| LEASING ACTIVITY | | | | | | | | | |
|-------------------------|---------------------------------------|---|---|-----------------------------|-------------------------------------|---|------------------------------------|------------------------------------|--|
| Market | Sq. Ft. Leased 3/31/09 | Leased Sq. Ft. Acquired/Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | Sq. Ft. Leased 6/30/09 (c) | Pct. Leased 6/30/09 | Pct. Leased 3/31/09 | |
| Northern NJ | 12,267,577 | 1,116,366 | (190,464) | 213,720 | 23,256 | 13,407,199 | 91.4% | 91.1% | |
| Central NJ | 4,732,733 | 251,142 | (225,027) | 157,753 | (67,274) | 4,916,601 | 91.5% | 92.4% | |
| Westchester Co., NY | 4,495,431 | - | (225,950) | 198,275 | (27,675) | 4,467,756 | 93.3% | 93.9% | |
| Manhattan | 524,476 | - | (57,705) | 56,322 | (1,383) | 523,093 | 99.7% | 100.0% | |
| Sub. Philadelphia | 3,099,845 | - | (94,951) | 115,017 | 20,066 | 3,119,911 | 88.4% | 87.8% | |
| Fairfield, CT | 523,698 | - | (18,120) | 28,815 | 10,695 | 534,393 | 89.4% | 87.6% | |
| Washington, DC/MD | 934,511 | - | (72,838) | 40,824 | (32,014) | 902,497 | 69.8% | 72.3% | |
| Rockland Co., NY | 161,627 | - | (9,946) | 14,879 | 4,933 | 166,560 | 92.5% | 89.8% | |
| Total | 26,739,898 | 1,367,508 | (895,001) | 825,605 | (69,396) | 28,038,010 | 90.6% | 90.7% | |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|---|-------------------|
| Total sq. ft. as of March 31, 2009 | 29,495,361 |
| Total sq. ft. of properties added this period | 1,451,092 |
| Total sq. ft. as of June 30, 2009 | <u>30,946,453</u> |

(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) Includes leases expiring June 30, 2009 aggregating 81,451 square feet for which no new leases were signed.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Leasing Statistics

(For the three months ended June 30, 2009)

Consolidated In-Service Portfolio (continued)

DETAIL OF TRANSACTION ACTIVITY

Detail by Market

| Market | Property Type | # of Transactions | Total Sq. Ft. | Sq. Ft. New Leases | Sq. Ft. Renewed And Other Retained (a) | Wtd. Avg. Term (Yrs.) | Wtd. Avg. Base Rent (b) | Leasing Costs Per Sq. Ft. Per Year (c) |
|---------------------|----------------------|--------------------------|----------------------|---------------------------|---|------------------------------|--------------------------------|---|
| Northern NJ | Office | 36 | 202,666 | 107,948 | 94,718 | 6.7 | 25.23 | 4.48 |
| | Office/Flex | 2 | 11,054 | - | 11,054 | 2.5 | 17.37 | 0.80 |
| Central NJ | Office | 20 | 128,677 | 80,490 | 48,187 | 6.3 | 24.11 | 3.94 |
| | Office/Flex | 3 | 29,076 | 26,310 | 2,766 | 5.7 | 19.52 | 3.20 |
| Westchester Co., NY | Office | 18 | 55,558 | 14,080 | 41,478 | 4.0 | 23.87 | 3.88 |
| | Office/Flex | 18 | 130,917 | 5,025 | 125,892 | 5.1 | 13.76 | 0.93 |
| | Industrial/Warehouse | 1 | 11,800 | 11,800 | - | 1.6 | 7.59 | 0.67 |
| Manhattan | Office | 1 | 56,322 | 56,322 | - | 20.9 | 41.61 | 2.33 |
| Sub. Philadelphia | Office | 14 | 68,899 | 29,870 | 39,029 | 5.2 | 20.21 | 3.96 |
| | Office/Flex | 8 | 46,118 | 3,505 | 42,613 | 2.6 | 9.78 | 0.95 |
| Fairfield Co., CT | Office | 6 | 28,815 | 18,840 | 9,975 | 7.3 | 22.21 | 3.52 |
| Washington, DC/MD | Office | 9 | 40,824 | 9,417 | 31,407 | 4.9 | 23.02 | 2.51 |
| Rockland Co., NY | Office | 4 | 14,879 | 2,291 | 12,588 | 6.8 | 25.95 | 1.13 |
| Total | | 140 | 825,605 | 365,898 | 459,707 | 6.6 | 22.22 | 3.11 |

Detail by Property Type

| | | | | | | | | |
|--------------|----------------------|------------|----------------|----------------|----------------|------------|--------------|-------------|
| | Office | 108 | 596,640 | 319,258 | 277,382 | 7.4 | 25.55 | 3.53 |
| | Office/Flex | 31 | 217,165 | 34,840 | 182,325 | 4.5 | 13.87 | 1.31 |
| | Industrial/Warehouse | 1 | 11,800 | 11,800 | - | 1.6 | 7.59 | 0.67 |
| Total | | 140 | 825,605 | 365,898 | 459,707 | 6.6 | 22.22 | 3.11 |

| | | |
|--------------------------|------------------|-------|
| Tenant Retention: | Leases Retained | 57.6% |
| | Sq. Ft. Retained | 51.3% |

(a) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.

(b) Equals triple net rent plus common area costs and real estate taxes, as applicable.

(c) Represents estimated workletter costs of \$11,747,723 and commissions of \$5,058,909 committed, but not necessarily expended, during the period for second generation space aggregating 820,505 square feet.

Leasing Statistics

(For the three months ended June 30, 2009)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED

| LEASING ACTIVITY | | | | | | | | |
|------------------|------------------------|-----------------------------------|----------------------------------|------------------|----------------------|------------------------|---------------------|---------------------|
| Market | Sq. Ft. Leased 3/31/09 | Leased Sq. Ft. Acquired/ Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | Sq. Ft. Leased 6/30/09 | Pct. Leased 6/30/09 | Pct. Leased 3/31/09 |
| Northern NJ | 2,038,580 | (1,116,366) | (25,695) | 15,928 | (9,767) | 912,447 | 83.5% | 88.9% |
| Central NJ | 1,172,865 | (251,142) | (18,915) | 25,349 | 6,434 | 928,157 | 88.9% | 90.5% |
| Boston, MA | 225,872 | - | (62,014) | - | (62,014) | 163,858 | 24.6% | 33.9% |
| Total | 3,437,317 | (1,367,508) | (106,624) | 41,277 | (65,347) | 2,004,462 | 71.5% | 80.8% |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|--|------------------|
| Total sq. ft. as of March 31, 2009 | 4,255,650 |
| Total sq. ft. of properties sold/transferred this period | (1,451,683) |
| Total sq. ft. as of June 30, 2009 | <u>2,803,967</u> |

DETAIL OF TRANSACTION ACTIVITY

| Market | # of Transactions | Total Sq. Ft. | Sq. Ft. New Leases | Sq. Ft. Renewed And Other Retained (c) | Wtd. Avg. Term (Yrs.) | Wtd. Avg. Base Rent (d) | Leasing Costs Per Sq. Ft. Per Year (e) |
|--------------|-------------------|---------------|--------------------|--|-----------------------|-------------------------|--|
| Northern NJ | 1 | 15,928 | - | 15,928 | 3.2 | 31.40 | 6.45 |
| Central NJ | 4 | 25,349 | 15,105 | 10,244 | 8.8 | 25.44 | 2.23 |
| Total | 5 | 41,277 | 15,105 | 26,172 | 6.7 | 27.74 | 3.22 |

(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 Retained" transactions include existing tenants' expansions and relocations within the same building.

(d) Equals triple net rent plus common area costs and real estate taxes, as applicable.

(e) Represents estimated workletter costs of \$444,564 and commissions of \$266,164 committed, but not necessarily expended, during the period for second generation space aggregating 35,980 square feet.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Leasing Statistics
(For the six months ended June 30, 2009)

Consolidated In-Service Portfolio

SUMMARY OF SPACE LEASED

| LEASING ACTIVITY | | | | | | | | | |
|-------------------------|--|---|---|-----------------------------|-------------------------------------|---|------------------------------------|-------------------------------------|--|
| Market | Sq. Ft. Leased 12/31/08 | Leased Sq. Ft. Acquired/Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | Sq. Ft. Leased 6/30/09 (c) | Pct. Leased 6/30/09 | Pct. Leased 12/31/08 | |
| Northern NJ | 12,221,131 | 1,366,366 | (601,800) | 421,502 | (180,298) | 13,407,199 | 91.4% | 92.5% | |
| Central NJ | 4,729,314 | 251,142 | (315,386) | 251,531 | (63,855) | 4,916,601 | 91.5% | 92.4% | |
| Westchester Co., NY | 4,509,180 | - | (501,903) | 460,479 | (41,424) | 4,467,756 | 93.3% | 94.2% | |
| Manhattan | 524,476 | - | (57,705) | 56,322 | (1,383) | 523,093 | 99.7% | 100.0% | |
| Sub. Philadelphia | 3,097,778 | - | (142,575) | 164,708 | 22,133 | 3,119,911 | 88.4% | 87.8% | |
| Fairfield, CT | 526,132 | - | (26,079) | 34,340 | 8,261 | 534,393 | 89.4% | 88.0% | |
| Washington, DC/MD | 937,200 | - | (97,935) | 63,232 | (34,703) | 902,497 | 69.8% | 72.5% | |
| Rockland Co., NY | 160,559 | - | (12,422) | 18,423 | 6,001 | 166,560 | 92.5% | 89.2% | |
| | 26,705,770 | 1,617,508 | (1,755,805) | 1,470,537 | (285,268) | 28,038,010 | 90.6% | 91.3% | |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|---|-------------------|
| Total sq. ft. as of December 31, 2008 | 29,245,361 |
| Total sq. ft. of properties added this period | 1,701,092 |
| Total sq. ft. as of June 30, 2009 | 30,946,453 |

- (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) Includes leases expiring June 30, 2009 aggregating 81,451 square feet for which no new leases were signed.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Leasing Statistics

(For the six months ended June 30, 2009)

Consolidated In-Service Portfolio (continued)

DETAIL OF TRANSACTION ACTIVITY

Detail by Market

| Market | Property Type | # of Transactions | Total Sq. Ft. | Sq. Ft. New Leases | Sq. Ft. | Wtd. Avg. Term (Yrs.) | Wtd. Avg. Base Rent (b) | Leasing Costs Per Sq. Ft. Per Year (c) |
|-----------------------------|----------------------|-------------------|------------------|--------------------|--------------------------------|-----------------------|-------------------------|--|
| | | | | | Renewed And Other Retained (a) | | | |
| Northern NJ | Office | 57 | 387,561 | 194,451 | 193,110 | 7.4 | 26.15 | 4.09 |
| | Office/Flex | 5 | 33,941 | - | 33,941 | 2.4 | 17.83 | 1.53 |
| Central NJ | Office | 32 | 202,119 | 99,211 | 102,908 | 6.0 | 24.24 | 3.67 |
| | Office/Flex | 4 | 49,412 | 26,310 | 23,102 | 5.4 | 17.87 | 3.01 |
| Westchester Co., NY | Office | 42 | 127,153 | 52,155 | 74,998 | 3.9 | 26.07 | 3.81 |
| | Office/Flex | 39 | 284,226 | 64,948 | 219,278 | 4.9 | 15.73 | 1.31 |
| | Industrial/Warehouse | 2 | 39,800 | 11,800 | 28,000 | 4.0 | 12.60 | 0.43 |
| | Retail | 1 | 9,300 | - | 9,300 | 5.0 | 39.16 | 0.20 |
| Manhattan Sub. Philadelphia | Office | 1 | 56,322 | 56,322 | - | 20.9 | 41.61 | 2.33 |
| | Office | 22 | 88,815 | 39,880 | 48,935 | 4.7 | 20.94 | 3.87 |
| Fairfield Co., CT | Office/Flex | 13 | 75,893 | 13,105 | 62,788 | 2.6 | 9.15 | 0.80 |
| | Office | 7 | 31,565 | 21,590 | 9,975 | 6.8 | 21.65 | 3.51 |
| Washington, DC/MD | Office/Flex | 1 | 2,775 | 2,775 | - | 5.0 | 18.15 | 0.56 |
| | Office | 12 | 63,232 | 24,542 | 38,690 | 4.5 | 23.79 | 3.69 |
| Rockland Co., NY | Office | 5 | 18,423 | 2,291 | 16,132 | 6.5 | 26.33 | 1.73 |
| Totals | | 243 | 1,470,537 | 609,380 | 861,157 | 6.1 | 22.30 | 3.06 |

Detail by Property Type

| | | | | | | | |
|----------------------|------------|------------------|----------------|----------------|------------|--------------|-------------|
| Office | 178 | 975,190 | 490,442 | 484,748 | 7.0 | 25.87 | 3.60 |
| Office/Flex | 62 | 446,247 | 107,138 | 339,109 | 4.4 | 15.02 | 1.49 |
| Industrial/Warehouse | 2 | 39,800 | 11,800 | 28,000 | 4.0 | 12.60 | 0.43 |
| Retail | 1 | 9,300 | - | 9,300 | 5.0 | 39.16 | 0.20 |
| Totals | 243 | 1,470,537 | 609,380 | 861,157 | 6.1 | 22.30 | 3.06 |

| | | |
|--------------------------|------------------|-------|
| Tenant Retention: | Leases Retained | 53.7% |
| | Sq. Ft. Retained | 49.0% |

(a) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.

(b) Equals triple net rent plus common area costs and real estate taxes, as applicable.

(c) Represents estimated workletter costs of \$18,899,257 and commissions of \$8,519,601 committed, but not necessarily expended, during the period for second generation space aggregating 1,465,437 square feet.

Leasing Statistics

(For the six months ended June 30, 2009)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED

| LEASING ACTIVITY | | | | | | | | |
|-------------------------|--|--|---|-----------------------------|-------------------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| Market | Sq. Ft. Leased 12/31/08 | Leased Sq. Ft. Acquired/ Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | Sq. Ft. Leased 6/30/09 | Pct. Leased 6/30/09 | Pct. Leased 12/31/08 |
| Northern NJ | 2,096,267 | (1,116,366) | (111,736) | 44,282 | (67,454) | 912,447 | 83.5% | 91.4% |
| Central NJ | 1,191,209 | (251,142) | (41,397) | 29,487 | (11,910) | 928,157 | 88.9% | 91.9% |
| Boston, MA | 225,872 | - | (110,225) | 48,211 | (62,014) | 163,858 | 24.6% | 33.9% |
| Total | 3,513,348 | (1,367,508) | (263,358) | 121,980 | (141,378) | 2,004,462 | 71.5% | 82.6% |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|--|-------------------------|
| Total sq. ft. as of December 31, 2008 | 4,255,650 |
| Total sq. ft. of properties sold/transferred this period | <u>(1,451,683)</u> |
| Total sq. ft. as of June 30, 2009 | <u><u>2,803,967</u></u> |

DETAIL OF TRANSACTION ACTIVITY

| Market | # of Trans- actions | Total Sq. Ft. | Sq. Ft. New Leases | Sq. Ft. Renewed And Other Retained (c) | Wtd. Avg. Term (Yrs.) | Wtd. Avg. Leasing Costs Per Base Rent (d) | Leasing Costs Per Sq. Ft. Per Year (e) |
|---------------|------------------------------------|--------------------------|-------------------------------|---|----------------------------------|--|---|
| Northern NJ | 4 | 44,282 | 14,051 | 30,231 | 3.9 | 30.27 | 4.72 |
| Central NJ | 6 | 29,487 | 19,243 | 10,244 | 8.1 | 25.46 | 2.22 |
| Boston, MA | 3 | 48,211 | - | 48,211 | 6.1 | 16.63 | 1.70 |
| Total | 13 | 121,980 | 33,294 | 88,686 | 5.8 | 23.72 | 2.67 |

(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 Retained" transactions include existing tenants' expansions and relocations within the same building.

(d) Equals triple net rent plus common area costs and real estate taxes, as applicable.

(e) Represents estimated workletter costs of \$944,196 and commissions of \$752,837 committed, but not necessarily expended, during the period for second generation space aggregating 113,586 square feet.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Market Diversification

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

| Market (MSA) | Annualized Base Rental Revenue (\$ (a) (b) (c)) | Percentage of Company Annualized Base Rental Revenue (%) | Total Property Size Rentable Area | Percentage of Rentable Area (%) |
|--|--|---|--|--|
| Newark, NJ (Essex-Morris-Union Counties) | 144,465,993 | 23.0 | 7,176,065 | 23.0 |
| Jersey City, NJ | 117,545,507 | 18.7 | 4,317,978 | 14.0 |
| Bergen-Passaic, NJ | 93,524,903 | 14.9 | 4,723,604 | 15.3 |
| Westchester-Rockland, NY | 92,301,479 | 14.7 | 4,968,420 | 16.1 |
| Philadelphia, PA-NJ | 55,424,678 | 8.8 | 3,529,994 | 11.4 |
| Monmouth-Ocean, NJ | 28,037,750 | 4.5 | 1,620,863 | 5.2 |
| Middlesex-Somerset-Hunterdon, NJ | 27,242,112 | 4.3 | 1,237,902 | 4.0 |
| Washington, DC-MD-VA-WV | 26,347,133 | 4.2 | 1,292,807 | 4.2 |
| Trenton, NJ | 17,221,957 | 2.7 | 956,597 | 3.1 |
| New York (Manhattan) | 16,120,934 | 2.6 | 524,476 | 1.7 |
| Stamford-Norwalk, CT | 7,813,648 | 1.2 | 452,260 | 1.5 |
| Bridgeport, CT | 2,555,492 | 0.4 | 145,487 | 0.5 |
| Total | 628,601,586 | 100.0 | 30,946,453 | 100.0 |

(a) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, 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 leases in effect as of the period end date, some of which have commencement dates in the future, and leases expiring June 30, 2009 aggregating 81,451 square feet and representing annualized rent of \$1,840,387 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 June 30, 2009

Industry Diversification

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

| Industry Classification (a) | Annualized Base Rental Revenue (\$) | Percentage of Company Annualized Base Rental Revenue (%) | Square Feet Leased (c) (d) | Percentage of Total Company Leased Sq. Ft. (%) |
|--|--|---|---|---|
| | (b) (c) (d) | | | |
| Securities, Commodity Contracts & Other Financial | 103,305,037 | 16.4 | 3,797,150 | 13.8 |
| Insurance Carriers & Related Activities | 58,872,876 | 9.4 | 2,408,624 | 8.7 |
| Manufacturing | 52,042,095 | 8.3 | 2,696,245 | 9.8 |
| Telecommunications | 41,450,980 | 6.6 | 2,141,996 | 7.8 |
| Legal Services | 35,643,343 | 5.7 | 1,372,286 | 5.0 |
| Health Care & Social Assistance | 29,147,640 | 4.6 | 1,388,672 | 5.0 |
| Credit Intermediation & Related Activities | 27,957,434 | 4.4 | 1,073,259 | 3.9 |
| Computer System Design Services | 27,089,964 | 4.3 | 1,301,718 | 4.7 |
| Scientific Research/Development | 23,150,167 | 3.7 | 851,881 | 3.1 |
| Wholesale Trade | 18,472,431 | 2.9 | 1,256,382 | 4.6 |
| Admin & Support, Waste Mgt. & Remediation Services | 17,532,843 | 2.8 | 813,936 | 3.0 |
| Accounting/Tax Prep. | 17,504,135 | 2.8 | 657,057 | 2.4 |
| Public Administration | 16,297,908 | 2.6 | 587,186 | 2.1 |
| Architectural/Engineering | 15,456,301 | 2.5 | 719,206 | 2.6 |
| Retail Trade | 14,916,907 | 2.4 | 738,991 | 2.7 |
| Real Estate & Rental & Leasing | 12,100,201 | 1.9 | 545,682 | 2.0 |
| Management/Scientific | 11,689,247 | 1.9 | 471,747 | 1.7 |
| Other Services (except Public Administration) | 11,263,124 | 1.8 | 457,200 | 1.7 |
| Accommodation & Food Services | 11,234,101 | 1.8 | 495,678 | 1.8 |
| Arts, Entertainment & Recreation | 10,337,641 | 1.6 | 674,321 | 2.4 |
| Advertising/Related Services | 10,096,500 | 1.6 | 393,178 | 1.4 |
| Construction | 7,317,700 | 1.2 | 343,009 | 1.2 |
| Information Services | 7,219,319 | 1.1 | 269,058 | 1.0 |
| Other Professional | 6,665,871 | 1.1 | 270,750 | 1.0 |
| Publishing Industries | 6,029,660 | 1.0 | 242,559 | 0.9 |
| Transportation | 5,748,679 | 0.9 | 302,056 | 1.1 |
| Utilities | 5,592,584 | 0.9 | 226,567 | 0.8 |
| Broadcasting | 5,534,899 | 0.9 | 204,248 | 0.7 |
| Data Processing Services | 4,639,503 | 0.7 | 196,207 | 0.7 |
| Educational Services | 4,132,541 | 0.7 | 213,906 | 0.8 |
| Other | 10,159,955 | 1.5 | 420,910 | 1.6 |
| Total | 628,601,586 | 100.0 | 27,531,665 | 100.0 |

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

(b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

(c) Includes office, office/flex, industrial/warehouse and stand-alone retail tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

(d) Includes leases in effect as of the period end date, some of which have commencement dates in the future and leases expiring June 30, 2009 aggregating 81,451 square feet and representing annualized rent of \$1,840,387 for which no new leases were signed.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Consolidated Portfolio Analysis (a)
(as of June 30, 2009)

Breakdown by Number of Properties

| PROPERTY TYPE: | | | | | | | | | | | | |
|--------------------------|------------|---------------------------|---------------------------|---------------|--------------------------|---------------|---------------------------|---------------|----------------|---------------|--------------------|---------------|
| STATE | Office | % of Total Office/Flex | % of Total Office/Flex | % of Total | Industrial/ Warehouse | % of Total | Stand- Alone Retail | % of Total | Land Leases | % of Total | TOTALS By State | % of Total |
| New Jersey | 111 | 41.5% | 49 | 18.3% | -- | -- | -- | -- | -- | -- | 160 | 59.8% |
| New York | 21 | 7.8% | 41 | 15.4% | 6 | 2.2% | 2 | 0.7% | 2 | 0.7% | 72 | 26.8% |
| Pennsylvania | 18 | 6.7% | -- | -- | -- | -- | -- | -- | -- | -- | 18 | 6.7% |
| Connecticut | 2 | 0.7% | 5 | 1.9% | -- | -- | -- | -- | -- | -- | 7 | 2.6% |
| Wash., D.C./ Maryland | 10 | 3.7% | -- | -- | -- | -- | -- | -- | 1 | 0.4% | 11 | 4.1% |
| TOTALS | | | | | | | | | | | | |
| By Type: | 162 | 60.4% | 95 | 35.6% | 6 | 2.2% | 2 | 0.7% | 3 | 1.1% | 268 | 100.0% |

(a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Consolidated Portfolio Analysis (a)
(as of June 30, 2009)

Breakdown by Square Footage

| STATE | PROPERTY TYPE: | | | | | | | | | |
|-----------------------|-------------------|--------------|------------------|--------------|----------------------|-------------|--------------------|-------------|-------------------|---------------|
| | Office | % of Total | Office/Flex | % of Total | Industrial/Warehouse | % of Total | Stand-Alone Retail | % of Total | TOTALS By State | % of Total |
| New Jersey | 19,347,734 | 62.5% | 2,189,531 | 7.1% | -- | -- | -- | -- | 21,537,265 | 69.6% |
| New York | 2,739,384 | 8.9% | 2,348,812 | 7.6% | 387,400 | 1.3% | 17,300 | 0.1% | 5,492,896 | 17.9% |
| Pennsylvania | 2,025,738 | 6.4% | -- | -- | -- | -- | -- | -- | 2,025,738 | 6.4% |
| Connecticut | 324,747 | 1.0% | 273,000 | 0.9% | -- | -- | -- | -- | 597,747 | 1.9% |
| Wash., D.C./ Maryland | 1,292,807 | 4.2% | -- | -- | -- | -- | -- | -- | 1,292,807 | 4.2% |
| TOTALS | | | | | | | | | | |
| By Type: | 25,730,410 | 83.0% | 4,811,343 | 15.6% | 387,400 | 1.3% | 17,300 | 0.1% | 30,946,453 | 100.0% |

(a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Consolidated Portfolio Analysis (a)

(Year ended June 30, 2009)

Breakdown by Base Rental Revenue (b)

(Dollars in thousands)

PROPERTY TYPE:

| STATE | Office | % of Total | Office/ Flex | % of Total | Indust./ Ware-house | % of Total | Stand- Alone Retail | % of Total | Land Leases | % of Total | TOTALS By State | % of Total |
|--------------------------|------------------|-------------------|-------------------------|-------------------|--------------------------------|-----------------------|------------------------------------|-----------------------|--------------------|-------------------|----------------------------|-------------------|
| New Jersey | \$395,268 | 65.8% | \$19,141 | 3.2% | -- | -- | -- | -- | -- | -- | \$414,409 | 69.0% |
| New York | 69,997 | 11.7% | 34,216 | 5.7% | \$3,575 | 0.5% | \$362 | 0.1% | \$299 | 0.1% | 108,449 | 18.1% |
| Pennsylvania | 40,651 | 6.8% | -- | -- | -- | -- | -- | -- | -- | -- | 40,651 | 6.8% |
| Connecticut | 6,400 | 1.0% | 4,134 | 0.7% | -- | -- | -- | -- | -- | -- | 10,534 | 1.7% |
| Wash., D.C./ Maryland | 26,568 | 4.4% | -- | -- | -- | -- | -- | -- | 8 | -- | 26,576 | 4.4% |
| TOTALS | | | | | | | | | | | | |
| By Type: | \$538,884 | 89.7% | \$57,491 | 9.6% | \$3,575 | 0.5% | \$362 | 0.1% | \$307 | 0.1% | \$600,619 | 100.0% |

(a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company.

(b) Total base rent for the 12 months ended June 30, 2009, 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 June 30, 2009

Consolidated Portfolio Analysis (a) (b)
(as of June 30, 2009)

Breakdown by Percentage Leased

| STATE | PROPERTY TYPE: | | | | WEIGHTED AVG. By State |
|-------------------------------|----------------|--------------|----------------------|--------------------|---------------------------|
| | Office | Office/Flex | Industrial/Warehouse | Stand-Alone Retail | |
| New Jersey | 91.5% | 92.3% | -- | -- | 91.6% |
| New York | 92.0% | 95.5% | 97.8% | 100.0% | 93.9% |
| Pennsylvania | 85.0% | -- | -- | -- | 85.0% |
| Connecticut | 80.5% | 100.0% | -- | -- | 89.4% |
| Washington, D.C./ Maryland | 69.8% | -- | -- | -- | 69.8% |
| WEIGHTED AVG. By Type: | 89.8% | 94.3% | 97.8% | 100.0% | 90.6% |

(a) Excludes 27 properties, aggregating approximately 2.8 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 June 30, 2009 aggregating 81,451 square feet for which no new leases were signed.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Office Properties

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--------------------------------------|-------------------|-------------------------------|--|---|---|--|
| BERGEN COUNTY, NEW JERSEY | | | | | | |
| <u>Fair Lawn</u> | | | | | | |
| 17-17 Route 208 North | 1987 | 143,000 | 71.1 | 2,078 | 0.35 | 20.44 |
| <u>Fort Lee</u> | | | | | | |
| One Bridge Plaza | 1981 | 200,000 | 83.1 | 4,175 | 0.70 | 25.12 |
| 2115 Linwood Avenue | 1981 | 68,000 | 53.7 | 1,002 | 0.17 | 27.44 |
| <u>Little Ferry</u> | | | | | | |
| 200 Riser Road | 1974 | 286,628 | 100.0 | 2,076 | 0.35 | 7.24 |
| <u>Lyndhurst</u> | | | | | | |
| 210 Clay Avenue (e) | 1981 | 121,203 | 89.1 | 417 | 0.07 | 23.11 |
| <u>Montvale</u> | | | | | | |
| 95 Chestnut Ridge Road | 1975 | 47,700 | 100.0 | 805 | 0.13 | 16.88 |
| 135 Chestnut Ridge Road | 1981 | 66,150 | 99.7 | 1,502 | 0.25 | 22.77 |
| <u>Paramus</u> | | | | | | |
| 15 East Midland Avenue | 1988 | 259,823 | 80.5 | 4,859 | 0.81 | 23.23 |
| 140 East Ridgewood Avenue | 1981 | 239,680 | 93.0 | 4,768 | 0.79 | 21.39 |
| 461 From Road | 1988 | 253,554 | 98.6 | 6,074 | 1.01 | 24.30 |
| 650 From Road | 1978 | 348,510 | 89.1 | 7,126 | 1.19 | 22.95 |
| 61 South Paramus Avenue | 1985 | 269,191 | 91.4 | 7,290 | 1.21 | 29.63 |
| <u>Ridgefield Park</u> | | | | | | |
| 105 Challenger Road | 1992 | 150,050 | 100.0 | 4,525 | 0.75 | 30.16 |
| <u>Rochelle Park</u> | | | | | | |
| 120 Passaic Street | 1972 | 52,000 | 99.6 | 1,402 | 0.23 | 27.07 |
| 365 West Passaic Street | 1976 | 212,578 | 96.6 | 4,441 | 0.74 | 21.63 |
| 395 West Passaic Street | 1979 | 100,589 | 100.0 | 2,392 | 0.40 | 23.78 |
| <u>Upper Saddle River</u> | | | | | | |
| 1 Lake Street | 1973/94 | 474,801 | 100.0 | 7,465 | 1.24 | 15.72 |
| 10 Mountainview Road | 1986 | 192,000 | 71.8 | 3,383 | 0.56 | 24.54 |
| <u>Woodcliff Lake</u> | | | | | | |
| 400 Chestnut Ridge Road | 1982 | 89,200 | 100.0 | 1,950 | 0.32 | 21.86 |
| 470 Chestnut Ridge Road | 1987 | 52,500 | 100.0 | 1,328 | 0.22 | 25.30 |
| 530 Chestnut Ridge Road | 1986 | 57,204 | 100.0 | 1,245 | 0.21 | 21.76 |
| 50 Tice Boulevard | 1984 | 235,000 | 99.2 | 6,364 | 1.06 | 27.30 |
| 300 Tice Boulevard | 1991 | 230,000 | 98.9 | 5,661 | 0.94 | 24.89 |
| BURLINGTON COUNTY, NEW JERSEY | | | | | | |
| <u>Moorestown</u> | | | | | | |
| 224 Strawbridge Drive | 1984 | 74,000 | 100.0 | 1,626 | 0.27 | 21.97 |
| 228 Strawbridge Drive | 1984 | 74,000 | 100.0 | 1,631 | 0.27 | 22.04 |
| 232 Strawbridge Drive | 1986 | 74,258 | 98.8 | 1,464 | 0.24 | 19.95 |
| ESSEX COUNTY, NEW JERSEY | | | | | | |
| <u>Millburn</u> | | | | | | |
| 150 J.F. Kennedy Parkway | 1980 | 247,476 | 100.0 | 7,513 | 1.25 | 30.36 |
| <u>Roseland</u> | | | | | | |
| 4 Becker Farm Road (e) | 1983 | 281,762 | 97.1 | 1,209 | 0.20 | 26.44 |
| 5 Becker Farm Road (e) | 1982 | 118,343 | 89.8 | 409 | 0.07 | 23.03 |
| 6 Becker Farm Road (e) | 1982 | 129,732 | 100.0 | 540 | 0.09 | 24.91 |
| 101 Eisenhower Parkway | 1980 | 237,000 | 87.4 | 5,160 | 0.86 | 24.91 |
| 103 Eisenhower Parkway | 1985 | 151,545 | 68.1 | 2,630 | 0.44 | 25.48 |
| 105 Eisenhower Parkway | 2001 | 220,000 | 91.9 | 4,970 | 0.83 | 24.58 |
| 75 Livingston Avenue (e) | 1985 | 94,221 | 69.6 | 269 | 0.04 | 24.54 |
| 85 Livingston Avenue (e) | 1985 | 124,595 | 84.8 | 442 | 0.07 | 25.03 |

Property Listing

Office Properties

(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|---------------------------------------|-------------------|-------------------------------|--|---|---|--|
| HUDSON COUNTY, NEW JERSEY | | | | | | |
| Jersey City | | | | | | |
| Harborside Financial Center Plaza 1 | 1983 | 400,000 | 100.0 | 11,216 | 1.87 | 28.04 |
| Harborside Financial Center Plaza 2 | 1990 | 761,200 | 100.0 | 18,904 | 3.15 | 24.83 |
| Harborside Financial Center Plaza 3 | 1990 | 725,600 | 96.1 | 18,594 | 3.10 | 26.67 |
| Harborside Financial Center Plaza 4-A | 2000 | 207,670 | 99.4 | 6,184 | 1.03 | 29.96 |
| Harborside Financial Center Plaza 5 | 2002 | 977,225 | 100.0 | 35,455 | 5.90 | 36.28 |
| 101 Hudson Street | 1992 | 1,246,283 | 100.0 | 31,489 | 5.25 | 25.27 |
| MERCER COUNTY, NEW JERSEY | | | | | | |
| Hamilton Township | | | | | | |
| 3 AAA Drive | 1981 | 35,270 | 62.6 | 520 | 0.09 | 23.55 |
| 2 South Gold Drive | 1974 | 33,962 | 64.5 | 483 | 0.08 | 22.05 |
| 600 Horizon Drive | 2002 | 95,000 | 100.0 | 1,373 | 0.23 | 14.45 |
| 700 Horizon Drive | 2007 | 120,000 | 100.0 | 2,459 | 0.41 | 20.49 |
| Princeton | | | | | | |
| 103 Carnegie Center | 1984 | 96,000 | 88.1 | 1,768 | 0.29 | 20.90 |
| 2 Independence Way | 1981 | 67,401 | 100.0 | 253 | 0.04 | 22.46 |
| 3 Independence Way | 1983 | 111,300 | 91.8 | 1,817 | 0.30 | 17.78 |
| 100 Overlook Center | 1988 | 149,600 | 100.0 | 4,957 | 0.83 | 33.14 |
| 5 Vaughn Drive | 1987 | 98,500 | 100.0 | 2,534 | 0.42 | 25.73 |
| 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 | 100.0 | 4,246 | 0.71 | 21.70 |
| Piscataway | | | | | | |
| 30 Knightsbridge Road, Bldg. 3 | 1977 | 160,000 | 100.0 | 2,465 | 0.41 | 15.41 |
| 30 Knightsbridge Road, Bldg. 4 | 1977 | 115,000 | 100.0 | 1,771 | 0.29 | 15.40 |
| 30 Knightsbridge Road, Bldg. 5 | 1977 | 332,607 | 80.8 | 4,604 | 0.77 | 17.13 |
| 30 Knightsbridge Road, Bldg. 6 | 1977 | 72,743 | 63.8 | 206 | 0.03 | 4.44 |
| Plainsboro | | | | | | |
| 500 College Road East | 1984 | 158,235 | 15.7 | 3,777 | 0.63 | 152.04 |
| Woodbridge | | | | | | |
| 581 Main Street | 1991 | 200,000 | 100.0 | 5,370 | 0.89 | 26.85 |
| MONMOUTH COUNTY, NEW JERSEY | | | | | | |
| Freehold | | | | | | |
| 2 Paragon Way | 1989 | 44,524 | 44.4 | 429 | 0.07 | 21.70 |
| 3 Paragon Way | 1991 | 66,898 | 75.8 | 1,109 | 0.18 | 21.87 |
| 4 Paragon Way | 2002 | 63,989 | 100.0 | 1,225 | 0.20 | 19.14 |
| 100 Willowbrook Road | 1988 | 60,557 | 86.2 | 950 | 0.16 | 18.20 |
| Holmdel | | | | | | |
| 23 Main Street | 1977 | 350,000 | 100.0 | 4,023 | 0.67 | 11.49 |
| Middletown | | | | | | |
| One River Centre Bldg. 1 | 1983 | 122,594 | 100.0 | 3,139 | 0.52 | 25.60 |
| One River Centre Bldg. 2 | 1983 | 120,360 | 100.0 | 2,899 | 0.48 | 24.09 |
| One River Centre Bldg. 3 and 4 | 1984 | 214,518 | 93.6 | 4,635 | 0.77 | 23.08 |
| Neptune | | | | | | |
| 3600 Route 66 | 1989 | 180,000 | 100.0 | 2,400 | 0.40 | 13.33 |
| Wall Township | | | | | | |
| 1305 Campus Parkway | 1988 | 23,350 | 83.7 | 417 | 0.07 | 21.34 |
| 1350 Campus Parkway | 1990 | 79,747 | 99.9 | 1,524 | 0.25 | 19.13 |

Property Listing

Office Properties

(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|------------------------------------|-------------------|-------------------------------|--|---|---|--|
| MORRIS COUNTY, NEW JERSEY | | | | | | |
| <u>Florham Park</u> | | | | | | |
| 325 Columbia Turnpike | 1987 | 168,144 | 87.9 | 3,666 | 0.61 | 24.80 |
| <u>Morris Plains</u> | | | | | | |
| 250 Johnson Road | 1977 | 75,000 | 100.0 | 1,579 | 0.26 | 21.05 |
| 201 Littleton Road | 1979 | 88,369 | 83.3 | 1,736 | 0.29 | 23.58 |
| <u>Morris Township</u> | | | | | | |
| 412 Mt. Kemble Avenue | 1986 | 475,100 | 47.1 | 4,415 | 0.74 | 19.73 |
| <u>Parsippany</u> | | | | | | |
| 4 Campus Drive | 1983 | 147,475 | 95.7 | 3,258 | 0.54 | 23.08 |
| 6 Campus Drive | 1983 | 148,291 | 93.5 | 2,909 | 0.48 | 20.98 |
| 7 Campus Drive | 1982 | 154,395 | 55.4 | 2,014 | 0.34 | 23.55 |
| 8 Campus Drive | 1987 | 215,265 | 100.0 | 6,222 | 1.04 | 28.90 |
| 9 Campus Drive | 1983 | 156,495 | 86.5 | 2,696 | 0.45 | 19.92 |
| 4 Century Drive | 1981 | 100,036 | 70.5 | 1,750 | 0.29 | 24.81 |
| 5 Century Drive | 1981 | 79,739 | 77.1 | 1,417 | 0.24 | 23.05 |
| 6 Century Drive | 1981 | 100,036 | 94.7 | 1,430 | 0.24 | 15.09 |
| 2 Dryden Way | 1990 | 6,216 | 100.0 | 99 | 0.02 | 15.93 |
| 4 Gatehall Drive | 1988 | 248,480 | 98.6 | 6,354 | 1.06 | 25.93 |
| 2 Hilton Court | 1991 | 181,592 | 100.0 | 6,530 | 1.09 | 35.96 |
| 1633 Littleton Road | 1978 | 57,722 | 100.0 | 1,131 | 0.19 | 19.59 |
| 600 Parsippany Road | 1978 | 96,000 | 86.6 | 1,663 | 0.28 | 20.00 |
| 1 Sylvan Way | 1989 | 150,557 | 31.8 | 2,438 | 0.41 | 50.92 |
| 4 Sylvan Way (e) | 1984 | 105,135 | 100.0 | 322 | 0.05 | 18.33 |
| 5 Sylvan Way | 1989 | 151,383 | 96.5 | 4,043 | 0.67 | 27.68 |
| 7 Sylvan Way | 1987 | 145,983 | 100.0 | 3,219 | 0.54 | 22.05 |
| 22 Sylvan Way (e) | 2009 | 249,409 | 100.0 | 2,092 | 0.35 | 25.09 |
| 20 Waterview Boulevard (e) | 1988 | 225,550 | 99.9 | 928 | 0.15 | 24.64 |
| 35 Waterview Boulevard | 1990 | 172,498 | 84.7 | 3,885 | 0.65 | 26.59 |
| 5 Wood Hollow Road | 1979 | 317,040 | 73.1 | 4,767 | 0.79 | 20.57 |
| PASSAIC COUNTY, NEW JERSEY | | | | | | |
| <u>Clifton</u> | | | | | | |
| 777 Passaic Avenue | 1983 | 75,000 | 84.6 | 1,450 | 0.24 | 22.85 |
| <u>Totowa</u> | | | | | | |
| 999 Riverview Drive | 1988 | 56,066 | 85.1 | 948 | 0.16 | 19.87 |
| SOMERSET COUNTY, NEW JERSEY | | | | | | |
| <u>Basking Ridge</u> | | | | | | |
| 222 Mt. Airy Road | 1986 | 49,000 | 100.0 | 954 | 0.16 | 19.47 |
| 233 Mt. Airy Road | 1987 | 66,000 | 100.0 | 1,315 | 0.22 | 19.92 |
| <u>Bernards</u> | | | | | | |
| 106 Allen Road | 2000 | 132,010 | 99.7 | 2,914 | 0.49 | 22.14 |
| <u>Branchburg</u> | | | | | | |
| 51 Imclone Drive (e) | 1986 | 63,213 | 100.0 | 57 | 0.01 | 5.40 |
| <u>Bridgewater</u> | | | | | | |
| 721 Route 202/206 | 1989 | 192,741 | 81.2 | 3,684 | 0.61 | 23.54 |
| <u>Warren</u> | | | | | | |
| 10 Independence Boulevard (e) | 1988 | 120,528 | 100.0 | 548 | 0.09 | 27.21 |
| UNION COUNTY, NEW JERSEY | | | | | | |
| <u>Clark</u> | | | | | | |
| 100 Walnut Avenue | 1985 | 182,555 | 94.6 | 4,631 | 0.77 | 26.82 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$ (c) (d) |
|-------------------------------------|-------------------|-------------------------------|--|---|---|---|
| Cranford | | | | | | |
| 6 Commerce Drive | 1973 | 56,000 | 98.5 | 916 | 0.15 | 16.61 |
| 11 Commerce Drive | 1981 | 90,000 | 92.2 | 1,961 | 0.33 | 23.63 |
| 12 Commerce Drive | 1967 | 72,260 | 87.6 | 866 | 0.14 | 13.68 |
| 14 Commerce Drive | 1971 | 67,189 | 63.8 | 1,151 | 0.19 | 26.85 |
| 20 Commerce Drive | 1990 | 176,600 | 99.8 | 4,509 | 0.75 | 25.58 |
| 25 Commerce Drive | 1971 | 67,749 | 92.8 | 1,296 | 0.22 | 20.61 |
| 65 Jackson Drive | 1984 | 82,778 | 97.5 | 1,887 | 0.31 | 23.38 |
| New Providence | | | | | | |
| 890 Mountain Avenue | 1977 | 80,000 | 97.6 | 1,879 | 0.31 | 24.07 |
| Total New Jersey Office | | 19,347,734 | 91.5 | 395,268 | 65.80 | 24.08 |
| NEW YORK COUNTY, NEW YORK | | | | | | |
| New York | | | | | | |
| 125 Broad Street | 1970 | 524,476 | 99.7 | 20,071 | 3.35 | 38.38 |
| ROCKLAND COUNTY, NEW YORK | | | | | | |
| Suffern | | | | | | |
| 400 Rella Boulevard | 1988 | 180,000 | 92.5 | 3,709 | 0.62 | 22.28 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| Elmsford | | | | | | |
| 100 Clearbrook Road (c) | 1975 | 60,000 | 91.9 | 1,103 | 0.18 | 20.00 |
| 101 Executive Boulevard | 1971 | 50,000 | 40.7 | 532 | 0.09 | 26.14 |
| 555 Taxter Road | 1986 | 170,554 | 80.1 | 3,531 | 0.59 | 25.85 |
| 565 Taxter Road | 1988 | 170,554 | 93.6 | 3,922 | 0.65 | 24.57 |
| 570 Taxter Road | 1972 | 75,000 | 76.6 | 1,361 | 0.23 | 23.69 |
| Hawthorne | | | | | | |
| 1 Skyline Drive | 1980 | 20,400 | 99.0 | 332 | 0.06 | 16.44 |
| 2 Skyline Drive | 1987 | 30,000 | 58.6 | 211 | 0.04 | 12.00 |
| 7 Skyline Drive | 1987 | 109,000 | 100.0 | 2,726 | 0.45 | 25.01 |
| 17 Skyline Drive | 1989 | 85,000 | 100.0 | 1,630 | 0.27 | 19.18 |
| 19 Skyline Drive | 1982 | 248,400 | 100.0 | 4,037 | 0.67 | 16.25 |
| Tarrytown | | | | | | |
| 200 White Plains Road | 1982 | 89,000 | 65.1 | 1,827 | 0.30 | 31.53 |
| 220 White Plains Road | 1984 | 89,000 | 79.5 | 1,937 | 0.32 | 27.38 |
| White Plains | | | | | | |
| 1 Barker Avenue | 1975 | 68,000 | 99.0 | 1,778 | 0.30 | 26.41 |
| 3 Barker Avenue | 1983 | 65,300 | 100.0 | 1,655 | 0.28 | 25.34 |
| 50 Main Street | 1985 | 309,000 | 99.4 | 9,929 | 1.65 | 32.33 |
| 11 Martine Avenue | 1987 | 180,000 | 79.3 | 4,241 | 0.71 | 29.71 |
| 1 Water Street | 1979 | 45,700 | 94.7 | 1,150 | 0.19 | 26.57 |
| Yonkers | | | | | | |
| 1 Executive Boulevard | 1982 | 112,000 | 100.0 | 2,897 | 0.48 | 25.87 |
| 3 Executive Boulevard | 1987 | 58,000 | 92.7 | 1,418 | 0.24 | 26.37 |
| Total New York Office | | 2,739,384 | 92.0 | 69,997 | 11.67 | 27.79 |
| CHESTER COUNTY, PENNSYLVANIA | | | | | | |
| Berwyn | | | | | | |
| 1000 Westlakes Drive | 1989 | 60,696 | 90.1 | 1,579 | 0.26 | 28.87 |
| 1055 Westlakes Drive | 1990 | 118,487 | 94.7 | 2,948 | 0.49 | 26.27 |
| 1205 Westlakes Drive | 1988 | 130,265 | 86.9 | 3,105 | 0.52 | 27.43 |

Property Listing

Office Properties

(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--|-------------------|-------------------------------|--|---|---|--|
| 1235 Westlakes Drive | 1986 | 134,902 | 99.0 | 3,076 | 0.51 | 23.03 |
| DELAWARE COUNTY, PENNSYLVANIA | | | | | | |
| <u>Lester</u> | | | | | | |
| 100 Stevens Drive | 1986 | 95,000 | 100.0 | 2,551 | 0.42 | 26.85 |
| 200 Stevens Drive | 1987 | 208,000 | 100.0 | 5,604 | 0.93 | 26.94 |
| 300 Stevens Drive | 1992 | 68,000 | 84.7 | 1,462 | 0.24 | 25.38 |
| <u>Media</u> | | | | | | |
| 1400 Providence Road – Center I | 1986 | 100,000 | 94.2 | 2,137 | 0.36 | 22.69 |
| 1400 Providence Road – Center II | 1990 | 160,000 | 93.9 | 2,916 | 0.49 | 19.41 |
| MONTGOMERY COUNTY, PENNSYLVANIA | | | | | | |
| <u>Bala Cynwyd</u> | | | | | | |
| 150 Monument Road | 1981 | 125,783 | 95.7 | 3,011 | 0.50 | 25.01 |
| <u>Blue Bell</u> | | | | | | |
| 4 Sentry Park | 1982 | 63,930 | 78.8 | 738 | 0.12 | 14.65 |
| 5 Sentry Park East | 1984 | 91,600 | 51.3 | 802 | 0.13 | 17.07 |
| 5 Sentry Park West | 1984 | 38,400 | 31.5 | 253 | 0.04 | 20.92 |
| 16 Sentry Park West | 1988 | 93,093 | 96.4 | 2,257 | 0.38 | 25.15 |
| 18 Sentry Park West | 1988 | 95,010 | 89.7 | 2,030 | 0.34 | 23.82 |
| <u>King of Prussia</u> | | | | | | |
| 2200 Renaissance Boulevard | 1985 | 174,124 | 65.4 | 2,413 | 0.40 | 21.19 |
| <u>Lower Providence</u> | | | | | | |
| 1000 Madison Avenue | 1990 | 100,700 | 52.6 | 1,105 | 0.18 | 20.86 |
| <u>Plymouth Meeting</u> | | | | | | |
| 1150 Plymouth Meeting Mall | 1970 | 167,748 | 78.5 | 2,664 | 0.44 | 20.23 |
| Total Pennsylvania Office | | 2,025,738 | 85.0 | 40,651 | 6.75 | 23.61 |
| FAIRFIELD COUNTY, CONNECTICUT | | | | | | |
| <u>Norwalk</u> | | | | | | |
| 40 Richards Avenue | 1985 | 145,487 | 77.6 | 2,655 | 0.44 | 23.52 |
| <u>Stamford</u> | | | | | | |
| 1266 East Main Street | 1984 | 179,260 | 82.8 | 3,745 | 0.62 | 25.23 |
| Total Connecticut Office | | 324,747 | 80.5 | 6,400 | 1.06 | 24.49 |
| WASHINGTON, D.C. | | | | | | |
| 1201 Connecticut Avenue, NW | 1940 | 169,549 | 100.0 | 6,807 | 1.13 | 40.15 |
| 1400 L Street, NW | 1987 | 159,000 | 100.0 | 5,880 | 0.98 | 36.98 |
| Total District of Columbia Office | | 328,549 | 100.0 | 12,687 | 2.11 | 38.62 |
| PRINCE GEORGE'S COUNTY, MARYLAND | | | | | | |
| <u>Greenbelt</u> | | | | | | |
| 9200 Edmonston Road | 1973 | 38,690 | 100.0 | 910 | 0.15 | 23.52 |
| 6301 Ivy Lane | 1979 | 112,003 | 76.3 | 1,934 | 0.32 | 22.63 |
| 6303 Ivy Lane | 1980 | 112,047 | 55.9 | 1,704 | 0.28 | 27.21 |
| 6305 Ivy Lane | 1982 | 112,022 | 75.3 | 1,730 | 0.29 | 20.51 |
| 6404 Ivy Lane | 1987 | 165,234 | 47.9 | 2,095 | 0.35 | 26.47 |
| 6406 Ivy Lane | 1991 | 163,857 | 0.0 | 66 | 0.01 | 0.00 |
| 6411 Ivy Lane | 1984 | 138,405 | 82.9 | 2,726 | 0.45 | 23.76 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--|-------------------|-------------------------------|--|---|---|--|
| Lanham 4200 Parliament Place | 1989 | 122,000 | 89.3 | 2,716 | 0.45 | 24.93 |
| Total Maryland Office | | 964,258 | 59.5 | 13,881 | 2.30 | 24.18 |
| TOTAL OFFICE PROPERTIES | | 25,730,410 | 89.8 | 538,884 | 89.69 | 24.67 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Office/Flex Properties

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--------------------------------------|-------------------|-------------------------------|--|---|---|--|
| BURLINGTON COUNTY, NEW JERSEY | | | | | | |
| <u>Burlington</u> | | | | | | |
| 3 Terri Lane | 1991 | 64,500 | 100.0 | 560 | 0.09 | 8.68 |
| 5 Terri Lane | 1992 | 74,555 | 78.8 | 513 | 0.09 | 8.73 |
| <u>Moorestown</u> | | | | | | |
| 2 Commerce Drive | 1986 | 49,000 | 74.1 | 211 | 0.04 | 5.81 |
| 101 Commerce Drive | 1988 | 64,700 | 100.0 | 275 | 0.05 | 4.25 |
| 102 Commerce Drive | 1987 | 38,400 | 100.0 | 230 | 0.04 | 5.99 |
| 201 Commerce Drive | 1986 | 38,400 | 100.0 | 226 | 0.04 | 5.89 |
| 202 Commerce Drive | 1988 | 51,200 | 100.0 | 234 | 0.04 | 4.57 |
| 1 Executive Drive | 1989 | 20,570 | 81.1 | 157 | 0.03 | 9.41 |
| 2 Executive Drive | 1988 | 60,800 | 100.0 | 474 | 0.08 | 7.80 |
| 101 Executive Drive | 1990 | 29,355 | 99.7 | 295 | 0.05 | 10.08 |
| 102 Executive Drive | 1990 | 64,000 | 100.0 | 474 | 0.08 | 7.41 |
| 225 Executive Drive | 1990 | 50,600 | 67.6 | 144 | 0.02 | 4.21 |
| 97 Foster Road | 1982 | 43,200 | 75.5 | 153 | 0.03 | 4.69 |
| 1507 Lancer Drive | 1995 | 32,700 | 100.0 | 134 | 0.02 | 4.10 |
| 1245 North Church Street | 1998 | 52,810 | 71.6 | 223 | 0.04 | 5.90 |
| 1247 North Church Street | 1998 | 52,790 | 58.1 | 225 | 0.04 | 7.34 |
| 1256 North Church Street | 1984 | 63,495 | 100.0 | 464 | 0.08 | 7.31 |
| 840 North Lenola Road | 1995 | 38,300 | 100.0 | 368 | 0.06 | 9.61 |
| 844 North Lenola Road | 1995 | 28,670 | 100.0 | 174 | 0.03 | 6.07 |
| 915 North Lenola Road | 1998 | 52,488 | 100.0 | 290 | 0.05 | 5.53 |
| 2 Twosome Drive | 2000 | 48,600 | 100.0 | 450 | 0.07 | 9.26 |
| 30 Twosome Drive | 1997 | 39,675 | 89.9 | 272 | 0.05 | 7.63 |
| 31 Twosome Drive | 1998 | 84,200 | 100.0 | 477 | 0.08 | 5.67 |
| 40 Twosome Drive | 1996 | 40,265 | 100.0 | 336 | 0.06 | 8.34 |
| 41 Twosome Drive | 1998 | 43,050 | 88.9 | 242 | 0.04 | 6.32 |
| 50 Twosome Drive | 1997 | 34,075 | 100.0 | 257 | 0.04 | 7.54 |
| GLOUCESTER COUNTY, NEW JERSEY | | | | | | |
| <u>West Deptford</u> | | | | | | |
| 1451 Metropolitan Drive | 1996 | 21,600 | 100.0 | 148 | 0.02 | 6.85 |
| MERCER COUNTY, NEW JERSEY | | | | | | |
| <u>Hamilton Township</u> | | | | | | |
| 100 Horizon Center Boulevard | 1989 | 13,275 | 100.0 | 208 | 0.03 | 15.67 |
| 200 Horizon Drive | 1991 | 45,770 | 85.3 | 576 | 0.10 | 14.75 |
| 300 Horizon Drive | 1989 | 69,780 | 100.0 | 987 | 0.16 | 14.14 |
| 500 Horizon Drive | 1990 | 41,205 | 94.3 | 605 | 0.10 | 15.57 |
| MONMOUTH COUNTY, NEW JERSEY | | | | | | |
| <u>Wall Township</u> | | | | | | |
| 1325 Campus Parkway | 1988 | 35,000 | 100.0 | 655 | 0.11 | 18.71 |
| 1340 Campus Parkway | 1992 | 72,502 | 100.0 | 956 | 0.16 | 13.19 |
| 1345 Campus Parkway | 1995 | 76,300 | 100.0 | 907 | 0.15 | 11.89 |
| 1433 Highway 34 | 1985 | 69,020 | 82.4 | 509 | 0.08 | 8.95 |
| 1320 Wyckoff Avenue | 1986 | 20,336 | 100.0 | 200 | 0.03 | 9.83 |
| 1324 Wyckoff Avenue | 1987 | 21,168 | 100.0 | 231 | 0.04 | 10.91 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Office/Flex Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|-------------------------------------|-------------------|-------------------------------|--|---|---|--|
| PASSAIC COUNTY, NEW JERSEY | | | | | | |
| Totowa | | | | | | |
| 1 Center Court | 1999 | 38,961 | 62.2 | 476 | 0.08 | 19.64 |
| 2 Center Court | 1998 | 30,600 | 99.3 | 396 | 0.07 | 13.03 |
| 11 Commerce Way | 1989 | 47,025 | 100.0 | 577 | 0.10 | 12.27 |
| 20 Commerce Way | 1992 | 42,540 | 100.0 | 466 | 0.08 | 10.95 |
| 29 Commerce Way | 1990 | 48,930 | 100.0 | 711 | 0.12 | 14.53 |
| 40 Commerce Way | 1987 | 50,576 | 72.1 | 477 | 0.08 | 13.08 |
| 45 Commerce Way | 1992 | 51,207 | 96.4 | 585 | 0.10 | 11.85 |
| 60 Commerce Way | 1988 | 50,333 | 100.0 | 554 | 0.09 | 11.01 |
| 80 Commerce Way | 1996 | 22,500 | 87.9 | 266 | 0.04 | 13.45 |
| 100 Commerce Way | 1996 | 24,600 | 66.9 | 291 | 0.05 | 17.68 |
| 120 Commerce Way | 1994 | 9,024 | 100.0 | 126 | 0.02 | 13.96 |
| 140 Commerce Way | 1994 | 26,881 | 99.5 | 376 | 0.06 | 14.06 |
| Total New Jersey Office/Flex | | 2,189,531 | 92.3 | 19,141 | 3.21 | 9.47 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| Elmsford | | | | | | |
| 11 Clearbrook Road | 1974 | 31,800 | 100.0 | 480 | 0.08 | 15.09 |
| 75 Clearbrook Road | 1990 | 32,720 | 100.0 | 413 | 0.07 | 12.62 |
| 125 Clearbrook Road | 2002 | 33,000 | 100.0 | 712 | 0.12 | 21.58 |
| 150 Clearbrook Road | 1975 | 74,900 | 100.0 | 1,032 | 0.17 | 13.78 |
| 175 Clearbrook Road | 1973 | 98,900 | 100.0 | 1,542 | 0.26 | 15.59 |
| 200 Clearbrook Road | 1974 | 94,000 | 91.8 | 1,063 | 0.18 | 12.32 |
| 250 Clearbrook Road | 1973 | 155,000 | 97.3 | 1,498 | 0.25 | 9.93 |
| 50 Executive Boulevard | 1969 | 45,200 | 86.5 | 473 | 0.08 | 12.10 |
| 77 Executive Boulevard | 1977 | 13,000 | 100.0 | 252 | 0.04 | 19.38 |
| 85 Executive Boulevard | 1968 | 31,000 | 99.4 | 577 | 0.10 | 18.73 |
| 300 Executive Boulevard | 1970 | 60,000 | 100.0 | 717 | 0.12 | 11.95 |
| 350 Executive Boulevard | 1970 | 15,400 | 98.8 | 238 | 0.04 | 15.64 |
| 399 Executive Boulevard | 1962 | 80,000 | 100.0 | 519 | 0.09 | 6.49 |
| 400 Executive Boulevard | 1970 | 42,200 | 60.9 | 614 | 0.10 | 23.89 |
| 500 Executive Boulevard | 1970 | 41,600 | 94.3 | 666 | 0.11 | 16.98 |
| 525 Executive Boulevard | 1972 | 61,700 | 100.0 | 946 | 0.16 | 15.33 |
| 1 Westchester Plaza | 1967 | 25,000 | 100.0 | 345 | 0.06 | 13.80 |
| 2 Westchester Plaza | 1968 | 25,000 | 100.0 | 533 | 0.09 | 21.32 |
| 3 Westchester Plaza | 1969 | 93,500 | 84.9 | 589 | 0.10 | 7.42 |
| 4 Westchester Plaza | 1969 | 44,700 | 59.1 | 535 | 0.09 | 20.25 |
| 5 Westchester Plaza | 1969 | 20,000 | 38.3 | 258 | 0.04 | 33.68 |
| 6 Westchester Plaza | 1968 | 20,000 | 100.0 | 269 | 0.04 | 13.45 |
| 7 Westchester Plaza | 1972 | 46,200 | 100.0 | 740 | 0.12 | 16.02 |
| 8 Westchester Plaza | 1971 | 67,200 | 100.0 | 989 | 0.16 | 14.72 |
| Hawthorne | | | | | | |
| 200 Saw Mill River Road | 1965 | 51,100 | 92.0 | 653 | 0.11 | 13.89 |
| 4 Skyline Drive | 1987 | 80,600 | 94.5 | 1,369 | 0.23 | 17.97 |
| 5 Skyline Drive | 1980 | 124,022 | 99.3 | 1,741 | 0.29 | 14.14 |
| 6 Skyline Drive | 1980 | 44,155 | 100.0 | 328 | 0.05 | 7.43 |
| 8 Skyline Drive | 1985 | 50,000 | 98.7 | 980 | 0.16 | 19.86 |
| 10 Skyline Drive | 1985 | 20,000 | 84.4 | 325 | 0.05 | 19.25 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Office/Flex Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--------------------------------------|-------------------|-------------------------------|--|---|---|--|
| 11 Skyline Drive | 1989 | 45,000 | 100.0 | 803 | 0.13 | 17.84 |
| 12 Skyline Drive | 1999 | 46,850 | 100.0 | 819 | 0.14 | 17.48 |
| 15 Skyline Drive | 1989 | 55,000 | 100.0 | 1,154 | 0.19 | 20.98 |
| Yonkers | | | | | | |
| 100 Corporate Boulevard | 1987 | 78,000 | 98.3 | 1,495 | 0.25 | 19.50 |
| 200 Corporate Boulevard South | 1990 | 84,000 | 99.8 | 1,473 | 0.25 | 17.57 |
| 4 Executive Plaza | 1986 | 80,000 | 100.0 | 1,392 | 0.23 | 17.40 |
| 6 Executive Plaza | 1987 | 80,000 | 99.2 | 1,438 | 0.24 | 18.12 |
| 1 Odell Plaza | 1980 | 106,000 | 99.9 | 1,364 | 0.23 | 12.88 |
| 3 Odell Plaza | 1984 | 71,065 | 100.0 | 1,595 | 0.27 | 22.44 |
| 5 Odell Plaza | 1983 | 38,400 | 89.2 | 523 | 0.09 | 15.27 |
| 7 Odell Plaza | 1984 | 42,600 | 87.8 | 764 | 0.13 | 20.43 |
| Total New York Office/Flex | | 2,348,812 | 95.5 | 34,216 | 5.71 | 15.26 |
| FAIRFIELD COUNTY, CONNECTICUT | | | | | | |
| Stamford | | | | | | |
| 419 West Avenue | 1986 | 88,000 | 100.0 | 1,372 | 0.23 | 15.59 |
| 500 West Avenue | 1988 | 25,000 | 100.0 | 420 | 0.07 | 16.80 |
| 550 West Avenue | 1990 | 54,000 | 100.0 | 852 | 0.14 | 15.78 |
| 600 West Avenue | 1999 | 66,000 | 100.0 | 804 | 0.13 | 12.18 |
| 650 West Avenue | 1998 | 40,000 | 100.0 | 686 | 0.11 | 17.15 |
| Total Connecticut Office/Flex | | 273,000 | 100.0 | 4,134 | 0.68 | 15.14 |
| TOTAL OFFICE/FLEX PROPERTIES | | 4,811,343 | 94.3 | 57,491 | 9.60 | 12.67 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Property Listing

Industrial/Warehouse, Retail and Land Properties

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 6/30/09 (%) (a) | 2009 Base Rent (\$000's) (b) (c) | Percentage Of Total 2009 Base Rent % | 2009 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--|-------------------|-------------------------------|--|---|---|--|
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| <u>Elmsford</u> | | | | | | |
| 1 Warehouse Lane | 1957 | 6,600 | 100.0 | 87 | 0.01 | 13.18 |
| 2 Warehouse Lane | 1957 | 10,900 | 100.0 | 165 | 0.03 | 15.14 |
| 3 Warehouse Lane | 1957 | 77,200 | 100.0 | 357 | 0.06 | 4.62 |
| 4 Warehouse Lane | 1957 | 195,500 | 96.7 | 1,569 | 0.26 | 8.30 |
| 5 Warehouse Lane | 1957 | 75,100 | 97.1 | 885 | 0.15 | 12.14 |
| 6 Warehouse Lane | 1982 | 22,100 | 100.0 | 512 | 0.09 | 23.17 |
| Total Industrial/Warehouse Properties | | 387,400 | 97.8 | 3,575 | 0.60 | 9.44 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| <u>Tarrytown</u> | | | | | | |
| 230 White Plains Road | 1984 | 9,300 | 100.0 | 174 | 0.03 | 18.71 |
| <u>Yonkers</u> | | | | | | |
| 2 Executive Boulevard | 1986 | 8,000 | 100.0 | 188 | 0.03 | 23.50 |
| Total Retail Properties | | 17,300 | 100.0 | 362 | 0.06 | 20.92 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| <u>Elmsford</u> | | | | | | |
| 700 Executive Boulevard | -- | -- | -- | 114 | 0.02 | -- |
| <u>Yonkers</u> | | | | | | |
| 1 Enterprise Boulevard | -- | -- | -- | 185 | 0.03 | -- |
| Total New York Land Leases | | -- | -- | 299 | 0.05 | -- |
| PRINCE GEORGE'S COUNTY, MARYLAND | | | | | | |
| <u>Greenbelt</u> | | | | | | |
| Capital Office Park Parcel A (e) | -- | -- | -- | 8 | 0.00 | -- |
| Total Maryland Land Leases | | -- | -- | 8 | 0.00 | -- |
| Total Land Leases | | -- | -- | 307 | 0.05 | -- |
| TOTAL PROPERTIES | | 30,946,453 | 90.6 | 600,619 | 100.00 | 22.53 |

(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 June 30, 2009 aggregating 81,451 square feet (representing 0.3 percent of the Company's total net rentable square footage) for which no new leases were signed.

(b) Total base rent for the 12 months ended June 30, 2009, 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 June 30, 2009, divided by net rentable square feet leased at June 30, 2009.

(e) As this property was acquired or placed in service by the Company during the 12 months ended June 30, 2009, the amounts represented in 2009 base rent reflect only that portion of the year during which the Company owned the property. Accordingly, these amounts may not be indicative of the property's full year results. For comparison purposes, the amounts represented in 2009 average base rent per sq. ft. for this property have been calculated by taking 2009 base rent for such property and annualizing these partial-year results, dividing such annualized amounts by the net rentable square feet leased at June 30, 2009. These annualized per square foot amounts may not be indicative of the property's results had the Company owned such property for the entirety of the 12 months ended June 30, 2009.

Significant Tenants

ie following table sets forth a schedule of the Company's 50 largest tenants for the Consolidated Properties as of June 30, 2009, based upon annualized base rents:

| | Number of Properties | Annualized Base Rental Revenue (\$) (a) | Percentage of Company Annualized Base Rental Revenue (%) | Square Feet Leased | Percentage Total Company Leased Sq. Ft. (%) | Year of Lease Expiration |
|---|-------------------------|---|---|--------------------------|---|--------------------------------|
| National Union Fire Insurance Company of Pittsburgh, PA | 4 | 14,331,708 | 2.3 | 532,278 | 1.9 | 2019(b) |
| Citigroup Global Markets, Inc. | 5 | 13,209,628 | 2.1 | 423,881 | 1.5 | 2018(c) |
| DB Services New Jersey, Inc. | 2 | 10,905,426 | 1.7 | 402,068 | 1.5 | 2017 |
| United States of America-GSA | 12 | 9,902,452 | 1.6 | 290,598 | 1.1 | 2017(d) |
| Wyndham Worldwide Operations | 2 | 9,024,126 | 1.4 | 395,983 | 1.4 | 2024(e) |
| New Cingular Wireless PCS, LLC | 3 | 8,995,940 | 1.4 | 405,530 | 1.5 | 2014(f) |
| Keystone Mercy Health Plan | 2 | 8,761,006 | 1.4 | 303,149 | 1.1 | 2020 |
| Forest Research Institute, Inc. | 1 | 8,271,398 | 1.3 | 215,659 | 0.8 | 2017 |
| AT&T Corp. | 2 | 7,934,132 | 1.3 | 395,528 | 1.4 | 2014(g) |
| Prentice-Hall, Inc. | 1 | 7,694,097 | 1.2 | 474,801 | 1.7 | 2014 |
| ICAP Securities USA, LLC | 1 | 6,236,408 | 1.0 | 159,834 | 0.6 | 2017 |
| Toys 'R' Us – NJ, Inc. | 1 | 6,152,682 | 1.0 | 242,518 | 0.9 | 2012 |
| Daiichi Sankyo, Inc. | 2 | 5,804,755 | 0.9 | 180,807 | 0.7 | 2022(h) |
| TD Ameritrade Online Holdings | 1 | 5,766,149 | 0.9 | 184,222 | 0.7 | 2015 |
| Morgan Stanley & Co., Inc. | 4 | 5,637,926 | 0.9 | 370,113 | 1.3 | 2016(i) |
| Allstate Insurance Company | 9 | 5,258,412 | 0.8 | 219,344 | 0.8 | 2017(j) |
| KPMG, LLP | 3 | 5,232,195 | 0.8 | 187,994 | 0.7 | 2014(k) |
| Credit Suisse (USA), Inc. | 1 | 5,212,307 | 0.8 | 153,464 | 0.6 | 2012(l) |
| Merrill Lynch Pierce Fenner | 2 | 5,108,037 | 0.8 | 298,640 | 1.1 | 2017(m) |
| IBM Corporation | 3 | 5,007,630 | 0.8 | 310,263 | 1.1 | 2012(n) |
| National Financial Services | 1 | 4,798,621 | 0.8 | 112,964 | 0.4 | 2012 |
| Montefiore Medical Center | 5 | 4,639,712 | 0.7 | 214,070 | 0.8 | 2019(o) |
| Samsung Electronics America | 1 | 4,184,278 | 0.7 | 150,050 | 0.5 | 2010 |
| J.H. Cohn, LLP | 1 | 4,151,405 | 0.7 | 154,035 | 0.6 | 2020 |
| Vonage America, Inc. | 1 | 3,934,000 | 0.6 | 350,000 | 1.3 | 2017 |
| Bank Of Tokyo-Mitsubishi, Ltd. | 1 | 3,872,785 | 0.6 | 137,076 | 0.5 | 2019 |
| Arch Insurance Company | 1 | 3,685,118 | 0.6 | 106,815 | 0.4 | 2024 |
| Lehman Brothers Holdings, Inc. | 1 | 3,611,421 | 0.6 | 135,190 | 0.5 | 2012(p) |
| American Institute of Certified Public Accountants | 1 | 3,455,040 | 0.5 | 142,953 | 0.5 | 2012 |
| Oppenheimer & Co., Inc. | 1 | 3,269,465 | 0.5 | 118,871 | 0.4 | 2017(q) |
| 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 | 92,312 | 0.3 | 2012 |
| SunAmerica Asset Management | 1 | 2,958,893 | 0.5 | 69,621 | 0.3 | 2018 |
| Shaw Facilities, Inc. | 3 | 2,899,544 | 0.5 | 141,172 | 0.5 | 2015(r) |
| United States Life Insurance Co. | 1 | 2,880,000 | 0.5 | 180,000 | 0.7 | 2013 |
| Tullett Prebon Holdings Corp. | 1 | 2,787,758 | 0.4 | 113,041 | 0.4 | 2023(s) |
| High Point Safety & Insurance | 2 | 2,760,561 | 0.4 | 116,889 | 0.4 | 2020 |
| HQ Global Workplaces, LLC | 7 | 2,725,276 | 0.4 | 133,209 | 0.5 | 2021(t) |
| AAA Mid-Atlantic, Inc. | 2 | 2,529,519 | 0.4 | 129,784 | 0.5 | 2022(u) |
| Regus Business Centre Corp. | 2 | 2,528,176 | 0.4 | 79,805 | 0.3 | 2011 |
| Tradeweb Markets, LLC | 1 | 2,490,140 | 0.4 | 64,976 | 0.2 | 2017 |
| New Jersey Turnpike Authority | 1 | 2,455,463 | 0.4 | 100,223 | 0.4 | 2017 |
| Movado Group, Inc | 1 | 2,449,828 | 0.4 | 90,050 | 0.3 | 2013 |
| Natixis North America, Inc. | 1 | 2,408,679 | 0.4 | 83,629 | 0.3 | 2021 |
| Connell Foley, LLP | 2 | 2,406,170 | 0.4 | 97,822 | 0.4 | 2015 |
| Lowenstein Sandler, P.C. | 1 | 2,392,917 | 0.4 | 98,677 | 0.4 | 2017 |
| Sony BMG Music Entertainment | 1 | 2,290,083 | 0.4 | 97,653 | 0.4 | 2014 |
| Nextel of New York, Inc. | 2 | 2,225,875 | 0.4 | 97,435 | 0.4 | 2014(v) |
| UBS Financial Services, Inc. | 3 | 2,209,326 | 0.4 | 82,092 | 0.3 | 2016(w) |
| Celgene Corporation | 1 | 2,190,042 | 0.3 | 82,392 | 0.3 | 2011 |
| Total | | 245,818,442 | 39.1 | 9,826,053 | 36.0 | |

See footnotes on subsequent page.

Significant Tenants

(Continued)

- (a) Annualized base rental revenue is based on actual June, 2009 billings times 12. For leases whose rent commences after July 1, 2009, 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) 394,849 square feet expire in 2012; 20,311 square feet expire in 2013; 117,118 square feet expire 2019.
- (c) 330,900 square feet expire in 2010; 26,834 square feet expire in 2014; 26,262 square feet expire in 2016; 39,885 square feet expire in 2018.
- (d) 11,825 square feet expire in 2010; 9,901 square feet expire in 2011; 11,216 square feet expire in 2012; 65,438 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 2017.
- (e) 145,983 square feet expire in 2011; 250,000 square feet expire in 2024.
- (f) 333,145 square feet expire in 2013; 72,385 square feet expire in 2014.
- (g) 120,528 square feet expire in 2011; 275,000 square feet expire in 2014.
- (h) 8,907 square feet expire in 2013; 171,900 square feet expire in 2022.
- (i) 7,000 square feet expire in 2009; 306,170 square feet expire in 2013; 29,654 square feet expire in 2015; 27,289 square feet expire in 2016.
- (j) 6,108 square feet expire in 2009; 41,207 square feet expire in 2010; 83,693 square feet expire in 2011; 29,005 square feet expire in 2013; 5,348 square feet expire in 2015; 53,983 square feet expire in 2017.
- (k) 46,440 square feet expire in 2009; 57,204 square feet expire in 2010; 77,381 square feet expire in 2012; 6,969 square feet expire in 2014.
- (l) 71,511 square feet expire in 2011; 81,953 square feet expire in 2012.
- (m) 4,451 square feet expire in 2009; 294,189 square feet expire in 2017.
- (n) 61,864 square feet expire in 2010; 248,399 square feet expire in 2012.
- (o) 5,850 square feet expire in 2014; 7,200 square feet expire in 2016; 30,872 square feet expire in 2017; 36,385 square feet expire in 2018; 133,763 square feet expire in 2019.
- (p) 63,686 square feet expire in 2010; 71,504 square feet expire in 2012.
- (q) 104,008 square feet expire in 2013; 14,863 square feet expire in 2017.
- (r) 39,060 square feet expire in 2013; 102,112 square feet expire in 2015.
- (s) 12,282 square feet expire in 2011; 100,759 square feet expire in 2023.
- (t) 22,064 square feet expire in 2013; 22,279 square feet expire in 2015; 33,649 square feet expire in 2018; 19,485 square feet expire in 2019; 21,008 square feet expire in 2020; 14,724 square feet expire in 2021.
- (u) 9,784 square feet expire in 2017; 120,000 square feet expire in 2022.
- (v) 62,435 square feet expire in 2010; 35,000 square feet expire in 2014.
- (w) 21,554 square feet expire in 2010; 23,373 square feet expire in 2013; 37,165 square feet expire in 2016.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Schedule of Lease Expirations

All Consolidated Properties

The following table sets forth a schedule of lease expirations for the total of the Company's office, office/flex, industrial/warehouse and stand-alone retail properties included in the Consolidated Properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2009 through 2011 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 (\$) (b) | Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$) | Percentage Of Annual Base Rent Under Expiring Leases (%) |
|---------------------------------------|--------------------------------------|---|--|--|--|---|
| 2009 (c) | | | | | | |
| Northern NJ | 52 | 354,170 | 1.3 | 8,420,202 | 23.77 | 1.4 |
| Central NJ | 13 | 107,853 | 0.4 | 1,898,115 | 17.60 | 0.3 |
| Westchester Co., NY | 29 | 122,206 | 0.4 | 2,585,489 | 21.16 | 0.4 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 5 | 43,290 | 0.2 | 443,909 | 10.25 | (d) |
| Fairfield, CT | 5 | 21,990 | 0.1 | 506,546 | 23.04 | 0.1 |
| Washington, DC/MD | 4 | 15,830 | 0.1 | 405,669 | 25.63 | (d) |
| Rockland Co., NY | 1 | 3,467 | (d) | 73,674 | 21.25 | (d) |
| TOTAL – 2009 | 109 | 668,806 | 2.5 | 14,333,604 | 21.43 | 2.2 |
| 2010 | | | | | | |
| Northern NJ | 115 | 1,280,103 | 4.7 | 29,280,514 | 22.87 | 4.7 |
| Central NJ | 67 | 492,999 | 1.8 | 12,300,929 | 24.95 | 2.0 |
| Westchester Co., NY | 101 | 430,598 | 1.6 | 9,508,057 | 22.08 | 1.5 |
| Manhattan | 2 | 330,900 | 1.2 | 10,711,233 | 32.37 | 1.7 |
| Sub. Philadelphia | 49 | 243,783 | 0.9 | 3,779,895 | 15.51 | 0.6 |
| Fairfield, CT | 12 | 34,013 | 0.1 | 806,543 | 23.71 | 0.1 |
| Washington, DC/MD | 30 | 122,387 | 0.4 | 3,693,805 | 30.18 | 0.6 |
| Rockland Co., NY | 5 | 8,848 | (d) | 229,701 | 25.96 | (d) |
| TOTAL – 2010 | 381 | 2,943,631 | 10.7 | 70,310,677 | 23.89 | 11.2 |
| 2011 | | | | | | |
| Northern NJ | 125 | 1,264,177 | 4.6 | 31,365,525 | 24.81 | 5.0 |
| Central NJ | 65 | 712,930 | 2.6 | 16,774,862 | 23.53 | 2.7 |
| Westchester Co., NY | 99 | 612,254 | 2.2 | 13,847,607 | 22.62 | 2.2 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 75 | 671,534 | 2.4 | 11,722,364 | 17.46 | 1.9 |
| Fairfield, CT | 16 | 106,527 | 0.4 | 2,994,490 | 28.11 | 0.5 |
| Washington, DC/MD | 13 | 69,039 | 0.3 | 2,024,466 | 29.32 | 0.3 |
| Rockland Co., NY | 3 | 5,264 | (d) | 132,461 | 25.16 | (d) |
| TOTAL – 2011 | 396 | 3,441,725 | 12.5 | 78,861,775 | 22.91 | 12.6 |

Schedule continued, with footnotes, on subsequent page.

Schedule of Lease Expirations

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 Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$) | Percentage Of Annual Base Rent Under Expiring Leases (%) |
|-------------------------------|--------------------------------------|---|--|--|--|---|
| 2012 | 309 | 2,938,810 | 10.7 | 70,447,805 | 23.97 | 11.2 |
| 2013 | 313 | 3,670,289 | 13.3 | 79,550,824 | 21.67 | 12.6 |
| 2014 | 258 | 2,697,102 | 9.8 | 59,440,660 | 22.04 | 9.5 |
| 2015 | 168 | 2,871,130 | 10.4 | 62,793,307 | 21.87 | 10.0 |
| 2016 | 100 | 1,382,487 | 5.0 | 29,733,985 | 21.51 | 4.7 |
| 2017 | 88 | 2,505,372 | 9.1 | 60,143,917 | 24.01 | 9.6 |
| 2018 | 57 | 968,768 | 3.5 | 22,965,040 | 23.71 | 3.7 |
| 2019 | 53 | 1,077,171 | 3.9 | 22,103,328 | 20.52 | 3.5 |
| 2020 and thereafter | 56 | 2,366,374 | 8.6 | 57,916,664 | 24.47 | 9.2 |
| Total/Weighted Average | 2,288 | 27,531,665 (e) | 100.0 | 628,601,586 | 22.83 | 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 June 2009 billings times 12. For leases whose rent commences after July 1, 2009, 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 June 30, 2009 aggregating 81,451 square feet and representing annualized rent of \$1,840,387 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:

| | |
|---|--------------------------|
| | <u>Square Feet</u> |
| Square footage leased to commercial tenants | 27,531,665 |
| Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments | 508,590 |
| Square footage unleased | <u>2,906,198</u> |
| Total net rentable square footage (does not include land leases) | <u><u>30,946,453</u></u> |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended June 30, 2009

Schedule of Lease Expirations

Office Properties

The following table sets forth a schedule of lease expirations for the office properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2009 through 2011 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 (\$) (b) | Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$) | Percentage Of Annual Base Rent Under Expiring Leases (%) |
|---------------------------------------|--|---|--|--|--|---|
| 2009 (c) | | | | | | |
| Northern NJ | 48 | 317,010 | 1.2 | 7,947,081 | 25.07 | 1.2 |
| Central NJ | 9 | 78,546 | 0.3 | 1,479,228 | 18.83 | 0.3 |
| Westchester Co., NY | 21 | 60,908 | 0.3 | 1,666,225 | 27.36 | 0.3 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 3 | 8,920 | (d) | 199,751 | 22.39 | (d) |
| Fairfield Co., CT | 4 | 14,990 | 0.1 | 443,546 | 29.59 | 0.1 |
| Washington, DC/MD | 4 | 15,830 | 0.1 | 405,669 | 25.63 | 0.1 |
| Rockland Co., NY | 1 | 3,467 | (d) | 73,674 | 21.25 | (d) |
| TOTAL – 2009 | 90 | 499,671 | 2.0 | 12,215,174 | 24.45 | 2.0 |
| 2010 | | | | | | |
| Northern NJ | 99 | 1,138,905 | 5.1 | 27,451,542 | 24.10 | 4.9 |
| Central NJ | 54 | 366,395 | 1.6 | 10,279,678 | 28.06 | 1.8 |
| Westchester Co., NY | 60 | 221,668 | 1.0 | 6,149,469 | 27.74 | 1.1 |
| Manhattan | 2 | 330,900 | 1.5 | 10,711,233 | 32.37 | 1.9 |
| Sub. Philadelphia | 32 | 117,138 | 0.5 | 2,802,777 | 23.93 | 0.5 |
| Fairfield Co., CT | 11 | 23,263 | 0.1 | 607,668 | 26.12 | 0.1 |
| Washington, DC/MD | 30 | 122,387 | 0.5 | 3,693,805 | 30.18 | 0.7 |
| Rockland Co., NY | 5 | 8,848 | (d) | 229,701 | 25.96 | (d) |
| TOTAL – 2010 | 293 | 2,329,504 | 10.3 | 61,925,873 | 26.58 | 11.0 |
| 2011 | | | | | | |
| Northern NJ | 121 | 1,240,997 | 5.6 | 31,078,779 | 25.04 | 5.5 |
| Central NJ | 58 | 687,690 | 3.0 | 16,414,419 | 23.87 | 2.9 |
| Westchester Co., NY | 58 | 340,509 | 1.5 | 9,109,799 | 26.75 | 1.6 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 51 | 395,263 | 1.8 | 9,851,625 | 24.92 | 1.8 |
| Fairfield Co., CT | 15 | 99,477 | 0.4 | 2,867,590 | 28.83 | 0.5 |
| Washington, DC/MD | 13 | 69,039 | 0.3 | 2,024,466 | 29.32 | 0.4 |
| Rockland Co., NY | 3 | 5,264 | (d) | 132,461 | 25.16 | (d) |
| TOTAL – 2011 | 319 | 2,838,239 | 12.6 | 71,479,139 | 25.18 | 12.7 |
| 2012 | 237 | 2,324,165 | 10.3 | 62,329,861 | 26.82 | 11.1 |
| 2013 | 239 | 2,847,701 | 12.6 | 67,998,164 | 23.88 | 12.1 |
| 2014 | 207 | 2,196,909 | 9.7 | 53,181,837 | 24.21 | 9.5 |
| 2015 | 143 | 2,571,201 | 11.4 | 59,480,608 | 23.13 | 10.6 |
| 2016 | 83 | 1,005,244 | 4.5 | 24,629,270 | 24.50 | 4.4 |
| 2017 | 73 | 2,333,966 | 10.3 | 57,282,424 | 24.54 | 10.2 |
| 2018 | 35 | 694,129 | 3.1 | 19,048,652 | 27.44 | 3.4 |
| 2019 | 35 | 675,907 | 3.0 | 16,497,514 | 24.41 | 2.9 |
| 2020 and thereafter | 52 | 2,297,789 | 10.2 | 57,013,229 | 24.81 | 10.1 |
| Totals/Weighted Average | 1,806 | 22,614,425 (c) | 100.0 | 563,081,745 | 24.90 | 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 June 2009 billings times 12. For leases whose rent commences after July 1, 2009, 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 June 30, 2009 aggregating 53,577 square feet and representing annualized rent of \$1,474,523 for which no new leases were signed.

(d) Represents 0.05% or less.

Schedule of Lease Expirations

Office/Flex Properties

The following table sets forth a schedule of lease expirations for the office/flex properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2009 through 2011 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 (\$) (b) | Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$) | Percentage Of Annual Base Rent Under Expiring Leases (%) |
|---------------------------------------|--|---|--|--|--|---|
| 2009 (c) | | | | | | |
| Northern NJ | 4 | 37,160 | 0.8 | 473,121 | 12.73 | 0.7 |
| Central NJ | 4 | 29,307 | 0.6 | 418,887 | 14.29 | 0.7 |
| Westchester Co., NY | 8 | 61,298 | 1.3 | 919,264 | 15.00 | 1.5 |
| Sub. Philadelphia | 2 | 34,370 | 0.8 | 244,158 | 7.10 | 0.4 |
| Fairfield Co., CT | 1 | 7,000 | 0.1 | 63,000 | 9.00 | 0.1 |
| TOTAL – 2009 | 19 | 169,135 | 3.6 | 2,118,430 | 12.53 | 3.4 |
| 2010 | | | | | | |
| Northern NJ | 16 | 141,198 | 3.2 | 1,828,972 | 12.95 | 3.0 |
| Central NJ | 13 | 126,604 | 2.8 | 2,021,251 | 15.97 | 3.3 |
| Westchester Co., NY | 40 | 203,980 | 4.5 | 3,269,488 | 16.03 | 5.4 |
| Sub. Philadelphia | 17 | 126,645 | 2.8 | 977,118 | 7.72 | 1.6 |
| Fairfield Co., CT | 1 | 10,750 | 0.2 | 198,875 | 18.50 | 0.3 |
| TOTAL – 2010 | 87 | 609,177 | 13.5 | 8,295,704 | 13.62 | 13.6 |
| 2011 | | | | | | |
| Northern NJ | 4 | 23,180 | 0.4 | 286,746 | 12.37 | 0.5 |
| Central NJ | 7 | 25,240 | 0.6 | 360,443 | 14.28 | 0.6 |
| Westchester Co., NY | 39 | 252,345 | 5.6 | 4,509,208 | 17.87 | 7.4 |
| Sub. Philadelphia | 24 | 276,271 | 6.1 | 1,870,739 | 6.77 | 3.1 |
| Fairfield Co., CT | 1 | 7,050 | 0.2 | 126,900 | 18.00 | 0.2 |
| TOTAL – 2011 | 75 | 584,086 | 12.9 | 7,154,036 | 12.25 | 11.8 |
| 2012 | 71 | 608,007 | 13.5 | 8,044,926 | 13.23 | 13.2 |
| 2013 | 63 | 668,283 | 14.8 | 10,180,076 | 15.23 | 16.7 |
| 2014 | 47 | 460,348 | 10.2 | 5,451,273 | 11.84 | 9.0 |
| 2015 | 24 | 271,929 | 6.0 | 2,990,699 | 11.00 | 4.9 |
| 2016 | 15 | 242,161 | 5.4 | 3,585,043 | 14.80 | 5.9 |
| 2017 | 15 | 171,406 | 3.8 | 2,861,493 | 16.69 | 4.7 |
| 2018 | 21 | 266,639 | 5.9 | 3,691,388 | 13.84 | 6.1 |
| 2019 | 18 | 401,264 | 8.9 | 5,605,814 | 13.97 | 9.2 |
| 2020 and thereafter | 4 | 68,585 | 1.5 | 903,435 | 13.17 | 1.5 |
| Totals/Weighted Average | 459 | 4,521,020 | 100.0 | 60,882,317 | 13.47 | 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 actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, 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 have multiple leases.

(c) Includes leases expiring June 30, 2009 aggregating 27,874 square feet and representing annualized rent of \$365,864 for which no new leases were signed.

Schedule of Lease Expirations

Industrial/Warehouse Properties

The following table sets forth a schedule of lease expirations for the industrial/warehouse properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options. All industrial/warehouse 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 (\$) (b) | Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$) | Percentage Of Annual Base Rent Under Expiring Leases (%) |
|--------------------------------|--------------------------------------|---|--|--|--|---|
| 2010 | 1 | 4,950 | 1.3 | 89,100 | 18.00 | 2.3 |
| 2011 | 2 | 19,400 | 5.1 | 228,600 | 11.78 | 5.4 |
| 2012 | 1 | 6,638 | 1.8 | 73,018 | 11.00 | 1.7 |
| 2013 | 11 | 154,305 | 40.7 | 1,372,584 | 8.90 | 32.5 |
| 2014 | 3 | 30,545 | 8.1 | 612,550 | 20.05 | 14.5 |
| 2015 | 1 | 28,000 | 7.4 | 322,000 | 11.50 | 7.6 |
| 2016 | 2 | 135,082 | 35.6 | 1,519,672 | 11.25 | 36.0 |
| Totals/Weighted Average | 21 | 378,920 | 100.0 | 4,217,524 | 11.13 | 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 June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

Stand-Alone Retail Properties

The following table sets forth a schedule of lease expirations for the stand-alone retail properties beginning July 1, 2009, 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 (\$) (b) | Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$) | Percentage Of Annual Base Rent Under Expiring Leases (%) |
|--------------------------------|--------------------------------------|---|--|--|--|---|
| 2014 | 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 June 2009 billings times 12. For leases whose rent commences after July 1, 2009 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.

NEWS RELEASE

For Immediate Release

Contact: Barry Lefkowitz
Executive Vice President
and Chief Financial
Officer
(732) 590-1000

Ilene Jablonski
Senior Director, Marketing
and Public Relations
(732) 590-1000

**MACK-CALI REALTY CORPORATION
ANNOUNCES SECOND QUARTER RESULTS**

Edison, New Jersey—July 30, 2009—Mack-Cali Realty Corporation (NYSE: CLI) today reported its results for the second quarter 2009.

Recent highlights include:

- Reported funds from operations of \$0.87 per diluted share;
- Reported net income of \$0.28 per diluted share;
- Acquired remaining joint venture interests in office portfolio and 205,000 square foot build-to-suit office development;
- Completed offering of 11,500,000 shares of common stock;
- Declared \$0.45 per share quarterly cash common stock dividend.

FINANCIAL HIGHLIGHTS

Funds from operations (FFO) available to common shareholders for the quarter ended June 30, 2009 amounted to \$76.5 million, or \$0.87 per share, versus \$75.2 million, or \$0.93 per share, for the quarter ended June 30, 2008. For the six months ended June 30, 2009, FFO available to common shareholders equaled \$144.6 million, or \$1.71 per share, versus \$146.1 million, or \$1.81 per share, for the same period last year.

Net income available to common shareholders for the second quarter 2009 equaled \$20.4 million, or \$0.28 per share, versus \$18.3 million, or \$0.28 per share, for the same quarter last year. For the six months ended June 30, 2009, net income available to common shareholders amounted to \$32.5 million, or \$0.46 per share, versus \$33.3 million, or \$0.51 per share, for the same period last year.

Total revenues for the second quarter 2009 were \$189.3 million as compared to \$192.8 million for the same quarter last year. For the six months ended June 30, 2009, total revenues amounted to \$376.0 million, compared to \$387.5 million for the same period last year.

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

The Company had 78,334,220 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$25,000 liquidation value per share), and 14,024,755 common operating partnership units outstanding as of June 30, 2009. The Company had a total of 92,358,975 common shares/common units outstanding at June 30, 2009.

As of June 30, 2009, the Company had total indebtedness of approximately \$2.1 billion, with a weighted average annual interest rate of 6.43 percent. The Company had a debt-to-undepreciated assets ratio of 37.3 percent at June 30, 2009. The Company had an interest coverage ratio of 3.3 times for the quarter ended June 30, 2009.

"Our second quarter leasing activity reflects the continuing trend towards a flight to quality on the part of tenants" commented Mitchell E. Hersh, president and chief executive officer. "Strength of sponsorship together with high quality assets increasingly demonstrates that Mack-Cali is the landlord of choice in the regions in which it operates."

REAL ESTATE TRANSACTIONS

On April 29, 2009, the Company acquired the remaining interests in the Mack-Green-Gale LLC and 55 Corporate Partners, LLC joint ventures for \$5 million. As a result, the Company owns 100 percent of Mack-Green-Gale and 55 Corporate. The Company now consolidates 11 office properties, aggregating approximately 1.5 million square feet, owned by Mack-Green-Gale, and a pre-leased 205,000 square foot build-to-suit office development project owned by 55 Corporate.

EQUITY AND FINANCING TRANSACTIONS

On May 6, 2009, the Company completed a public offering of 11,500,000 shares of common stock at a price per share of \$25.00. Merrill Lynch & Co., Deutsche Bank Securities and J.P. Morgan acted as the joint book-running managers. BNY Mellon Capital Markets, LLC, Citi, Comerica Securities, PNC Capital Markets LLC, Scotia Capital, SunTrust Robinson Humphrey and Wachovia Securities acted as co-managers. The net proceeds to the Company from the offering after deducting underwriting commissions and discounts and offering expenses were approximately \$275 million, which were used to repay borrowings under its unsecured revolving credit facility.

On June 30, 2009, the Company obtained \$17.0 million in mortgage financing from Valley National Bank. The mortgage loan, which is collateralized by the Company's office property in Woodbridge, New Jersey, is for a 25-year term and bears interest at an effective rate of 6.94 percent per annum through the end of the 10th year. The interest rate will be reset at the end of year 10 and year 20 at 225 basis points over the 10-year treasury yield 45 days prior to the reset dates, with a minimum rate of 6.875 percent.

DIVIDENDS

In June, the Company's Board of Directors declared a cash dividend of \$0.45 per common share (indicating an annual rate of \$1.80 per common share) for the second quarter 2009, which was paid on July 10, 2009 to shareholders of record as of July 6, 2009.

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 1/100th of a share of preferred stock) equal to \$0.50 per depositary share for the period April 15, 2009 through July 14, 2009. The dividend was paid on July 15, 2009 to shareholders of record as of July 6, 2009.

LEASING INFORMATION

Highlights of the quarter's leasing transactions include:

Mack-Cali's consolidated in-service portfolio was 90.6 percent leased at June 30, 2009, as compared to 90.7 percent at March 31, 2009.

For the quarter ended June 30, 2009, the Company executed 140 leases at its consolidated in-service portfolio totaling 825,605 square feet, consisting of 596,640 square feet of office space, 217,165 square feet of office/flex space, and 11,800 square feet of industrial/warehouse space. Of these totals, 365,898 square feet were for new leases and 459,707 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

NORTHERN NEW JERSEY:

- Global Aerospace, Inc., the world's leading aerospace insurer, signed a new, 12-year lease for 47,891 square feet at One Sylvan Way in the Mack-Cali Business Campus in Parsippany. The 150,557 square-foot office building is 31.8 percent leased.
- Stantec Consulting Services, Inc., a provider of architectural and engineering services, renewed 13,122 square feet at 365 West Passaic Street in Rochelle Park for five years. The 212,578 square-foot office building is 96.6 percent leased.
- Sela2, Inc., a global technology and services company for the healthcare industry, renewed 12,991 square feet at 201 Littleton Road in Morris Plains for three years. The 88,369 square-foot office building is 83.3 percent leased.

CENTRAL NEW JERSEY:

- Fazio Mannuzza Roche Tankel LaPilusa LLC, an accounting, tax and business advisory services firm, signed a new, 11-year lease for 19,503 square feet at 20 Commerce Drive in Cranford. The 176,600 square-foot office building, located in Cranford Business Park, is 99.8 percent leased.
- HQ Global Workplaces, LLC, a provider of full-service office rentals, signed a new, 11-year, six-month lease for 14,724 square feet at 103 Carnegie Center in Princeton. The 96,000 square-foot office building is 88.1 percent leased.
- Thomson Reuters (Tax and Accounting), Inc., a provider of software applications for financial professionals, signed a new, five-year, three-month lease for 14,379 square feet at 343 Thornall Street in Edison. The 195,709 square-foot office building is 100 percent leased.
- Community Behavioral Healthcare Network of Pennsylvania, Inc., a subsidiary of managed care provider AmeriHealth Mercy, signed a new, five-year, one-month lease for 18,302 square feet at 300 Horizon Center in Hamilton Township. The 69,780 square-foot office/flex building, located in Horizon Center Business Park, is 100 percent leased.

WESTCHESTER COUNTY, NEW YORK:

- Fabrication Enterprises, Inc., manufacturers and distributors of products for physical therapy, rehabilitation, home health and sports medicine, signed lease agreements totaling 57,517 square feet at two properties in Cross Westchester Executive Park in Elmsford. At 3 Westchester Plaza, transactions included a 10-year expansion of 16,300 square feet and a six-year, five month renewal of 20,500 square feet. Additionally, the tenant renewed 20,717 square feet at 250 Clearbrook Road for a term of six years, five months. 250 Clearbrook Road is a 155,000 square-foot office/flex building that is 97.3 percent leased and 3 Westchester Plaza is a 93,500 square-foot office/flex building that is 84.9 percent leased.
-

- Quintiles, Inc., a pharmaceutical services organization, renewed 18,620 square feet for two years at 8 Skyline Drive in Hawthorne. The 50,000 square-foot office/flex building, located in Mid-Westchester Executive Park, is 98.7 percent leased.
- Progressive Casualty Insurance Co., an insurance provider, renewed 17,900 square feet at 1 Executive Boulevard in Yonkers for a three-year, seven-month term. The 112,000 square-foot office building, located in South Westchester Executive Park, is 100 percent leased.

CONNECTICUT:

- Visiting Nurse & Hospice Care of Southwestern CT, Inc., a home healthcare provider, signed a new 11-year lease for 12,898 square feet at 1266 E. Main Street in Stamford. The 179,260 square-foot office building is 82.8 percent leased.

MANHATTAN:

- Herzfeld & Rubin P.C., a full-service global law firm specializing in all phases of litigation, signed a new 20-year, 10-month lease for 56,322 square feet at 125 Broad Street in Manhattan. Mack-Cali owns the condominium interests at 125 Broad Street totaling 524,476 square feet, or 39.6 percent, of the class A office tower, which is 99.7 percent leased.

SUBURBAN PHILADELPHIA:

- Bank of America N.A., a financial institution, renewed 22,028 square feet for five years at 4 Sentry Park in Blue Bell.
- Also at 4 Sentry Park, Anexinet Corp. and Virtus Partners LLC, information technology providers, signed a five-year, three-month lease for 12,971 square feet. The 63,930 square-foot office building is 78.8 percent leased.
- JK Medequip Inc., specializing in management consulting services, signed a seven-year, three-month lease for 10,999 square feet at 5 Sentry Park East in Blue Bell. The 91,600 square-foot office building is 51.3 percent leased.

Included in the Company's Supplemental Operating and Financial Data for the second quarter 2009 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:

<http://www.mack-cali.com/graphics/shareholders/pdfs/2nd.quarter.sp.09.pdf>

ADDITIONAL INFORMATION

The Company expressed comfort with net income and FFO per diluted share for the full year 2009, as follows:

| | Full Year 2009 Range |
|--|---------------------------------|
| Net income available to common shareholders | \$0.75 - \$0.85 |
| Add: Real estate-related depreciation and amortization | 2.40 |
| Funds from operations available to common shareholders | \$3.15 - \$3.25 |

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, July 30, 2009 at 10:00 a.m. Eastern Time, which will be broadcast live via the Internet at: <http://phx.corporate-ir.net/phoenix.zhtml?p=irol-eventDetails&c=96021&eventID=2297799>

The live conference call is also accessible by calling (913) 981-5546 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 July 30, 2009 through August 6, 2009.

A replay of the call will also be accessible during the same time period by calling (719) 457-0820 and using the pass code 5641787.

Copies of Mack-Cali's Form 10-Q and Supplemental Operating and Financial Data are available on Mack-Cali's website, as follows:

Second Quarter 2009 Form 10-Q:
<http://www.mack-cali.com/graphics/shareholders/pdfs/2nd.quarter.10q.09.pdf>

Second Quarter 2009 Supplemental Operating and Financial Data:
<http://www.mack-cali.com.graphics/shareholders/pdfs/2nd.quarter.sp.09.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 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 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 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 295 properties, primarily office and office/flex buildings located in the Northeast, totaling approximately 33.8 million square feet. The properties enable the Company to provide a full complement of real estate opportunities to its diverse base of approximately 2,100 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's Annual Reports on Form 10-K, as may be supplemented or amended by the Company's Quarterly Reports on Form 10-Q, which are incorporated herein by reference. The Company assumes no obligation to update or supplement forward-looking statements that become untrue 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 | | Six Months Ended | |
|--|-----------------|-----------------|------------------|-----------------|
| | 2009 | 2008 | 2009 | 2008 |
| Revenues | | | | |
| Base rents | \$154,085 | \$148,087 | \$303,411 | \$296,690 |
| Escalations and recoveries from tenants | 24,944 | 26,586 | 52,893 | 52,310 |
| Construction services | 4,794 | 11,305 | 8,705 | 24,066 |
| Real estate services | 2,116 | 3,227 | 4,642 | 6,669 |
| Other income | 3,399 | 3,588 | 6,353 | 7,771 |
| Total revenues | 189,338 | 192,793 | 376,004 | 387,506 |
| Expenses | | | | |
| Real estate taxes | 23,494 | 24,125 | 46,965 | 48,161 |
| Utilities | 16,091 | 19,660 | 36,968 | 41,088 |
| Operating services | 26,915 | 27,152 | 54,857 | 53,125 |
| Direct construction costs | 4,296 | 10,329 | 8,010 | 22,983 |
| General and administrative | 10,651 | 11,237 | 20,733 | 22,332 |
| Depreciation and amortization | 49,716 | 47,586 | 97,988 | 95,308 |
| Total expenses | 131,163 | 140,089 | 265,521 | 282,997 |
| Operating income | 58,175 | 52,704 | 110,483 | 104,509 |
| Other (Expense) Income | | | | |
| Interest expense | (33,508) | (31,340) | (66,302) | (63,800) |
| Interest and other investment income | 187 | 302 | 384 | 858 |
| Equity in earnings (loss) of unconsolidated joint ventures | (1,922) | 884 | (7,036) | (264) |
| Gain on reduction of other obligations | 1,693 | -- | 1,693 | -- |
| Gain on sale of investment of securities | -- | 471 | -- | 471 |
| Total other (expense) income | (33,550) | (29,683) | (71,261) | (62,735) |
| Income from continuing operations | 24,625 | 23,021 | 39,222 | 41,774 |
| Net income | 24,625 | 23,021 | 39,222 | 41,774 |
| Noncontrolling interest in consolidated joint ventures | 135 | 16 | 767 | 139 |
| Noncontrolling interest in Operating Partnership | (3,886) | (4,193) | (6,514) | (7,620) |
| Preferred stock dividends | (500) | (500) | (1,000) | (1,000) |
| Net income available to common shareholders | \$ 20,374 | \$18,344 | \$32,475 | \$33,293 |
| PER SHARE DATA: | | | | |
| Basic earnings per common share | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Diluted earnings per common share | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Dividends declared per common share | \$ 0.45 | \$ 0.64 | \$ 0.90 | \$ 1.28 |
| Basic weighted average shares outstanding | 73,903 | 65,423 | 70,214 | 65,397 |
| Diluted weighted average shares outstanding | 88,000 | 80,585 | 84,480 | 80,547 |

Mack-Cali Realty Corporation
Statements of Funds from Operations
(in thousands, except per share/unit amounts) (unaudited)

| | Quarter Ended June 30, | | Six Months Ended June 30, | |
|--|---------------------------|-----------------|------------------------------|------------------|
| | 2009 | 2008 | 2009 | 2008 |
| Net income available to common shareholders | \$20,374 | \$18,344 | \$32,475 | \$33,293 |
| Add: Noncontrolling interest in Operating Partnership | 3,886 | 4,193 | 6,514 | 7,620 |
| Real estate-related depreciation and amortization on continuing operations (1) | 52,216 | 52,697 | 105,578 | 105,195 |
| Funds from operations available to common shareholders (2) | \$76,476 | \$75,234 | \$144,567 | \$146,108 |
| Diluted weighted average shares/units outstanding (3) | 88,000 | 80,585 | 84,480 | 80,547 |
| Funds from operations per share/unit – diluted | \$ 0.87 | \$ 0.93 | \$ 1.71 | \$ 1.81 |
| Dividends declared per common share | \$ 0.45 | \$ 0.64 | \$ 0.90 | \$ 1.28 |
| Dividend payout ratio: | | | | |
| Funds from operations-diluted | 51.78% | 68.55% | 52.59% | 70.57% |
| Supplemental Information: | | | | |
| Non-incremental revenue generating capital expenditures: | | | | |
| Building improvements | \$2,005 | \$1,792 | \$ 3,614 | \$ 4,850 |
| Tenant improvements and leasing commissions | \$8,098 | \$15,970 | \$16,123 | \$28,132 |
| Straight-line rent adjustments (4) | \$1,888 | \$1,584 | \$ 3,275 | \$ 3,285 |
| Amortization of (above)/below market lease intangibles, net (5) | \$1,545 | \$2,009 | \$ 3,654 | \$ 3,984 |
| Impairment charge included in equity in earnings (loss) | -- | -- | \$4,010 (6) | -- |

(1) Includes the Company's share from unconsolidated joint ventures of \$2,605 and \$5,166 for the quarter ended June 30, 2009 and 2008, respectively and \$7,776 and \$10,050 for the six months ended June 30, 2009 and 2008, respectively.

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

(3) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,097 shares and 14,955 shares for the quarter ended June 30, 2009 and 2008, respectively and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options).

(4) Includes the Company's share from unconsolidated joint ventures of \$64 and \$369 for the quarter for the quarter ended June 30, 2009 and 2008, respectively and \$223 and \$686 for the six months ended June 30, 2009 and 2008, respectively.

(5) Includes the Company's share from unconsolidated joint ventures of \$135 and \$417 for the quarter ended June 30, 2009 and 2008, respectively and \$574 and \$831 for the six months ended June 30, 2009 and 2008, respectively.

(6) Noncontrolling interest in consolidated joint ventures share of loss was \$587.

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 | | Six Months Ended | |
|---|----------------|------------------|------------------|------------------|
| | 2009 | June 30, 2008 | 2009 | June 30, 2008 |
| Net income available to common shareholders | \$ 0.28 | \$ 0.28 | \$ 0.46 | \$ 0.51 |
| Add: Real estate-related depreciation and amortization on continuing operations (1) | 0.59 | 0.65 | 1.25 | 1.31 |
| Deduct: Noncontrolling interest/rounding adjustment | -- | -- | -- | (0.01) |
| Funds from operations available to common shareholders (2) | \$ 0.87 | \$ 0.93 | \$ 1.71 | \$ 1.81 |
| Dividend payout ratio for FFO | 51.78% | 68.55% | 52.59% | 70.57% |
| Diluted weighted average shares/units outstanding (3) | 88,000 | 80,585 | 84,480 | 80,547 |

(1) Includes the Company's share from unconsolidated joint ventures of \$0.03 and \$0.06 for the quarter ended June 30, 2009 and 2008, respectively and \$0.09 and \$0.12 for the six months ended June 30, 2009 and 2008, respectively.

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

(3) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,097 shares and 14,955 shares for the quarter ended June 30, 2009 and 2008, respectively and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options).

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

| | June 30, 2009 | December 31, 2008 |
|---|--------------------------|------------------------------|
| Assets: | | |
| Rental property | | |
| Land and leasehold interests | \$ 774,126 | \$ 731,086 |
| Buildings and improvements | 3,949,325 | 3,792,186 |
| Tenant improvements | 426,003 | 431,616 |
| Furniture, fixtures and equipment | 9,358 | 8,892 |
| | 5,158,812 | 4,963,780 |
| Less-accumulated deprec. & amort. | (1,073,490) | (1,040,778) |
| Net investment in rental property | 4,085,322 | 3,923,002 |
| Cash and cash equivalents | 33,203 | 21,621 |
| Investments in unconsolidated joint ventures | 33,007 | 138,495 |
| Unbilled rents receivable, net | 115,319 | 112,524 |
| Deferred charges and other assets, net | 238,035 | 212,422 |
| Restricted cash | 20,785 | 12,719 |
| Accounts receivable, net | 9,374 | 23,139 |
| Total assets | \$4,535,045 | \$4,443,922 |
| Liabilities and Equity: | | |
| Senior unsecured notes | \$1,334,075 | \$1,533,349 |
| Revolving credit facility | -- | 161,000 |
| Mortgages, loans payable and other obligations | 756,358 | 531,126 |
| Dividends and distributions payable | 42,062 | 52,249 |
| Accounts payable, accrued expenses and other liabilities | 116,436 | 119,451 |
| Rents received in advance and security deposits | 56,460 | 54,406 |
| Accrued interest payable | 30,613 | 32,978 |
| Total liabilities | 2,336,004 | 2,484,559 |
| Commitments and contingencies | | |
| Equity: | | |
| Mack-Cali Realty Corporation 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, 78,334,220 and 66,419,055 shares outstanding | 783 | 664 |
| Additional paid-in capital | 2,259,621 | 1,905,386 |
| Dividends in excess of net earnings | (419,254) | (386,587) |
| Total Mack-Cali Realty Corporation stockholders' equity | 1,866,150 | 1,544,463 |
| Noncontrolling interests in subsidiaries: | | |
| Operating Partnership | 329,635 | 414,114 |
| Consolidated joint ventures | 3,256 | 786 |
| Total noncontrolling interests in subsidiaries | 332,891 | 414,900 |
| Total equity | 2,199,041 | 1,959,363 |
| Total liabilities and equity | \$4,535,045 | \$4,443,922 |

