
**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: October 26, 2011
(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 October 27, 2011, Mack-Cali Realty Corporation (the "Company") issued a press release announcing its financial results for the third quarter 2011. A copy of the press release is attached hereto as Exhibit 99.2.

Item 7.01 Regulation FD Disclosure

For the quarter ended September 30, 2011, 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 | Third Quarter 2011 Supplemental Operating and Financial Data. |
| 99.2 | Third Quarter 2011 earnings press release of Mack-Cali Realty Corporation dated October 27, 2011. |

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: October 26, 2011

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

Date: October 26, 2011

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

EXHIBIT INDEX

| Exhibit Number | Exhibit Title |
|-----------------------|---|
| 99.1 | Third Quarter 2011 Supplemental Operating and Financial Data. |
| 99.2 | Third Quarter 2011 earnings press release of Mack-Cali Realty Corporation dated October 27, 2011. |



MACK-CALI[®]

Realty Corporation

THIRD QUARTER 2011

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 / Development / Financing Activity | 9 |
| · Dividends | 10 |
| · 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 / Properties Commencing Initial Operations | 30 |
| · Summary of Construction Projects / Rental Property Sales/Dispositions | 31 |
| · Summary of Land Parcels | 32 |
| <u>V. PORTFOLIO/ LEASING STATISTICS</u> | |
| · Leasing Statistics | 34 – 39 |
| · Market Diversification (MSAs) | 40 |
| · Industry Diversification (Top 30 Tenant Industries) | 41 |
| · Consolidated Portfolio Analyses: | |
| <u>Breakdown by:</u> | |
| (a) Number of Properties | 42 |
| (b) Square Footage | 43 |
| (c) Base Rental Revenue | 44 |
| (d) Percentage Leased | 45 |
| · Consolidated Property Listing (by Property Type) | 46 – 55 |
| · Significant Tenants (Top 50 Tenants) | 56 – 57 |
| · Schedules of Lease Expirations (by Property Type) | 58 – 62 |

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 September 30, 2011

I. COMPANY BACKGROUND

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 \$4.6 billion at September 30, 2011. 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 278 properties, primarily class A office and office/flex buildings, totaling approximately 32.4 million square feet, serving as home to over 2,000 tenants. The properties are located primarily in suburban markets of the Northeast, many with adjacent, Company-controlled developable land sites able to accommodate up to 12.3 million square feet of additional commercial space.

History

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

Strategy

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

Summary

(as of September 30, 2011)

| | |
|--|--|
| Corporate Headquarters | Edison, New Jersey |
| Fiscal Year-End | 12/31 |
| Total Properties | 278 |
| Total Square Feet | 32.4 million square feet |
| Geographic Diversity | Five states and the District of Columbia |
| New Jersey Presence | 23.0 million square feet |
| Northeast Presence | 32.4 million square feet |
| Common Shares and Units Outstanding | 99.9 million |
| Dividend-- Quarter/Annualized | \$0.45/\$1.80 |
| Dividend Yield | 6.7% |
| Total Market Capitalization | \$4.6 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 September 30, 2011

Board of Directors

William L. Mack, *Chairman of the Board*

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

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*

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Equity Research Coverage

Bank of America Merrill Lynch

James C. Feldman
(646) 855-5808

Barclays Capital

Ross Smotrich
(212) 526-2306

Citigroup

Michael Bilerman
(212) 816-1383

Cowen and Company

James Sullivan
(646) 562-1380

Deutsche Bank North America

John N. Perry
(212) 250-4912

Goldman Sachs & Co.

Sloan Bohlen
(212) 902-2796

Green Street Advisors

Michael Knott
(949) 640-8780

ISI Group

Steve Sakwa
(212) 446-9462

J.P. Morgan

Anthony Paolone
(212) 622-6682

**Keefe, Bruyette & Woods,
Inc.**

Sheila K. McGrath
(212) 887-7793

KeyBanc Capital Markets

Jordan Sadler
(917) 368-2280

**Stifel, Nicolaus & Company,
Inc.**

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

UBS Investment Research

Ross T. Nussbaum
(212) 713-2484

WJB Capital Group, Inc.

Jeffrey Langbaum
(646) 344-3310

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 September 30, 2011

II. FINANCIAL HIGHLIGHTS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 September 30, 2011 amounted to \$72.9 million, or \$0.73 per share. For the nine months ended September 30, 2011, FFO available to common shareholders equaled \$209.4 million, or \$2.12 per share.

Net income available to common shareholders for the third quarter 2011 equaled \$20.5 million, or \$0.24 per share. For the nine months ended September 30, 2011, net income available to common shareholders amounted to \$53.6 million, or \$0.62 per share.

Included in net income and FFO for the quarter ended September 30, 2011 was approximately \$6 million, or \$0.06 per share, in net real estate tax appeal refunds.

Total revenues for the third quarter 2011 were \$177.2 million. For the nine months ended September 30, 2011, total revenues amounted to \$544.6 million.

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

The Company had 87,141,716 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$2,500 liquidation value per share), and 12,771,105 common operating partnership units outstanding as of September 30, 2011. The Company had a total of 99,912,821 common shares/common units outstanding at September 30, 2011.

As of September 30, 2011, the Company had total indebtedness of approximately \$1.9 billion, with a weighted average annual interest rate of 6.52 percent.

The Company had a debt-to-undepreciated assets ratio of 33.2 percent at September 30, 2011. The Company had an interest coverage ratio of 3.3 times for the quarter ended September 30, 2011.

Development

In August 2011, the Company agreed to develop a 203,000 square-foot class A office building for Wyndham Worldwide Corporation, enabling the hospitality company to consolidate its Parsippany, New Jersey-based workforce within a single campus. The building, which Wyndham Worldwide has pre-leased for 15 years and three months, will be constructed adjacent to the Mack-Cali owned Wyndham Worldwide corporate headquarters at 22 Sylvan Way in the Mack-Cali Business Campus. Upon completion, the two buildings will provide a single, cohesive location for the thousands of associates based in Parsippany and bring the total square feet leased in the Campus to 453,000.

Financing Activity

On October 21, 2011, the Company's operating partnership, Mack-Cali Realty, L.P., refinanced its unsecured revolving credit facility with a group of 20 lenders. The \$600 million unsecured facility, which is expandable to \$1 billion, carries an interest rate equal to LIBOR plus 125 basis points. The credit facility, which also carries a facility fee of 25 basis points, has a four-year term with a one-year extension option. The interest rate and facility fee are subject to adjustment, on a sliding scale, based upon the operating partnership's unsecured debt ratings.

On September 27, 2011, the Company provided notice to holders of its Series C preferred stock, calling all such shares for redemption on October 28, 2011 at a price of \$2,500 per share, plus accrued and unpaid dividends through the date prior to the redemption date. The redemption value of the preferred stock of \$25,000,000 is included in accounts payable, accrued expenses and other liabilities as of September 30, 2011, and the write off of preferred stock issuance costs of \$164,000 is included in preferred stock dividends for the three and nine months ended September 30, 2011.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Dividends

In September, 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 third quarter 2011, which was paid on October 11, 2011 to shareholders of record as of October 5, 2011.

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 July 15, 2011 through October 14, 2011. The dividend was paid on October 17, 2011 to shareholders of record as of October 5, 2011.

Leasing

Mack-Cali's consolidated in-service portfolio was 88.2 percent leased at September 30, 2011, as compared to 88.1 percent leased at June 30, 2011.

For the quarter ended September 30, 2011, the Company executed 136 leases at its consolidated in-service portfolio totaling 1,245,345 square feet, consisting of 980,764 square feet of office space and 264,581 square feet of office/flex space. Of these totals, 279,303 square feet were for new leases and 966,042 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

NORTHERN NEW JERSEY:

- In conjunction with its 203,000 square-foot, build-to-suit lease at Mack-Cali Business Campus in Parsippany, Wyndham Worldwide Operations Inc. signed a renewal of 249,409 square feet for its headquarters building at 22 Sylvan Way. Wyndham leases 100 percent of the building.
- HQ Global Workplaces LLC, a provider of workplace solutions, signed new leases for 20,635 square feet at 101 Hudson Street in Jersey City and 15,523 square feet at 50 Tice Boulevard in Woodcliff Lake. 101 Hudson Street is a 1,246,283 square-foot office building that is 86.6 percent leased, and 50 Tice Boulevard is a 235,000 square-foot office building that is 89.1 percent leased.
- Also at 101 Hudson Street, Optimer Pharmaceuticals Inc., a biopharmaceutical company, signed transactions totaling 24,337 square feet, including a renewal of 14,196 square feet and an expansion of 10,141 square feet.
- Capsugel Inc., a manufacturer of drug delivery systems, signed a new lease for 27,496 square feet at 412 Mt. Kemble Avenue in Morris Township. The 475,100 square-foot office building is 64.9 percent leased.
- Untracht Early Management Inc., an accounting firm, signed transactions totaling 23,989 square feet, including a renewal of 20,480 square feet and an expansion of 3,509 square feet at 325 Columbia Turnpike in Florham Park. The 168,144 square-foot office building is 94.9 percent leased.

CENTRAL NEW JERSEY:

- Intersil Corporation, designer and manufacturer of high performance semiconductors, signed a new lease for 21,479 square feet at One Grande Commons located at 440 Route 22 East in Bridgewater. The 198,376 square-foot office building is 93.4 percent leased.
- NB Ventures Inc., provider of procurement services, signed transactions totaling 17,776 square feet at 100 Walnut Avenue in Clark, including the renewal of 12,167 square feet and expansion of 5,609 square feet. The 182,555 square-foot office building is 100 percent leased.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

WESTCHESTER COUNTY, NEW YORK:

- Xand Corporation, a provider of data center infrastructure and business continuity solutions, renewed a total of 89,710 square feet at Mid-Westchester Executive Park in Hawthorne, including 46,078 square feet at 11 Skyline Drive and 43,632 square feet at 17 Skyline Drive. Xand leases the entirety of the office/flex building at 11 Skyline Drive. 17 Skyline Drive is an 85,000 square-foot office building that is 100 percent leased.
- Nextel of New York Inc, a provider of wireless and wireline communications services, renewed 30,292 square feet at 565 Taxter Road in Elmsford. The 170,554 square-foot office building, located in Taxter Corporate Park, is 82.7 percent leased.
- Montefiore Medical Center, signed transactions totaling 28,375 square feet in South Westchester Executive Park in Yonkers, consisting of new leases for 8,500 square feet at 3 Executive Boulevard, 7,710 square feet at 200 Corporate Boulevard South and 2,555 square feet at 6 Executive Plaza, as well as a renewal of 9,610 square feet at 100 Corporate Boulevard. 3 Executive Boulevard is a 58,000 square-foot office building that is 100 percent leased. 6 Executive Plaza is an 80,000 square-foot office/flex building that is 100 percent leased. 200 Corporate Boulevard South is an 84,000 square-foot office/flex building that is 100 percent leased and 100 Corporate Boulevard is a 78,000 square-foot office/flex building that is 98.3 percent leased.
- Schott Corporation, a specialty glass manufacturer, renewed 16,915 square feet at 555 Taxter Road in Elmsford. The 170,554 square-foot office building, located in Taxter Corporate Park, is 80.3 percent leased.

SUBURBAN PHILADELPHIA:

- Prism Color Corporation, a printing services company, renewed 37,320 square feet at 31 Twosome Drive in Moorestown, New Jersey. The 84,200 square-foot office/flex building, located in Moorestown West Corporate Center, is 100 percent leased.
- GGB LLC, manufacturer of bearings, renewed its lease for the entire 21,600 square foot office/flex building located at 1451 Metropolitan Drive in West Deptford, New Jersey.

CONNECTICUT:

- World Wrestling Entertainment, Inc. signed a new lease for 20,700 square feet at Soundview Plaza located at 1266 East Main Street in Stamford. The 179,260 square-foot office building is 87.7 percent leased.

WASHINGTON, DC:

- Joseph, Greenwald & Laake, P.A., a law firm, renewed 19,852 square feet at 6404 Ivy Lane located in Capital Office Park in Greenbelt, Maryland. The 165,234 square-foot office building is 65.8 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 September 30, 2011

Key Financial Data

| | As of or for the three months ended | | | | |
|---|--|------------|------------|------------|------------|
| | 9/30/11 | 6/30/11 | 3/31/11 | 12/31/10 | 9/30/10 |
| Shares and Units: | | | | | |
| Common Shares Outstanding | 87,141,716 | 87,050,423 | 86,933,001 | 79,605,474 | 79,528,151 |
| Common Units Outstanding | 12,771,105 | 12,806,126 | 12,878,404 | 13,007,668 | 13,007,668 |
| Combined Shares and Units | 99,912,821 | 99,856,549 | 99,811,405 | 92,613,142 | 92,535,819 |
| Preferred Shares Outstanding | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Weighted Average- Basic (a) | 99,818,419 | 99,775,716 | 95,900,835 | 92,419,224 | 92,376,730 |
| Weighted Average- Diluted (b) | 99,916,948 | 99,886,510 | 96,015,190 | 92,509,905 | 92,464,312 |
| Common Share Price (\$'s): | | | | | |
| At the end of the period | 26.75 | 32.94 | 33.90 | 33.06 | 32.71 |
| High during period | 34.77 | 35.96 | 35.44 | 34.88 | 33.81 |
| Low during period | 25.70 | 31.12 | 31.99 | 29.85 | 27.77 |
| Market Capitalization: | | | | | |
| <i>(\$'s in thousands, except ratios)</i> | | | | | |
| Market Value of Equity (c) | 2,699,699 | 3,316,509 | 3,410,943 | 3,089,236 | 3,054,727 |
| Total Debt | 1,886,500 | 1,869,252 | 1,876,867 | 2,089,494 | 2,166,160 |
| Total Market Capitalization | 4,586,199 | 5,185,761 | 5,287,810 | 5,178,730 | 5,220,887 |
| Total Debt/ Total Market Capitalization | 41.13% | 36.05% | 35.49% | 40.35% | 41.49% |
| Financials: | | | | | |
| <i>(\$'s in thousands, except ratios and per share amounts)</i> | | | | | |
| Total Assets | 4,309,872 | 4,326,483 | 4,330,590 | 4,362,466 | 4,459,172 |
| Gross Book Value of Real Estate Assets | 5,253,281 | 5,231,303 | 5,210,451 | 5,216,720 | 5,194,965 |
| Total Liabilities | 2,131,451 | 2,104,008 | 2,085,006 | 2,318,529 | 2,383,262 |
| Total Equity | 2,178,421 | 2,222,475 | 2,245,584 | 2,043,937 | 2,075,910 |
| Total Revenues | 177,155 | 181,107 | 186,330 | 192,156 | 197,956 |
| Capitalized Interest | 122 | 203 | 550 | 585 | 552 |
| Scheduled Principal Amortization | 752 | 615 | 628 | 667 | 657 |
| Interest Coverage Ratio | 3.32 | 3.20 | 3.15 | 2.52 | 2.74 |
| Fixed Charge Coverage Ratio | 3.17 | 3.07 | 2.98 | 2.40 | 2.61 |
| Net Income | 24,083 | 20,291 | 18,575 | 8,232 | 15,581 |
| Net Income Available to Common Shareholders | 20,500 | 17,333 | 15,729 | 6,627 | 13,039 |
| Earnings per Share—diluted | 0.24 | 0.20 | 0.19 | 0.09 | 0.16 |
| FFO per Share—diluted (d) | 0.73 | 0.69 | 0.70 | 0.59 | 0.69 |
| Dividends Declared per Share | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| FFO Payout Ratio—diluted (d) | 61.64% | 65.02% | 64.20% | 76.17% | 64.76% |
| Portfolio Size: | | | | | |
| Properties | 278 | 278 | 277 | 277 | 287 |
| Total Square Footage | 32,414,411 | 32,414,411 | 32,210,354 | 32,210,354 | 32,912,369 |
| Sq. Ft. Leased at End of Period (e) (f) | 88.2% | 88.1% | 88.2% | 89.1% | 89.0% |

(a) Calculated based on weighted average common shares outstanding, assuming redemption of operating partnership common units into common shares.

(b) 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).

(c) Includes any outstanding preferred units presented on a converted basis into common units and noncontrolling interests in consolidated joint ventures.

(d) 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.

(e) 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.

(f) 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 September 30, 2011

Same Store Results and Analysis
(dollars in thousands)

| | For the three months ended | | Change | % Change |
|-------------------------------------|----------------------------|-----------|-----------|-------------|
| | September 30, 2011 | 2010 | | |
| Total Property Revenues | \$170,486 | \$178,356 | \$(7,870) | (4.4) |
| Real Estate Taxes | 14,545 | 24,910 | (10,365) | (41.6) |
| Utilities | 20,021 | 20,831 | (810) | (3.9) |
| Operating Services | 27,221 | 26,507 | 714 | 2.7 |
| Total Property Expenses: | 61,787 | 72,248 | (10,461) | (14.5) |
| GAAP Net Operating Income | 108,699 | 106,108 | 2,591 | 2.4 |
| Less: straight-lining of rents adj. | 797 | 2,013 | (1,216) | (60.4) |
| Net Operating Income | \$107,902 | \$104,095 | \$3,807 | 3.7 |
| Percentage Leased at Period End | 88.1% | 89.0% | | |
| Total Properties: | 267 | | | |
| Total Square Footage: | 30,796,403 | | | |

| | For the nine months ended | | Change | % Change |
|-------------------------------------|---------------------------|-----------|------------|-------------|
| | September 30, 2011 | 2010 | | |
| Total Property Revenues | \$521,903 | \$536,791 | \$(14,888) | (2.8) |
| Real Estate Taxes | 63,683 | 72,975 | (9,292) | (12.7) |
| Utilities | 56,869 | 57,066 | (197) | (0.3) |
| Operating Services | 86,424 | 81,489 | 4,935 | 6.1 |
| Total Property Expenses: | 206,976 | 211,530 | (4,554) | (2.2) |
| GAAP Net Operating Income | 314,927 | 325,261 | (10,334) | (3.2) |
| Less: straight-lining of rents adj. | 4,551 | 5,294 | (743) | (14.0) |
| Net Operating Income | \$310,376 | \$319,967 | \$(9,591) | (3.0) |
| Percentage Leased at Period End | 88.1% | 89.0% | | |
| Total Properties: | 267 | | | |
| Total Square Footage: | 30,796,403 | | | |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 | 4 | New Jersey | 48.4% | 466,508 | n/a |
| 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 | 1 | Parsippany, NJ | 100.0% | 100,010 | 8.33% |
| <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% |
| Boston-Downtown Crossing | Downtown Crossing | 1 | Boston, MA | n/a | multi-use | 15.0% |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 September 30, 2011 and December 31, 2010 (*dollars in thousands*):

| | September 30, 2011 | | | | | | | | | |
|--|----------------------------------|--------------------------|--------------------------------|-----------------------|-----------------------------------|-----------------|-----------------|-----------------------------------|-------------------|-------------------|
| | Plaza VIII & IX Associates | Harborside South Pier | Red Bank Corporate Plaza | Gramercy Agreement | Princeton Forrestal Village | Gale Kimball | Vreeland | Boston- 12Downtown Crossing | Gale Jefferson | Combined Total |
| Assets: | | | | | | | | | | |
| Rental property, net | \$ 8,488 | \$60,937 | \$23,020 | \$ 39,578 | -- | -- | \$13,415 | -- | -- | \$145,438 |
| Other assets | 746 | 12,430 | 2,791 | 5,767 | \$ 181 | \$ 44 | 175 | \$46,080 | \$2,657 | 70,871 |
| Total assets | \$ 9,234 | \$73,367 | \$25,811 | \$ 45,345 | \$ 181 | \$ 44 | \$13,590 | \$46,080 | \$2,657 | \$216,309 |
| Liabilities and Partners'/ members' capital (deficit): | | | | | | | | | | |
| Mortgages, loans payable and other obligations | -- | \$70,964 | \$18,280 | \$ 50,978 | -- | -- | \$ 1,752 | -- | -- | \$141,974 |
| Other liabilities | \$ 532 | 4,745 | 58 | 1,196 | \$ 61 | -- | -- | -- | -- | 6,592 |
| Partners'/members' capital (deficit) | 8,702 | (2,342) | 7,473 | (6,829) | 120 | \$ 44 | 11,838 | \$46,080 | \$2,657 | 67,743 |
| Total liabilities and partners'/ members' capital (deficit) | \$ 9,234 | \$73,367 | \$25,811 | \$ 45,345 | \$ 181 | \$ 44 | \$13,590 | \$46,080 | \$2,657 | \$216,309 |
| Company's investment in unconsolidated joint ventures, net | \$ 4,273 | \$ (70) | \$ 3,607 | -- | -- | -- | \$10,103 | \$13,015 | \$ 1,063 | \$31,991 |

| | December 31, 2010 | | | | | | | | | |
|--|----------------------------------|--------------------------|--------------------------------|-----------------------|-----------------------------------|-----------------|-----------------|-----------------------------------|-------------------|-------------------|
| | Plaza VIII & IX Associates | Harborside South Pier | Red Bank Corporate Plaza | Gramercy Agreement | Princeton Forrestal Village | Gale Kimball | Vreeland | Boston- 12Downtown Crossing | Gale Jefferson | Combined Total |
| Assets: | | | | | | | | | | |
| Rental property, net | \$ 8,947 | \$64,964 | \$23,594 | \$ 40,786 | -- | -- | \$14,081 | -- | -- | \$152,372 |
| Other assets | 906 | 11,681 | 6,422 | 6,261 | \$ 1,435 | \$ 51 | 734 | \$46,111 | \$2,440 | 76,041 |
| Total assets | \$ 9,853 | \$76,645 | \$30,016 | \$ 47,047 | \$ 1,435 | \$ 51 | \$14,815 | \$46,111 | \$2,440 | \$228,413 |
| Liabilities and Partners'/ members' capital (deficit): | | | | | | | | | | |
| Mortgages, loans payable and other obligations | -- | \$72,168 | \$20,424 | \$ 50,978 | -- | -- | \$ 3,161 | -- | -- | \$146,731 |
| Other liabilities | \$ 529 | 4,356 | 89 | 1,719 | \$ 612 | -- | -- | -- | -- | 7,305 |
| Partners'/members' capital (deficit) | 9,324 | 121 | 9,503 | (5,650) | 823 | \$ 51 | 11,654 | \$46,111 | \$2,440 | 74,377 |
| Total liabilities and partners'/ members' capital (deficit) | \$ 9,853 | \$76,645 | \$30,016 | \$ 47,047 | \$ 1,435 | \$ 51 | \$14,815 | \$46,111 | \$2,440 | \$228,413 |
| Company's investment in unconsolidated joint ventures, net | \$ 4,584 | \$ 1,161 | \$ 4,598 | -- | -- | -- | \$ 9,860 | \$13,022 | \$ 995 | \$34,220 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 September 30, 2011 and 2010 (*dollars in thousands*):

| Three Months Ended September 30, 2011 | | | | | | | | | | |
|---|----------------------------------|--------------------------|--------------------------------|-----------------------|-----------------------------------|-----------------|---|-------------------|-------------------|---------------|
| | Plaza VIII & IX Associates | Harborside South Pier | Red Bank Corporate Plaza | Gramercy Agreement | Princeton Forrestal Village | Gale Kimball | Boston- 12 Downtown Vreeland Crossing | Gale Jefferson | Combined Total | |
| Total revenues | \$ 272 | \$ 9,558 | \$ 832 | \$ 1,340 | -- | -- | \$ 663 | -- | \$ 75 | \$ 12,740 |
| Operating and other | (58) | (6,296) | (231) | (968) | -- | -- | (93) | \$ (362) | -- | (8,008) |
| Depreciation and amortization | (154) | (1,415) | (226) | (449) | -- | -- | (261) | -- | -- | (2,505) |
| Interest expense | -- | (1,112) | (167) | (384) | -- | -- | (41) | -- | -- | (1,704) |
| Net income | \$ 60 | \$ 735 | \$ 208 | \$ (461) | -- | -- | \$ 268 | \$ (362) | \$ 75 | \$ 523 |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ 31 | \$ 361 | \$ 104 | -- | -- | -- | \$ 134 | \$ (115) | \$ 24 | \$ 539 |

| Three Months Ended September 30, 2010 | | | | | | | | | | |
|---|----------------------------------|--------------------------|--------------------------------|-----------------------|-----------------------------------|-----------------|---|-------------------|-------------------|---------------|
| | Plaza VIII & IX Associates | Harborside South Pier | Red Bank Corporate Plaza | Gramercy Agreement | Princeton Forrestal Village | Gale Kimball | Boston- 12 Downtown Vreeland Crossing | Gale Jefferson | Combined Total | |
| Total revenues | \$ 221 | \$ 9,916 | \$ 827 | \$ 2,692 | \$ 3,149 | \$ 66 | \$ 603 | -- | -- | \$ 17,474 |
| Operating and other | (58) | (6,751) | (263) | (1,464) | (1,954) | -- | (57) | \$ (381) | \$ 16 | (10,912) |
| Depreciation and amortization | (154) | (1,307) | (225) | (1,106) | (790) | -- | (316) | -- | -- | (3,898) |
| Interest expense | -- | (1,134) | (83) | (606) | (422) | -- | (72) | -- | -- | (2,317) |
| Net income | \$ 9 | \$ 724 | \$ 256 | \$ (484) | \$ (17) | \$ 66 | \$ 158 | \$ (381) | \$ 16 | \$ 347 |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ 5 | \$ 361 | \$ 128 | -- | \$ (11) | \$ 22 | \$ 79 | \$ (114) | \$ 5 | \$ 475 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 nine months ended September 30, 2011 and 2010 (*dollars in thousands*):

| Nine Months Ended September 30, 2011 | | | | | | | | | | |
|---|----------------------------------|--------------------------|--------------------------------|-----------------------|-----------------------------------|-----------------|---|-------------------|-------------------|---------------|
| | Plaza VIII & IX Associates | Harborside South Pier | Red Bank Corporate Plaza | Gramercy Agreement | Princeton Forrestal Village | Gale Kimball | Boston- 12 Downtown Vreeland Crossing | Gale Jefferson | Combined Total | |
| Total revenues | \$ 721 | \$ 28,008 | \$ 2,424 | \$ 4,674 | -- | -- | \$ 1,653 | -- | \$ 217 | \$ 37,697 |
| Operating and other | (160) | (18,860) | (601) | (2,860) | -- | -- | (145) | \$ (1,113) | -- | (23,739) |
| Depreciation and amortization | (460) | (4,254) | (677) | (1,781) | -- | -- | (892) | -- | -- | (8,064) |
| Interest expense | -- | (3,357) | (376) | (1,167) | -- | -- | (129) | -- | -- | (5,029) |
| Net income | \$ 101 | \$ 1,537 | \$ 770 | \$ (1,134) | -- | -- | \$ 487 | \$ (1,113) | \$ 217 | \$ 865 |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ 51 | \$ 768 | \$ 385 | -- | -- | -- | \$ 243 | \$ (340) | \$ 67 | 1,174 |

| Nine Months Ended September 30, 2010 | | | | | | | | | | |
|---|----------------------------------|--------------------------|--------------------------------|-----------------------|-----------------------------------|-----------------|---|-------------------|-------------------|-----------------|
| | Plaza VIII & IX Associates | Harborside South Pier | Red Bank Corporate Plaza | Gramercy Agreement | Princeton Forrestal Village | Gale Kimball | Boston- 12 Downtown Vreeland Crossing | Gale Jefferson | Combined Total | |
| Total revenues | \$ 673 | \$ 24,300 | \$ 3,407 | \$ 17,200 | \$ 9,577 | \$ 188 | \$ 1,593 | -- | -- | \$ 56,938 |
| Operating and other | (154) | (17,627) | (694) | (4,453) | (5,515) | -- | (147) | \$ (890) | \$ (136) | (29,616) |
| Depreciation and amortization | (460) | (3,742) | (676) | (3,058) | (2,509) | -- | (947) | -- | -- | (11,392) |
| Interest expense | -- | (3,320) | (252) | (1,887) | (1,274) | -- | (211) | -- | -- | (6,944) |
| Net income | \$ 59 | \$ (389) | \$ 1,785 | \$ 7,802 | \$ 279 | \$ 188 | \$ 288 | \$ (890) | \$ (136) | \$ 8,986 |
| Company's equity in earnings (loss) of unconsolidated joint ventures | \$ 30 | \$ (267) | \$ 511 | -- | \$ 36 | \$ 64 | \$ 144 | \$ (267) | \$ (38) | 213 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Select Financial Ratios

| Ratios Computed For Industry Comparisons: | September 30, | | | | |
|--|-------------------------------------|--------|------------------------------------|------|--------|
| | 2011 | 2010 | | | |
| Financial Position Ratios: | | | | | |
| Total Debt/ Total Book Capitalization (Book value) (%) | 43.77% | 48.58% | | | |
| Total Debt/ Total Market Capitalization (Market value) (%) | 41.13% | 41.49% | | | |
| Total Debt/ Total Undepreciated Assets (%) | 33.22% | 37.96% | | | |
| Secured Debt/ Total Undepreciated Assets (%) | 13.04% | 12.84% | | | |
| | | | | | |
| | | | | | |
| | Three Months Ended September 30, | | Nine Months Ended September 30, | | |
| | 2011 | 2010 | 2011 | 2010 | 2010 |
| Operational Ratios: | | | | | |
| Interest Coverage (Funds from Operations + Interest Expense)/Interest Expense (x) | 3.32 | 2.74 | 3.22 | | 2.74 |
| Debt Service Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Principal Amort.) (x) | 3.24 | 2.69 | 3.16 | | 2.69 |
| Fixed Charge Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Capitalized Interest + Pref. Div. + Prin. Amort. + Ground Lease Payments)(x) | 3.17 | 2.61 | 3.07 | | 2.62 |
| FFO Payout (Dividends Declared/Funds from Operations) (%) | 61.64% | 64.76% | 63.59% | | 63.34% |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Debt Analysis

(as of September 30, 2011)

Debt Breakdown

(dollars in thousands)

| | Balance | % of Total | Weighted Average Interest Rate | Weighted Average Maturity in Years |
|---------------------------------|--------------------|-------------------|---------------------------------------|---|
| Fixed Rate Unsecured Notes | \$1,119,063 | 59.32% | 6.08% | 3.70 |
| Fixed Rate Secured Debt | 729,437 | 38.67% | 7.46% | 5.78 |
| Variable Rate Secured Debt | 11,000 | 0.58% | 2.85% | 0.25 |
| Variable Rate Unsecured Debt | 27,000 | 1.43% | 0.78% | 0.73 |
| Totals/Weighted Average: | \$1,886,500 | 100.00% | 6.52% | 4.44 |

Future Repayments

(dollars in thousands)

| Period | Scheduled Amortization | Principal Maturities | Weighted Average Interest Rate of Future Repayments (a) |
|--|-------------------------------|-----------------------------|--|
| October 1 – December 31, 2011 | \$ 2,835 | \$11,000 | 3.82% |
| 2012 | 10,687 | 237,148 | 5.62% |
| 2013 | 11,319 | 145,223 | 5.39% |
| 2014 | 10,473 | 335,257 | 6.82% |
| 2015 | 8,946 | 150,000 | 5.40% |
| Thereafter | 35,820 | 952,532 | 7.15% |
| Sub-total | 80,080 | 1,831,160 | |
| Adjustment for unamortized debt discount/premium and acquisition mark-to-market, net, as of September 30, 2011 | (24,740) | -- | |
| Totals/Weighted Average: | \$ 55,340 | \$1,831,160 | 6.52% |

(a) Actual weighted average LIBOR contract rates relating to the Company's outstanding debt as of September 30, 2011 of 0.23 percent was used in calculating revolving credit facility and other variable rate debt interest rates.

Debt Maturities

(dollars in thousands)

| | October 1- December 31, 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 and Beyond | TOTALS |
|--|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------------------------|---------------|
| Secured Debt: | | | | | | | | | | | |
| One Grande Commons | \$11,000 | | | | | | | | | | \$11,000 |
| 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 |
| Prudential Portfolio | | | | | | | \$141,151 | | | | 141,151 |
| 23 Main Street | | | | | | | | \$26,566 | | | 26,566 |
| Harborside Plaza 5 | | | | | | | | 204,970 | | | 204,970 |
| 100 Walnut Avenue | | | | | | | | | \$17,280 | | 17,280 |
| One River Center | | | | | | | | | 39,586 | | 39,586 |
| 581 Main Street | | | | | | | | | | \$ 8 | 8 |
| Total Secured Debt: | \$11,000 | \$15,234 | \$19,118 | \$135,257 | -- | \$72,971 | \$141,151 | \$231,536 | \$56,866 | \$ 8 | \$683,141 |
| Unsecured Debt: | | | | | | | | | | | |
| Unsecured credit facility | | \$27,000 | | | | | | | | | \$27,000 |
| 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 |
| 7.75% unsecured notes due 8/19 | | | | | | | | | \$250,000 | | 250,000 |
| Total Unsecured Debt: | -- | \$221,914 | \$126,105 | \$200,000 | \$150,000 | \$200,000 | -- | -- | \$250,000 | -- | \$1,148,019 |
| Total Debt: | \$11,000 | \$237,148 | \$145,223 | \$335,257 | \$150,000 | \$272,971 | \$141,151 | \$231,536 | \$306,866 | \$ 8 | \$1,831,160 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Debt Detail

(dollars in thousands)

| Property Name | Lender | Effective Interest Rate | September 30, 2011 | December 31, 2010 | Date of Maturity |
|--|--|-------------------------|--------------------|--------------------|------------------|
| Senior Unsecured Notes: (a) | | | | | |
| 5.250%, Senior Unsecured Notes | public debt | 5.457% | \$ 99,939 | \$ 99,793 | 01/15/12 |
| 6.150%, Senior Unsecured Notes | public debt | 6.894% | 94,315 | 93,946 | 12/15/12 |
| 5.820%, Senior Unsecured Notes | public debt | 6.448% | 25,944 | 25,861 | 03/15/13 |
| 4.600%, Senior Unsecured Notes | public debt | 4.742% | 99,951 | 99,930 | 06/15/13 |
| 5.125%, Senior Unsecured Notes | public debt | 5.110% | 200,570 | 200,749 | 02/15/14 |
| 5.125%, Senior Unsecured Notes | public debt | 5.297% | 149,694 | 149,625 | 01/15/15 |
| 5.800%, Senior Unsecured Notes | public debt | 5.806% | 200,332 | 200,389 | 01/15/16 |
| 7.750%, Senior Unsecured Notes | public debt | 8.017% | 248,318 | 248,158 | 08/15/19 |
| Total Senior Unsecured Notes: | | | \$1,119,063 | \$1,118,451 | |
| Revolving Credit Facilities: | | | | | |
| Unsecured Facility (b) | 23 Lenders | LIBOR +0.550% | \$ 27,000 | \$228,000 | (i) |
| Total Revolving Credit Facilities: | | | \$ 27,000 | \$228,000 | |
| Property Mortgages: (c) | | | | | |
| One Grand Commons | Capital One Bank | LIBOR+2.00% | \$ 11,000 | \$ 11,000 | 12/31/11(d) |
| 2200 Renaissance Boulevard | Wachovia CMBS | 5.888% | 16,171 | 16,171 | 12/01/12(e) |
| Soundview Plaza | Morgan Stanley Mortgage Capital | 6.015% | 15,674 | 16,089 | 01/01/13 |
| 9200 Edmonston Road | Principal Commercial Funding, L.L.C. | 5.534% | 4,522 | 4,646 | 05/01/13 |
| 6305 Ivy Lane | John Hancock Life Ins. Co. | 5.525% | 6,304 | 6,475 | 01/01/14 |
| 395 West Passaic | State Farm Life Ins. Co. | 6.004% | 10,905 | 11,270 | 05/01/14 |
| 6301 Ivy Lane | John Hancock Life Ins. Co. | 5.520% | 5,951 | 6,103 | 07/01/14 |
| 35 Waterview | Wachovia CMBS | 6.348% | 19,126 | 19,341 | 08/11/14 |
| 6 Becker, 85 Livingston, | | | | | |
| 75 Livingston & 20 Waterview | Wachovia CMBS | 10.220% | 61,893 | 61,224 | 08/11/14 |
| 4 Sylvan | Wachovia CMBS | 10.190% | 14,427 | 14,395 | 08/11/14 |
| 10 Independence | Wachovia CMBS | 12.440% | 15,829 | 15,606 | 08/11/14 |
| 4 Becker | Wachovia CMBS | 9.550% | 37,655 | 37,096 | 05/11/16 |
| 5 Becker | Wachovia CMBS | 12.830% | 11,954 | 11,599 | 05/11/16 |
| 210 Clay | Wachovia CMBS | 13.420% | 11,745 | 11,467 | 05/11/16 |
| 51 Imclone | Wachovia CMBS | 8.390% | 3,888 | 3,893 | 05/11/16 |
| Various (f) | Prudential Insurance | 6.332% | 150,000 | 150,000 | 01/15/17 |
| 23 Main Street | JPMorgan CMBS | 5.587% | 31,139 | 31,537 | 09/01/18 |
| | The Northwestern Mutual Life Insurance | | | | |
| Harborside Plaza 5 | Co. & New York Life Insurance Co. | 6.842% | 232,351 | 234,521 | 11/01/18 |
| 100 Walnut Avenue | Guardian Life Ins. Co. | | | | |
| | | 7.311% | 19,293 | 19,443 | 02/01/19 |
| One River Center (g) | Guardian Life Ins. Co. | 7.311% | 44,197 | 44,540 | 02/01/19 |
| 581 Main Street (h) | Valley National Bank | 6.935% | 16,413 | 16,627 | 07/01/34 |
| Total Mortgages, Loans Payable and Other Obligations: | | | \$740,437 | \$743,043 | |
| Total Debt: | | | \$1,886,500 | \$2,089,494 | |

- (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/premium 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, mark-to market adjustment of acquired debt and other transaction costs, as applicable.
- (d) The mortgage loan has three one-year extension options subject to certain conditions and the payment of a fee.
- (e) The property does not generate sufficient cash flow to meet debt service requirements. As a result, beginning January 2011, debt service has not been made and a modification of the loan terms has been requested from the lender.
- (f) Mortgage is collateralized by seven properties. The Operating Partnership has agreed, subject to certain conditions, to guarantee repayment of a portion of the loan.
- (g) Mortgage is collateralized by the three properties comprising One River Center.
- (h) The coupon interest rate will be reset at the end of year 10 (2019) and year 20 (2029) 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.
- (i) On October 21, 2011, the Company's operating partnership, Mack-Cali Realty, L.P., refinanced its unsecured revolving credit facility with a group of 20 lenders. The \$600 million unsecured facility, which is expandable to \$1 billion, carries an interest rate equal to LIBOR plus 125 basis points. The credit facility, which also carries a facility fee of 25 basis points, has a four-year term with a one-year extension option. The interest rate and facility fee are subject to adjustment, on a sliding scale, based upon the operating partnership's unsecured debt ratings.

III. FINANCIAL INFORMATION

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

III. FINANCIAL INFORMATION

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

| Revenues | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|--|-------------------------------------|------------------|------------------------------------|------------------|
| | 2011 | 2010 | 2011 | 2010 |
| Base rents | \$ 149,700 | \$ 150,064 | \$ 448,775 | \$ 452,449 |
| Escalations and recoveries from tenants | 21,601 | 26,420 | 73,211 | 78,376 |
| Construction services | 2,359 | 16,475 | 8,984 | 49,694 |
| Real estate services | 1,354 | 2,014 | 3,737 | 5,660 |
| Other income | 2,141 | 2,983 | 9,885 | 9,145 |
| Total revenues | 177,155 | 197,956 | 544,592 | 595,324 |
| Expenses | | | | |
| Real estate taxes | 14,503 | 24,913 | 63,934 | 72,986 |
| Utilities | 20,144 | 20,831 | 57,136 | 57,066 |
| Operating services | 28,014 | 27,345 | 87,478 | 84,099 |
| Direct construction costs | 2,290 | 15,884 | 8,656 | 47,588 |
| General and administrative | 8,683 | 8,992 | 26,538 | 26,064 |
| Depreciation and amortization | 48,498 | 47,978 | 144,914 | 143,942 |
| Total expenses | 122,132 | 145,943 | 388,656 | 431,745 |
| Operating income | 55,023 | 52,013 | 155,936 | 163,579 |
| Other (Expense) Income | | | | |
| Interest expense | (31,489) | (36,941) | (94,191) | (113,347) |
| Interest and other investment income | 10 | 34 | 30 | 73 |
| Equity in earnings (loss) of unconsolidated joint ventures | 539 | 475 | 1,174 | 213 |
| Total other (expense) income | (30,940) | (36,432) | (92,987) | (113,061) |
| Income from continuing operations | 24,083 | 15,581 | 62,949 | 50,518 |
| Discontinued Operations: | | | | |
| Income (loss) from discontinued operations | -- | -- | -- | 242 |
| Realized gains (losses) and unrealized losses on disposition of rental property, net | -- | -- | -- | 4,447 |
| Total discontinued operations, net | -- | -- | -- | 4,689 |
| Net income | 24,083 | 15,581 | 62,949 | 55,207 |
| Noncontrolling interest in consolidated joint ventures | 96 | 108 | 308 | 281 |
| Noncontrolling interest in Operating Partnership | (3,015) | (2,150) | (8,031) | (7,047) |
| Noncontrolling interest in discontinued operations | -- | -- | -- | (668) |
| Preferred stock dividends | (664) | (500) | (1,664) | (1,500) |
| Net income available to common shareholders | \$ 20,500 | \$ 13,039 | \$ 53,562 | \$ 46,273 |
| Basic earnings per common share: | | | | |
| Income from continuing operations | \$ 0.24 | \$ 0.16 | \$ 0.63 | \$ 0.53 |
| Discontinued operations | -- | -- | -- | 0.05 |
| Net income available to common shareholders | \$ 0.24 | \$ 0.16 | \$ 0.63 | \$ 0.58 |
| Diluted earnings per common share: | | | | |
| Income from continuing operations | \$ 0.24 | \$ 0.16 | \$ 0.62 | \$ 0.53 |
| Discontinued operations | -- | -- | -- | 0.05 |
| Net income available to common shareholders | \$ 0.24 | \$ 0.16 | \$ 0.62 | \$ 0.58 |
| Basic weighted average shares outstanding | 87,019 | 79,304 | 85,649 | 79,161 |
| Diluted weighted average shares outstanding | 99,917 | 92,464 | 98,631 | 92,467 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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

| | September 30, 2011 | December 31, 2010 |
|--|-----------------------|----------------------|
| Assets | | |
| Rental property | | |
| Land and leasehold interests | \$ 772,980 | \$ 771,960 |
| Buildings and improvements | 3,988,926 | 3,970,177 |
| Tenant improvements | 487,086 | 470,098 |
| Furniture, fixtures and equipment | 4,289 | 4,485 |
| | 5,253,281 | 5,216,720 |
| Less – accumulated depreciation and amortization | (1,369,218) | (1,278,985) |
| Net investment in rental property | 3,884,063 | 3,937,735 |
| Cash and cash equivalents | 15,854 | 21,851 |
| Investments in unconsolidated joint ventures | 31,991 | 34,220 |
| Unbilled rents receivable, net | 131,867 | 126,917 |
| Deferred charges and other assets, net | 217,850 | 212,038 |
| Restricted cash | 19,631 | 17,310 |
| Accounts receivable, net of allowance for doubtful accounts of \$2,575 and \$2,790 | 8,616 | 12,395 |
| Total assets | \$ 4,309,872 | \$ 4,362,466 |
| Liabilities and Equity | | |
| Senior unsecured notes | \$ 1,119,063 | \$ 1,118,451 |
| Revolving credit facility | 27,000 | 228,000 |
| Mortgages, loans payable and other obligations | 740,437 | 743,043 |
| Dividends and distributions payable | 45,461 | 42,176 |
| Accounts payable, accrued expenses and other liabilities | 130,391 | 101,944 |
| Rents received in advance and security deposits | 52,224 | 57,877 |
| Accrued interest payable | 16,875 | 27,038 |
| Total liabilities | 2,131,451 | 2,318,529 |
| 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 |
| Common stock, \$0.01 par value, 190,000,000 shares authorized, 87,141,716 and 79,605,474 shares outstanding | 871 | 796 |
| Additional paid-in capital | 2,521,437 | 2,292,641 |
| Dividends in excess of net earnings | (624,110) | (560,165) |
| Total Mack-Cali Realty Corporation stockholders' equity | 1,898,198 | 1,758,272 |
| Noncontrolling interest in subsidiaries: | | |
| Operating Partnership | 278,192 | 283,219 |
| Consolidated joint ventures | 2,031 | 2,446 |
| Total noncontrolling interests in subsidiaries | 280,223 | 285,665 |
| Total equity | 2,178,421 | 2,043,937 |
| Total liabilities and equity | \$ 4,309,872 | \$ 4,362,466 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Mack-Cali Realty Corporation and Subsidiaries
Consolidated Statement of Changes in Equity
(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, 2011 | 10 | \$25,000 | 79,605 | \$796 | \$2,292,641 | \$(560,165) | \$285,665 | \$2,043,937 |
| Net income | -- | -- | -- | -- | -- | 55,226 | 7,723 | 62,949 |
| Preferred stock dividends | -- | -- | -- | -- | -- | (1,664) | -- | (1,664) |
| Common stock dividends | -- | -- | -- | -- | -- | (117,507) | -- | (117,507) |
| Common unit distributions | -- | -- | -- | -- | -- | -- | (17,305) | (17,305) |
| Common stock offering | -- | -- | 7,188 | 72 | 227,302 | -- | -- | 227,374 |
| Decrease in noncontrolling interest | -- | -- | -- | -- | -- | -- | (107) | (107) |
| Redemption of common units for common stock | -- | -- | 237 | 2 | 5,189 | -- | (5,191) | -- |
| Shares issued under Dividend Reinvestment and Stock Purchase Plan | -- | -- | 4 | -- | 139 | -- | -- | 139 |
| Stock options exercised | -- | -- | 108 | 1 | 3,047 | -- | -- | 3,048 |
| Stock compensation | -- | -- | -- | -- | 2,393 | -- | -- | 2,393 |
| Accrued redemption of preferred stock | -- | (25,000) | -- | -- | 164 | -- | -- | (24,836) |
| Rebalancing of ownership percent between parent and subsidiaries | -- | -- | -- | -- | (9,438) | -- | 9,438 | -- |
| Balance at September 30, 2011 | 10 | -- | 87,142 | \$871 | \$2,521,437 | \$(624,110) | \$280,223 | \$2,178,421 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|-------------------------------------|------------------|------------------------------------|------------------|
| | 2011 | 2010 | 2011 | 2010 |
| Net income available to common shareholders | \$ 20,500 | \$ 13,039 | \$ 53,562 | \$ 46,273 |
| Add: Noncontrolling interest in Operating Partnership | 3,015 | 2,150 | 8,031 | 7,047 |
| Noncontrolling interest in discontinued operations | -- | -- | -- | 668 |
| Real estate-related depreciation and amortization on continuing operations (a) | 49,434 | 49,062 | 147,787 | 147,124 |
| Real estate-related depreciation and amortization on discontinued operations | -- | -- | -- | 409 |
| Deduct: Discontinued operations – Realized (gains) losses and unrealized losses on disposition of rental property | -- | -- | -- | (4,447) |
| Funds from operations available to common shareholders (b) | \$ 72,949 | \$ 64,251 | \$209,380 | \$197,074 |
| Diluted weighted average shares/units outstanding (c) | 99,917 | 92,464 | 98,631 | 92,467 |
| Funds from operations per share/unit – diluted | \$ 0.73 | \$ 0.69 | \$ 2.12 | \$ 2.12 |
| Dividends declared per common share | \$ 0.45 | \$ 0.45 | \$ 1.35 | \$ 1.35 |
| Dividend payout ratio: | | | | |
| Funds from operations-diluted | 61.64% | 64.76% | 63.59% | 63.34% |
| Supplemental Information: | | | | |
| Non-incremental revenue generating capital expenditures: | | | | |
| Building improvements | \$ 6,847 | \$ 3,855 | \$ 15,105 | \$ 7,968 |
| Tenant improvements and leasing commissions (d) | \$ 12,225 | \$ 9,770 | \$ 31,667 | \$ 28,322 |
| Straight-line rent adjustments (e) | \$ 2,086 | \$ 2,069 | \$ 6,880 | \$ 5,385 |
| Amortization of (above)/below market lease intangibles, net (f) | \$ 393 | \$ 293 | \$ 950 | \$ 1,277 |

(a) Includes the Company's share from unconsolidated joint ventures of \$1,047 and \$1,214 for the three months ended September 30, 2011 and 2010, respectively, and \$3,215 and \$3,562 for the nine months ended September 30, 2011 and 2010, 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 (12,799 and 13,073 shares for the three months ended September 30, 2011 and 2010, respectively, and 12,863 and 13,197 shares for the nine months ended September 30, 2011 and 2010, respectively), plus dilutive Common Stock Equivalents (i.e. stock options). See reconciliation of basic to diluted shares/units on page 28.

(d) Excludes expenditures for tenant spaces that haven't been owned for at least a year or were vacant for more than a year.

(e) Includes the Company's share from unconsolidated joint ventures of \$45 and \$56 for the three months ended September 30, 2011 and 2010, respectively, and \$154 and \$93 for the nine months ended September 30, 2011 and 2010, respectively.

(f) Includes the Company's share from unconsolidated joint ventures of \$0 and \$9 for the three months ended September 30, 2011 and 2010, respectively, and \$0 and \$26 for the nine months ended September 30, 2011 and 2010, respectively.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|-------------------------------------|---------------|------------------------------------|---------------|
| | 2011 | 2010 | 2011 | 2010 |
| Net income available to common shareholders | \$0.24 | \$0.16 | \$0.62 | \$0.58 |
| Add: Real estate-related depreciation and amortization on continuing operations (a) | 0.49 | 0.53 | 1.50 | 1.59 |
| Deduct: Realized (gains) losses and unrealized losses on disposition of rental property | -- | -- | -- | (0.05) |
| Funds from operations available to common shareholders (b) | \$0.73 | \$0.69 | \$2.12 | \$2.12 |
| Diluted weighted average shares/units outstanding (c) | 99,917 | 92,464 | 98,631 | 92,467 |

(a) Includes the Company's share from unconsolidated joint ventures of \$0.01 and \$0.01 for the three months ended September 30, 2011 and 2010, respectively, and \$0.03 and \$0.04 for the nine months ended September 30, 2011 and 2010, 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 (12,799 and 13,073 shares for the three months ended September 30, 2011 and 2010, respectively, and 12,863 and 13,197 shares for the nine months ended September 30, 2011 and 2010, 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 September 30, 2011

Mack-Cali Realty Corporation and Subsidiaries
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 September 30, | | Nine Months Ended September 30, | |
|---|-------------------------------------|---------------|------------------------------------|---------------|
| | 2011 | 2010 | 2011 | 2010 |
| Basic weighted average shares outstanding: | 87,019 | 79,304 | 85,649 | 79,161 |
| Add: Weighted average common units | 12,799 | 13,073 | 12,864 | 13,196 |
| Basic weighted average shares/units: | 99,818 | 92,377 | 98,513 | 92,357 |
| Add: Stock options | 15 | 32 | 30 | 47 |
| Restricted Stock Awards | 84 | 55 | 88 | 63 |
| Diluted weighted average shares/units outstanding: | 99,917 | 92,464 | 98,631 | 92,467 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

IV. VALUE CREATION PIPELINE

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

IV. VALUE CREATION PIPELINE

Operating Property Acquisitions

(dollars in thousands)

For the nine months ended September 30, 2011

None.

For the year ended December 31, 2010

| Acquisition Date | Property/Address | Location | # of Bldgs. | Rentable Square Feet |
|-------------------------|-------------------------|-------------------------|--------------------|-----------------------------|
| Office: | | | | |
| 12/17/10 (a) | 440 Route 22 East | Bridgewater, New Jersey | 1 | 198,376 |

(a) Property was previously accounted for under an unconsolidated joint venture. The Company began consolidating this asset on December 17, 2010.

Properties Commencing Initial Operations

(dollars in thousands)

For the nine months ended September 30, 2011

| Date | Property/Address | Location | # of Bldgs. | Rentable Square Feet | Investment by Company (a) |
|---|-------------------------|-------------------------|--------------------|-----------------------------|----------------------------------|
| 5/01/11 | 55 Corporate Drive | Bridgewater, New Jersey | 1 | 204,057 | \$46,340 |
| Total Properties Commencing Initial Operations | | | 1 | 204,057 | \$46,340 |

(a) Amount is as of September 30, 2011.

For the year ended December 31, 2010

None.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 9/30/11 | Total Estimated Costs | Current % Leased |
|----------------------|-----------------|----------------------|---|----------------------------|--------------------|---------------------------------------|------------------------------|-------------------------|
| Wholly Owned: | | | | | | | | |
| 14 Sylvan Way | Parsippany, NJ | Office | 2013-1Q | 1 | 203,000 | \$12,971 | \$58,440 | 100.0% |
| Total | | | | 1 | 203,000 | \$12,971 | \$58,440 | 100.0% |

Rental Property Sales/Dispositions

(dollars in thousands)

For the nine months ended September 30, 2011

None.

For the year ended December 31, 2010

| Date | Address | Location | # of Bldgs. | Rentable Square Feet | Realized Gains/(loss) |
|-------------|-------------------------|-----------------------------|--------------------|-----------------------------|------------------------------|
| 6/01/10 | 105 Challenger Road (a) | Ridgefield Park, New Jersey | 1 | 150,050 | \$ 4,447 |

(a) The Company transferred the deed for this property to the lender in satisfaction of its obligations.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 | 63.7 | 900,000 | Office |
| 3 Campus Drive | Parsippany | NJ | 10.0 | 124,000 | 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 | 42.8 | 595,000 | Office |
| Eastpoint II | Lanham | MD | 4.8 | 122,000 | Office/Hotel |
| Downtown Crossing (c) | Boston | MA | 1.5 | 1,481,000 | Mixed-Used |
| Total: | | | 363.0 | 12,276,450 | |

- (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 September 30, 2011

V. PORTFOLIO/ LEASING STATISTICS

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

V. PORTFOLIO/ LEASING STATISTICS

Leasing Statistics

(For the three months ended September 30, 2011)

Consolidated In-Service Portfolio

SUMMARY OF SPACE LEASED

| Market | LEASING ACTIVITY | | | | | Sq. Ft. Leased 9/30/11 (c) | Pct. Leased 9/30/11 | Pct. Leased 6/30/11 |
|---------------------|------------------------------|--|--|---------------------|----------------------------|----------------------------------|---------------------------|---------------------------|
| | Sq. Ft. Leased 6/30/11 | Leased Sq. Ft. Acquired/Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | | | |
| Northern NJ | 12,762,590 | - | (635,036) | 702,970 | 67,934 | 12,830,524 | 88.4% | 87.9% |
| Central NJ | 5,136,632 | - | (93,832) | 79,894 | (13,938) | 5,122,694 | 88.7% | 89.0% |
| Westchester Co., NY | 4,423,700 | - | (286,563) | 276,189 | (10,374) | 4,413,326 | 92.2% | 92.4% |
| Manhattan | 482,259 | - | - | - | - | 482,259 | 92.0% | 92.0% |
| Sub. Philadelphia | 3,048,383 | - | (125,835) | 116,219 | (9,616) | 3,038,767 | 86.1% | 86.4% |
| Fairfield, CT | 509,581 | - | (21,181) | 20,700 | (481) | 509,100 | 85.2% | 85.3% |
| Washington, DC/MD | 977,324 | - | (66,605) | 46,448 | (20,157) | 957,167 | 74.0% | 75.6% |
| Rockland Co., NY | 155,695 | - | (2,450) | 2,925 | 475 | 156,170 | 86.8% | 86.5% |
| Total | 27,496,164 | - | (1,231,502) | 1,245,345 | 13,843 | 27,510,007 | 88.2% | 88.1% |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|---|-------------------|
| Total sq. ft. as of June 30, 2011 | 31,198,836 |
| Total sq. ft. of properties added this period | -- |
| Total sq. ft. as of September 30, 2011 | <u>31,198,836</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 September 30, 2011 aggregating 30,668 square feet for which no new leases were signed.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Leasing Statistics

(For the three months ended September 30, 2011)

Consolidated In-Service Portfolio (continued)

DETAIL OF TRANSACTION ACTIVITY

Detail by Market

| Market | Property Type | # of Trans- actions | 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 | 44 | 673,238 | 135,831 | 537,407 | 4.7 | 28.82 | 4.01 |
| | Office/Flex | 5 | 29,732 | 18,078 | 11,654 | 2.7 | 15.46 | 1.78 |
| Central NJ | Office | 18 | 78,452 | 43,226 | 35,226 | 5.7 | 22.71 | 4.74 |
| | Office/Flex | 1 | 1,442 | 1,442 | - | 5.4 | 19.29 | 4.11 |
| Westchester Co., NY | Office | 15 | 126,370 | 11,656 | 114,714 | 4.3 | 24.72 | 2.17 |
| | Office/Flex | 26 | 149,819 | 29,830 | 119,989 | 3.7 | 18.03 | 2.03 |
| Sub. Philadelphia | Office | 11 | 32,631 | 8,391 | 24,240 | 3.4 | 24.12 | 2.96 |
| | Office/Flex | 6 | 83,588 | 5,660 | 77,928 | 3.3 | 8.13 | 0.70 |
| Fairfield Co., CT | Office | 1 | 20,700 | 20,700 | - | 3.3 | 25.97 | 5.86 |
| Washington, DC/MD | Office | 8 | 46,448 | 1,564 | 44,884 | 4.2 | 25.33 | 2.60 |
| Rockland Co., NY | Office | 1 | 2,925 | 2,925 | - | 5.3 | 22.03 | 4.32 |
| Total | | 136 | 1,245,345 | 279,303 | 966,042 | 4.4 | 24.69 | 3.40 |

Detail by Property Type

| | | | | | | | | |
|--------------|-------------|------------|------------------|----------------|----------------|------------|--------------|-------------|
| | Office | 98 | 980,764 | 224,293 | 756,471 | 4.6 | 27.40 | 3.77 |
| | Office/Flex | 38 | 264,581 | 55,010 | 209,571 | 3.5 | 14.62 | 1.63 |
| Total | | 136 | 1,245,345 | 279,303 | 966,042 | 4.4 | 24.69 | 3.40 |

| | | |
|--------------------------|------------------|-------|
| Tenant Retention: | Leases Retained | 66.7% |
| | Sq. Ft. Retained | 78.4% |

(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 \$12,291,557 and commissions of \$5,731,550 committed, but not necessarily expended, during the period for second generation space aggregating 1,223,866 square feet.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Leasing Statistics

(For the three months ended September 30, 2011)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED

| Market | LEASING ACTIVITY | | | | | Sq. Ft. Leased 9/30/11 | Pct. Leased 9/30/11 | Pct. Leased 6/30/11 |
|--------------|------------------------------|---|--|---------------------|----------------------------|------------------------------|---------------------------|---------------------------|
| | Sq. Ft. Leased 6/30/11 | Leased Sq. Ft. Acquired/ Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | | | |
| Northern NJ | 742,670 | - | (17,921) | 5,429 | (12,492) | 730,178 | 81.5% | 82.9% |
| Central NJ | 249,183 | - | (5,706) | 1,026 | (4,680) | 244,503 | 76.6% | 78.1% |
| Total | 991,853 | - | (23,627) | 6,455 | (17,172) | 974,681 | 80.2% | 81.6% |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|--|------------------|
| Total sq. ft. as of June 30, 2011 | 1,215,575 |
| Total sq. ft. of properties added/sold this period | - |
| Total sq. ft. as of September 30, 2011 | <u>1,215,575</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. Base Rent (d) | Leasing Costs Per Sq. Ft. Per Year (e) |
|--------------|---------------------------|------------------|-----------------------|--|-----------------------------|-------------------------------|---|
| Northern NJ | 2 | 5,429 | - | 5,429 | 4.7 | 26.96 | 6.90 |
| Central NJ | 1 | 1,026 | - | 1,026 | 3.5 | 21.88 | 1.09 |
| Total | 3 | 6,455 | - | 6,455 | 4.5 | 26.15 | 6.18 |

(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 \$130,789 and commissions of \$48,275 committed, but not necessarily expended, during the period for second generation space aggregating 6,455 square feet.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Leasing Statistics

(For the nine months ended September 30, 2011)

Consolidated In-Service Portfolio

SUMMARY OF SPACE LEASED

| Market | LEASING ACTIVITY | | | | | | | | |
|---------------------|-------------------------|----------------------------------|----------------------------------|------------------|----------------------|----------------------------|---------------------|----------------------|--|
| | Sq. Ft. Leased 12/31/10 | Leased Sq. Ft. Acquired/Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | Sq. Ft. Leased 9/30/11 (c) | Pct. Leased 9/30/11 | Pct. Leased 12/31/10 | |
| Northern NJ | 12,985,619 | - | (1,776,087) | 1,620,992 | (155,095) | 12,830,524 | 88.4% | 89.5% | |
| Central NJ | 4,984,429 | 204,057 | (516,112) | 450,320 | (65,792) | 5,122,694 | 88.7% | 89.5% | |
| Westchester Co., NY | 4,524,790 | - | (756,266) | 644,802 | (111,464) | 4,413,326 | 92.2% | 94.5% | |
| Manhattan | 307,453 | - | - | 174,806 | 174,806 | 482,259 | 92.0% | 58.6% | |
| Sub. Philadelphia | 3,167,238 | - | (521,597) | 393,126 | (128,471) | 3,038,767 | 86.1% | 89.7% | |
| Fairfield, CT | 533,211 | - | (67,119) | 43,008 | (24,111) | 509,100 | 85.2% | 89.2% | |
| Washington, DC/MD | 964,231 | - | (127,691) | 120,627 | (7,064) | 957,167 | 74.0% | 74.6% | |
| Rockland Co., NY | 156,771 | - | (8,550) | 7,949 | (601) | 156,170 | 86.8% | 87.1% | |
| Total | 27,623,742 | 204,057 | (3,773,422) | 3,455,630 | (317,792) | 27,510,007 | 88.2% | 89.1% | |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|---|------------|
| Total sq. ft. as of December 31, 2010 | 30,994,779 |
| Total sq. ft. of properties added this period | 204,057 |
| Total sq. ft. as of September 30, 2011 | 31,198,836 |

- (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 September 30, 2011 aggregating 30,668 square feet for which no new leases were signed.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Leasing Statistics

(For the nine months ended September 30, 2011)

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 | 136 | 1,539,877 | 285,819 | 1,254,058 | 5.5 | 28.44 | 4.16 |
| | Office/Flex | 10 | 81,115 | 29,132 | 51,983 | 5.6 | 16.39 | 2.54 |
| Central NJ | Office | 65 | 409,775 | 140,913 | 268,862 | 5.7 | 23.93 | 3.78 |
| | Office/Flex | 9 | 40,545 | 14,301 | 26,244 | 4.6 | 17.26 | 2.42 |
| Westchester Co., NY | Office | 56 | 301,454 | 90,142 | 211,312 | 4.9 | 25.20 | 3.39 |
| | Office/Flex | 66 | 343,348 | 81,733 | 261,615 | 4.7 | 16.28 | 2.08 |
| Manhattan | Office | 4 | 174,806 | 174,806 | - | 19.5 | 31.80 | 5.69 |
| Sub. Philadelphia | Office | 39 | 178,137 | 23,457 | 154,680 | 3.8 | 21.93 | 2.91 |
| | Office/Flex | 19 | 214,989 | 33,851 | 181,138 | 3.1 | 9.74 | 1.00 |
| Fairfield Co., CT | Office | 9 | 43,008 | 22,550 | 20,458 | 3.0 | 23.66 | 3.93 |
| Washington, DC/MD | Office | 28 | 120,627 | 36,175 | 84,452 | 4.2 | 25.09 | 2.97 |
| Rockland Co., NY | Office | 5 | 7,949 | 2,925 | 5,024 | 3.7 | 23.42 | 2.82 |
| Total | | 446 | 3,455,630 | 935,804 | 2,519,826 | 5.8 | 24.48 | 3.92 |

Detail by Property Type

| | | | | | | | | |
|--------------|-------------|------------|------------------|----------------|------------------|------------|--------------|-------------|
| | Office | 342 | 2,775,633 | 776,787 | 1,998,846 | 6.1 | 26.98 | 4.27 |
| | Office/Flex | 104 | 679,997 | 159,017 | 520,980 | 4.3 | 14.28 | 1.93 |
| Total | | 446 | 3,455,630 | 935,804 | 2,519,826 | 5.8 | 24.48 | 3.92 |

| | | |
|--------------------------|------------------|-------|
| Tenant Retention: | Leases Retained | 67.3% |
| | Sq. Ft. Retained | 66.8% |

(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 \$54,382,412 and commissions of \$22,862,797 committed, but not necessarily expended, during the period for second generation space aggregating 3,416,006 square feet.

Leasing Statistics

(For the nine months ended September 30, 2011)

Unconsolidated Joint Venture Properties

SUMMARY OF SPACE LEASED

| Market | LEASING ACTIVITY | | | | | Sq. Ft. Leased 9/30/11 | Pct. Leased 9/30/11 | Pct. Leased 12/31/10 |
|--------------|-------------------------|-----------------------------------|----------------------------------|------------------|----------------------|------------------------|---------------------|----------------------|
| | Sq. Ft. Leased 12/31/10 | Leased Sq. Ft. Acquired/ Sold (a) | Expiring/ Adjustment Sq. Ft. (b) | Incoming Sq. Ft. | Net Leasing Activity | | | |
| Northern NJ | 775,341 | - | (127,807) | 82,644 | (45,163) | 730,178 | 81.5% | 86.5% |
| Central NJ | 250,884 | - | (16,245) | 9,864 | (6,381) | 244,503 | 76.6% | 78.6% |
| Total | 1,026,225 | - | (144,052) | 92,508 | (51,544) | 974,681 | 80.2% | 84.4% |

RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

| | |
|--|------------------|
| Total sq. ft. as of December 31, 2010 | 1,215,575 |
| Total sq. ft. of properties added/sold this period | - |
| Total sq. ft. as of September 30, 2011 | <u>1,215,575</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 | 7 | 82,644 | - | 82,644 | 5.4 | 32.07 | 2.22 |
| Central NJ | 5 | 9,864 | 5,259 | 4,605 | 4.6 | 20.69 | 3.03 |
| Total | 12 | 92,508 | 5,259 | 87,249 | 5.3 | 30.85 | 2.29 |

(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 \$539,006 and commissions of \$581,604 committed, but not necessarily expended, during the period for second generation space aggregating 90,887 square feet.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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) | 137,933,702 | 22.3 | 6,495,715 | 20.8 |
| Jersey City, NJ | 116,678,613 | 18.9 | 4,317,978 | 13.9 |
| Westchester-Rockland, NY | 90,760,487 | 14.7 | 4,968,420 | 15.9 |
| Bergen-Passaic, NJ | 82,442,624 | 13.3 | 4,573,554 | 14.7 |
| Philadelphia, PA-NJ | 53,407,973 | 8.6 | 3,529,994 | 11.3 |
| Middlesex-Somerset-Hunterdon, NJ | 43,004,203 | 7.0 | 2,320,685 | 7.4 |
| Washington, DC-MD-VA-WV | 26,456,844 | 4.3 | 1,292,807 | 4.1 |
| Monmouth-Ocean, NJ | 25,558,665 | 4.1 | 1,620,863 | 5.2 |
| Trenton, NJ | 18,545,398 | 3.0 | 956,597 | 3.1 |
| New York (Manhattan) | 13,965,993 | 2.3 | 524,476 | 1.7 |
| Stamford-Norwalk, CT | 9,566,953 | 1.5 | 597,747 | 1.9 |
| Total | 618,321,455 | 100.0 | 31,198,836 | 100.0 |

- (a) Annualized base rental revenue is based on actual September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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 September 30, 2011 aggregating 30,668 square feet and representing annualized rent of \$666,840 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 September 30, 2011

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 | 89,994,421 | | 14.5 | 3,254,218 | 12.2 |
| Insurance Carriers & Related Activities | 60,375,459 | | 9.7 | 2,379,252 | 8.8 |
| Manufacturing | 52,928,991 | | 8.6 | 2,610,750 | 9.7 |
| Telecommunications | 38,781,682 | | 6.3 | 2,030,337 | 7.5 |
| Legal Services | 35,561,938 | | 5.8 | 1,347,348 | 5.0 |
| Health Care & Social Assistance | 31,580,174 | | 5.1 | 1,516,830 | 5.6 |
| Credit Intermediation & Related Activities | 27,017,216 | | 4.4 | 1,017,461 | 3.8 |
| Computer System Design Services | 26,114,544 | | 4.2 | 1,283,472 | 4.8 |
| Accounting/Tax Prep. | 23,502,582 | | 3.8 | 897,590 | 3.3 |
| Wholesale Trade | 19,591,921 | | 3.2 | 1,363,664 | 5.1 |
| Scientific Research/Development | 19,302,652 | | 3.1 | 680,754 | 2.5 |
| Architectural/Engineering | 16,828,571 | | 2.7 | 742,042 | 2.7 |
| Admin & Support, Waste Mgt. & Remediation Services | 16,368,979 | | 2.6 | 789,732 | 2.9 |
| Public Administration | 14,269,862 | | 2.3 | 546,849 | 2.0 |
| Retail Trade | 13,970,300 | | 2.3 | 700,793 | 2.6 |
| Other Services (except Public Administration) | 13,943,610 | | 2.3 | 558,901 | 2.1 |
| Management/Scientific | 12,894,241 | | 2.1 | 521,882 | 1.9 |
| Accommodation & Food Services | 11,722,977 | | 1.9 | 501,945 | 1.9 |
| Arts, Entertainment & Recreation | 11,697,048 | | 1.9 | 694,807 | 2.6 |
| Real Estate & Rental & Leasing | 11,610,985 | | 1.9 | 547,824 | 2.0 |
| Advertising/Related Services | 9,286,522 | | 1.5 | 371,772 | 1.4 |
| Other Professional | 7,446,834 | | 1.2 | 319,673 | 1.2 |
| Construction | 6,685,931 | | 1.1 | 333,997 | 1.2 |
| Information Services | 6,406,618 | | 1.0 | 252,860 | 0.9 |
| Data Processing Services | 6,164,458 | | 1.0 | 240,815 | 0.9 |
| Publishing Industries | 5,663,245 | | 0.9 | 220,688 | 0.8 |
| Transportation | 5,533,162 | | 0.9 | 294,591 | 1.1 |
| Broadcasting | 5,426,588 | | 0.9 | 195,590 | 0.7 |
| Utilities | 4,688,718 | | 0.8 | 192,809 | 0.7 |
| Educational Services | 3,722,919 | | 0.6 | 194,229 | 0.7 |
| Other | 9,238,307 | | 1.4 | 386,341 | 1.4 |
| Total | 618,321,455 | | 100.0 | 26,989,816 | 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 September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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 September 30, 2011 aggregating 30,668 square feet and representing annualized rent of \$666,840 for which no new leases were signed.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Consolidated Portfolio Analysis (a)

(as of September 30, 2011)

Breakdown by Number of Properties

PROPERTY TYPE:

| STATE | Office | % 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 | 112 | 41.6% | 49 | 18.2% | -- | -- | -- | -- | -- | -- | 161 | 59.8% |
| New York | 21 | 7.9% | 41 | 15.2% | 6 | 2.2% | 2 | 0.7% | 2 | 0.7% | 72 | 26.7% |
| Pennsylvania | 18 | 6.7% | -- | -- | -- | -- | -- | -- | -- | -- | 18 | 6.7% |
| Connecticut | 2 | 0.7% | 5 | 1.9% | -- | -- | -- | -- | -- | -- | 7 | 2.6% |
| Wash., D.C./ Maryland | 10 | 3.8% | -- | -- | -- | -- | -- | -- | 1 | 0.4% | 11 | 4.2% |
| TOTALS | | | | | | | | | | | | |
| By Type: | 163 | 60.7% | 95 | 35.3% | 6 | 2.2% | 2 | 0.7% | 3 | 1.1% | 269 | 100.0% |

(a) Excludes 9 properties, aggregating approximately 1.2 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Consolidated Portfolio Analysis (a)

(as of September 30, 2011)

Breakdown by Square Footage

PROPERTY TYPE:

| STATE | Office | % of Total | Office/Flex | % of Total | Industrial/Warehouse | % of Total | Stand-Alone Retail | % of Total | TOTALS By State | % of Total |
|-----------------------|-------------------|--------------|------------------|--------------|----------------------|-------------|--------------------|-------------|-------------------|---------------|
| New Jersey | 19,600,117 | 62.9% | 2,189,531 | 7.0% | -- | -- | -- | -- | 21,789,648 | 69.9% |
| New York | 2,739,384 | 8.8% | 2,348,812 | 7.5% | 387,400 | 1.2% | 17,300 | 0.1% | 5,492,896 | 17.6% |
| Pennsylvania | 2,025,738 | 6.5% | -- | -- | -- | -- | -- | -- | 2,025,738 | 6.5% |
| Connecticut | 324,747 | 1.0% | 273,000 | 0.9% | -- | -- | -- | -- | 597,747 | 1.9% |
| Wash., D.C./ Maryland | 1,292,807 | 4.1% | -- | -- | -- | -- | -- | -- | 1,292,807 | 4.1% |
| TOTALS | | | | | | | | | | |
| By Type: | 25,982,793 | 83.3% | 4,811,343 | 15.4% | 387,400 | 1.2% | 17,300 | 0.1% | 31,198,836 | 100.0% |

(a) Excludes 9 properties, aggregating approximately 1.2 million square feet, which are not consolidated by the Company.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Consolidated Portfolio Analysis (a)

(Year ended September 30, 2011)

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 | \$408,080 | 68.2% | \$17,805 | 2.9% | -- | -- | -- | -- | -- | -- | \$425,885 | 71.1% |
| New York | 57,552 | 9.6% | 34,675 | 5.8% | \$3,637 | 0.6% | \$481 | 0.1% | \$333 | 0.1% | 96,678 | 16.2% |
| Pennsylvania | 40,471 | 6.8% | -- | -- | -- | -- | -- | -- | -- | -- | 40,471 | 6.8% |
| Connecticut | 5,479 | 0.9% | 4,113 | 0.7% | -- | -- | -- | -- | -- | -- | 9,592 | 1.6% |
| Wash., D.C./ Maryland | 25,903 | 4.3% | -- | -- | -- | -- | -- | -- | 153 | -- | 26,056 | 4.3% |
| TOTALS | | | | | | | | | | | | |
| By Type: | \$537,485 | 89.8% | \$56,593 | 9.4% | \$3,637 | 0.6% | \$481 | 0.1% | \$486 | 0.1% | \$598,682 | 100.0% |

(a) Excludes 9 properties, aggregating approximately 1.2 million square feet, which are not consolidated by the Company.

(b) Total base rent for the 12 months ended September 30, 2011, 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 September 30, 2011

Consolidated Portfolio Analysis (a) (b)
(as of September 30, 2011)

Breakdown by Percentage Leased

| STATE | PROPERTY TYPE: | | | | WEIGHTED AVG. |
|-------------------------------|----------------|--------------|----------------------|--------------------|---------------|
| | Office | Office/Flex | Industrial/Warehouse | Stand-Alone Retail | By State |
| New Jersey | 88.5% | 89.9% | -- | -- | 88.6% |
| New York | 87.3% | 96.4% | 97.8% | 100.0% | 92.0% |
| Pennsylvania | 83.2% | -- | -- | -- | 83.2% |
| Connecticut | 72.7% | 100.0% | -- | -- | 85.2% |
| Washington, D.C./ Maryland | 74.0% | -- | -- | -- | 74.0% |
| WEIGHTED AVG. By Type: | 87.0% | 93.6% | 97.8% | 100.0% | 88.2% |

(a) Excludes 9 properties, aggregating approximately 1.2 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 September 30, 2011 aggregating 30,668 square feet for which no new leases were signed.

Mack-Cali Realty Corporation
 Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office Properties

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--------------------------------------|-------------------|-------------------------------|--|---|---|--|
| BERGEN COUNTY, NEW JERSEY | | | | | | |
| <u>Fair Lawn</u> | | | | | | |
| 17-17 Route 208 North | 1987 | 143,000 | 97.3 | 2,848 | 0.48 | 20.47 |
| <u>Fort Lee</u> | | | | | | |
| One Bridge Plaza | 1981 | 200,000 | 86.0 | 4,342 | 0.73 | 25.24 |
| 2115 Linwood Avenue | 1981 | 68,000 | 49.3 | 900 | 0.15 | 26.85 |
| <u>Little Ferry</u> | | | | | | |
| 200 Riser Road | 1974 | 286,628 | 100.0 | 2,057 | 0.34 | 7.18 |
| <u>Lyndhurst</u> | | | | | | |
| 210 Clay Avenue | 1981 | 121,203 | 90.9 | 2,519 | 0.42 | 22.86 |
| <u>Montvale</u> | | | | | | |
| 95 Chestnut Ridge Road | 1975 | 47,700 | 0.0 | 7 | 0.00 | 0.00 |
| 135 Chestnut Ridge Road | 1981 | 66,150 | 76.4 | 659 | 0.11 | 13.04 |
| <u>Paramus</u> | | | | | | |
| 15 East Midland Avenue | 1988 | 259,823 | 80.5 | 4,687 | 0.78 | 22.41 |
| 140 East Ridgewood Avenue | 1981 | 239,680 | 90.4 | 4,779 | 0.80 | 22.06 |
| 461 From Road | 1988 | 253,554 | 97.0 | 5,990 | 1.00 | 24.35 |
| 650 From Road | 1978 | 348,510 | 85.5 | 6,312 | 1.06 | 21.18 |
| 61 South Paramus Road (e) | 1985 | 269,191 | 59.9 | 4,462 | 0.75 | 27.67 |
| <u>Rochelle Park</u> | | | | | | |
| 120 West Passaic Street | 1972 | 52,000 | 99.6 | 1,456 | 0.24 | 28.11 |
| 365 West Passaic Street | 1976 | 212,578 | 93.3 | 4,183 | 0.70 | 21.09 |
| 395 West Passaic Street | 1979 | 100,589 | 39.2 | 1,738 | 0.29 | 44.08 |
| <u>Upper Saddle River</u> | | | | | | |
| 1 Lake Street | 1973/94 | 474,801 | 100.0 | 7,465 | 1.25 | 15.72 |
| 10 Mountainview Road | 1986 | 192,000 | 75.4 | 3,118 | 0.52 | 21.54 |
| <u>Woodcliff Lake</u> | | | | | | |
| 400 Chestnut Ridge Road | 1982 | 89,200 | 100.0 | 1,950 | 0.33 | 21.86 |
| 470 Chestnut Ridge Road | 1987 | 52,500 | 100.0 | 1,248 | 0.21 | 23.77 |
| 530 Chestnut Ridge Road | 1986 | 57,204 | 80.2 | 644 | 0.11 | 14.04 |
| 50 Tice Boulevard | 1984 | 235,000 | 89.1 | 5,525 | 0.92 | 26.39 |
| 300 Tice Boulevard | 1991 | 230,000 | 100.0 | 5,551 | 0.93 | 24.13 |
| BURLINGTON COUNTY, NEW JERSEY | | | | | | |
| <u>Moorestown</u> | | | | | | |
| 224 Strawbridge Drive | 1984 | 74,000 | 100.0 | 1,758 | 0.29 | 23.76 |
| 228 Strawbridge Drive | 1984 | 74,000 | 100.0 | 1,853 | 0.31 | 25.04 |
| 232 Strawbridge Drive | 1986 | 74,258 | 28.9 | 1,177 | 0.20 | 54.84 |
| ESSEX COUNTY, NEW JERSEY | | | | | | |
| <u>Millburn</u> | | | | | | |
| 150 J.F. Kennedy Parkway | 1980 | 247,476 | 95.6 | 7,691 | 1.28 | 32.51 |
| <u>Roseland</u> | | | | | | |
| 4 Becker Farm Road | 1983 | 281,762 | 98.8 | 6,540 | 1.09 | 23.49 |
| 5 Becker Farm Road | 1982 | 118,343 | 88.3 | 2,444 | 0.41 | 23.39 |
| 6 Becker Farm Road | 1982 | 129,732 | 78.3 | 2,569 | 0.43 | 25.29 |
| 101 Eisenhower Parkway | 1980 | 237,000 | 89.0 | 4,996 | 0.83 | 23.69 |
| 103 Eisenhower Parkway | 1985 | 151,545 | 75.2 | 2,348 | 0.39 | 20.60 |
| 105 Eisenhower Parkway | 2001 | 220,000 | 94.9 | 5,161 | 0.86 | 24.72 |
| 75 Livingston Avenue | 1985 | 94,221 | 59.4 | 1,327 | 0.22 | 23.71 |
| 85 Livingston Avenue | 1985 | 124,595 | 84.8 | 2,712 | 0.45 | 25.67 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|---------------------------------------|-------------------|-------------------------------|--|---|---|--|
| HUDSON COUNTY, NEW JERSEY | | | | | | |
| <u>Jersey City</u> | | | | | | |
| Harborside Financial Center Plaza 1 | 1983 | 400,000 | 100.0 | 11,429 | 1.91 | 28.57 |
| Harborside Financial Center Plaza 2 | 1990 | 761,200 | 100.0 | 18,462 | 3.08 | 24.25 |
| Harborside Financial Center Plaza 3 | 1990 | 725,600 | 95.6 | 20,651 | 3.45 | 29.77 |
| Harborside Financial Center Plaza 4-A | 2000 | 207,670 | 100.0 | 6,063 | 1.01 | 29.20 |
| Harborside Financial Center Plaza 5 | 2002 | 977,225 | 96.4 | 35,284 | 5.90 | 37.45 |
| 101 Hudson Street | 1992 | 1,246,283 | 86.6 | 28,646 | 4.79 | 26.54 |
| MERCER COUNTY, NEW JERSEY | | | | | | |
| <u>Hamilton Township</u> | | | | | | |
| 3 AAA Drive | 1981 | 35,270 | 68.7 | 566 | 0.09 | 23.36 |
| 600 Horizon Drive | 2002 | 95,000 | 100.0 | 1,419 | 0.24 | 14.94 |
| 700 Horizon Drive | 2007 | 120,000 | 100.0 | 2,459 | 0.41 | 20.49 |
| 2 South Gold Drive | 1974 | 33,962 | 64.5 | 483 | 0.08 | 22.05 |
| <u>Princeton</u> | | | | | | |
| 103 Carnegie Center | 1984 | 96,000 | 90.9 | 2,352 | 0.39 | 26.95 |
| 2 Independence Way | 1981 | 67,401 | 100.0 | 1,522 | 0.25 | 22.58 |
| 3 Independence Way | 1983 | 111,300 | 88.0 | 2,049 | 0.34 | 20.92 |
| 100 Overlook Center | 1988 | 149,600 | 100.0 | 3,822 | 0.64 | 25.55 |
| 5 Vaughn Drive | 1987 | 98,500 | 85.6 | 2,086 | 0.35 | 24.74 |
| MIDDLESEX COUNTY, NEW JERSEY | | | | | | |
| <u>East Brunswick</u> | | | | | | |
| 377 Summerhill Road | 1977 | 40,000 | 100.0 | 372 | 0.06 | 9.30 |
| <u>Edison</u> | | | | | | |
| 343 Thornall Street (c) | 1991 | 195,709 | 93.8 | 3,971 | 0.66 | 21.63 |
| <u>Piscataway</u> | | | | | | |
| 30 Knightsbridge Road, Bldg. 3 | 1977 | 160,000 | 100.0 | 2,445 | 0.41 | 15.28 |
| 30 Knightsbridge Road, Bldg. 4 | 1977 | 115,000 | 100.0 | 1,757 | 0.29 | 15.28 |
| 30 Knightsbridge Road, Bldg. 5 | 1977 | 332,607 | 80.8 | 4,949 | 0.83 | 18.42 |
| 30 Knightsbridge Road, Bldg. 6 | 1977 | 72,743 | 63.8 | 206 | 0.03 | 4.44 |
| <u>Plainsboro</u> | | | | | | |
| 500 College Road East (e) | 1984 | 158,235 | 75.5 | 1,287 | 0.21 | 10.77 |
| <u>Woodbridge</u> | | | | | | |
| 581 Main Street | 1991 | 200,000 | 93.1 | 4,950 | 0.83 | 26.58 |
| MONMOUTH COUNTY, NEW JERSEY | | | | | | |
| <u>Freehold</u> | | | | | | |
| 2 Paragon Way | 1989 | 44,524 | 47.2 | 416 | 0.07 | 19.80 |
| 3 Paragon Way | 1991 | 66,898 | 68.0 | 785 | 0.13 | 17.26 |
| 4 Paragon Way | 2002 | 63,989 | 30.8 | 529 | 0.09 | 26.84 |
| 100 Willow Brook Road | 1988 | 60,557 | 57.4 | 802 | 0.13 | 23.07 |
| <u>Holmdel</u> | | | | | | |
| 23 Main Street | 1977 | 350,000 | 100.0 | 4,012 | 0.67 | 11.46 |
| <u>Middletown</u> | | | | | | |
| One River Centre Bldg. 1 | 1983 | 122,594 | 93.4 | 2,896 | 0.48 | 25.29 |
| One River Centre Bldg. 2 | 1983 | 120,360 | 100.0 | 2,346 | 0.39 | 19.49 |
| One River Centre Bldg. 3 and 4 | 1984 | 214,518 | 93.6 | 4,329 | 0.72 | 21.56 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|------------------------------------|-------------------|-------------------------------|--|---|---|--|
| <u>Neptune</u> | | | | | | |
| 3600 Route 66 | 1989 | 180,000 | 100.0 | 2,400 | 0.40 | 13.33 |
| <u>Wall Township</u> | | | | | | |
| 1305 Campus Parkway | 1988 | 23,350 | 92.4 | 491 | 0.08 | 22.76 |
| 1350 Campus Parkway | 1990 | 79,747 | 99.9 | 1,190 | 0.20 | 14.94 |
| MORRIS COUNTY, NEW JERSEY | | | | | | |
| <u>Florham Park</u> | | | | | | |
| 325 Columbia Turnpike | 1987 | 168,144 | 94.9 | 3,215 | 0.54 | 20.15 |
| <u>Morris Plains</u> | | | | | | |
| 250 Johnson Road | 1977 | 75,000 | 100.0 | 1,530 | 0.26 | 20.40 |
| 201 Littleton Road | 1979 | 88,369 | 31.7 | 539 | 0.09 | 19.24 |
| <u>Morris Township</u> | | | | | | |
| 412 Mt. Kemble Avenue | 1986 | 475,100 | 64.9 | 5,611 | 0.94 | 18.20 |
| <u>Parsippany</u> | | | | | | |
| 4 Campus Drive | 1983 | 147,475 | 87.5 | 3,094 | 0.52 | 23.98 |
| 6 Campus Drive | 1983 | 148,291 | 94.0 | 3,177 | 0.53 | 22.79 |
| 7 Campus Drive | 1982 | 154,395 | 78.0 | 2,216 | 0.37 | 18.40 |
| 8 Campus Drive | 1987 | 215,265 | 82.9 | 5,603 | 0.94 | 31.40 |
| 9 Campus Drive | 1983 | 156,495 | 69.9 | 2,515 | 0.42 | 22.99 |
| 4 Century Drive | 1981 | 100,036 | 61.3 | 1,120 | 0.19 | 18.26 |
| 5 Century Drive | 1981 | 79,739 | 52.0 | 1,198 | 0.20 | 28.89 |
| 6 Century Drive | 1981 | 100,036 | 24.8 | 877 | 0.15 | 35.35 |
| 2 Dryden Way | 1990 | 6,216 | 100.0 | 99 | 0.02 | 15.93 |
| 4 Gatehall Drive | 1988 | 248,480 | 97.6 | 6,494 | 1.08 | 26.78 |
| 2 Hilton Court | 1991 | 181,592 | 100.0 | 6,533 | 1.09 | 35.98 |
| 1633 Littleton Road | 1978 | 57,722 | 100.0 | 1,131 | 0.19 | 19.59 |
| 600 Parsippany Road | 1978 | 96,000 | 90.1 | 1,545 | 0.26 | 17.86 |
| 1 Sylvan Way | 1989 | 150,557 | 85.9 | 2,781 | 0.46 | 21.50 |
| 4 Sylvan Way | 1984 | 105,135 | 100.0 | 1,929 | 0.32 | 18.35 |
| 5 Sylvan Way | 1989 | 151,383 | 96.2 | 3,980 | 0.66 | 27.33 |
| 7 Sylvan Way | 1987 | 145,983 | 100.0 | 3,219 | 0.54 | 22.05 |
| 22 Sylvan Way | 2009 | 249,409 | 100.0 | 6,111 | 1.02 | 24.50 |
| 20 Waterview Boulevard | 1988 | 225,550 | 99.1 | 5,172 | 0.86 | 23.14 |
| 35 Waterview Boulevard | 1990 | 172,498 | 93.5 | 3,887 | 0.65 | 24.10 |
| 5 Wood Hollow Road | 1979 | 317,040 | 88.1 | 5,063 | 0.85 | 18.13 |
| PASSAIC COUNTY, NEW JERSEY | | | | | | |
| <u>Clifton</u> | | | | | | |
| 777 Passaic Avenue | 1983 | 75,000 | 65.4 | 1,183 | 0.20 | 24.12 |
| <u>Totowa</u> | | | | | | |
| 999 Riverview Drive | 1988 | 56,066 | 67.7 | 875 | 0.15 | 23.05 |
| SOMERSET COUNTY, NEW JERSEY | | | | | | |
| <u>Basking Ridge</u> | | | | | | |
| 222 Mt. Airy Road | 1986 | 49,000 | 100.0 | 1,069 | 0.18 | 21.82 |
| 233 Mt. Airy Road | 1987 | 66,000 | 56.8 | 1,122 | 0.19 | 29.93 |
| <u>Bernards</u> | | | | | | |
| 106 Allen Road | 2000 | 132,010 | 68.8 | 3,973 | 0.66 | 43.74 |

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|-------------------------------------|-------------------|-------------------------------|--|---|---|--|
| Branchburg | | | | | | |
| 51 Imclone Drive | 1986 | 63,213 | 100.0 | 473 | 0.08 | 7.48 |
| Bridgewater | | | | | | |
| 55 Corporate Drive (f) | 2011 | 204,057 | 100.0 | 2,006 | 0.34 | 23.45 |
| 440 Route 22 East (f) | 1990 | 198,376 | 93.4 | 3,114 | 0.52 | 21.30 |
| 721 Route 202/206 | 1989 | 192,741 | 86.4 | 3,758 | 0.63 | 22.57 |
| Warren | | | | | | |
| 10 Independence Boulevard | 1988 | 120,528 | 86.3 | 2,948 | 0.49 | 28.34 |
| UNION COUNTY, NEW JERSEY | | | | | | |
| Clark | | | | | | |
| 100 Walnut Avenue | 1985 | 182,555 | 100.0 | 4,493 | 0.75 | 24.61 |
| Cranford | | | | | | |
| 6 Commerce Drive | 1973 | 56,000 | 81.8 | 1,047 | 0.17 | 22.86 |
| 11 Commerce Drive | 1981 | 90,000 | 95.0 | 2,209 | 0.37 | 25.84 |
| 12 Commerce Drive | 1967 | 72,260 | 84.7 | 883 | 0.15 | 14.43 |
| 14 Commerce Drive | 1971 | 67,189 | 75.8 | 1,139 | 0.19 | 22.36 |
| 20 Commerce Drive | 1990 | 176,600 | 93.3 | 4,114 | 0.69 | 24.97 |
| 25 Commerce Drive | 1971 | 67,749 | 95.8 | 1,465 | 0.24 | 22.57 |
| 65 Jackson Drive | 1984 | 82,778 | 94.0 | 1,863 | 0.31 | 23.94 |
| New Providence | | | | | | |
| 890 Mountain Avenue | 1977 | 80,000 | 53.4 | 1,265 | 0.21 | 29.61 |
| Total New Jersey Office | | 19,600,117 | 88.5 | 408,080 | 68.16 | 23.75 |
| NEW YORK COUNTY, NEW YORK | | | | | | |
| New York | | | | | | |
| 125 Broad Street | 1970 | 524,476 | 92.0 | 9,784 | 1.64 | 20.28 |
| ROCKLAND COUNTY, NEW YORK | | | | | | |
| Suffern | | | | | | |
| 400 Rella Boulevard | 1988 | 180,000 | 86.8 | 3,613 | 0.60 | 23.12 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| Elmsford | | | | | | |
| 100 Clearbrook Road (c) | 1975 | 60,000 | 98.3 | 1,143 | 0.19 | 19.38 |
| 101 Executive Boulevard | 1971 | 50,000 | 0.0 | 112 | 0.02 | 0.00 |
| 555 Taxter Road | 1986 | 170,554 | 80.3 | 3,497 | 0.58 | 25.53 |
| 565 Taxter Road | 1988 | 170,554 | 82.7 | 3,588 | 0.60 | 25.44 |
| 570 Taxter Road | 1972 | 75,000 | 68.4 | 1,328 | 0.22 | 25.89 |
| Hawthorne | | | | | | |
| 1 Skyline Drive | 1980 | 20,400 | 99.0 | 408 | 0.07 | 20.20 |
| 2 Skyline Drive | 1987 | 30,000 | 100.0 | 543 | 0.09 | 18.10 |
| 7 Skyline Drive | 1987 | 109,000 | 88.6 | 2,373 | 0.40 | 24.57 |
| 17 Skyline Drive (e) | 1989 | 85,000 | 100.0 | 1,655 | 0.28 | 19.47 |
| 19 Skyline Drive | 1982 | 248,400 | 100.0 | 4,036 | 0.67 | 16.25 |
| Tarrytown | | | | | | |
| 200 White Plains Road | 1982 | 89,000 | 88.1 | 1,864 | 0.31 | 23.77 |
| 220 White Plains Road | 1984 | 89,000 | 77.2 | 1,603 | 0.27 | 23.33 |
| White Plains | | | | | | |
| 1 Barker Avenue | 1975 | 68,000 | 99.8 | 1,694 | 0.28 | 24.96 |
| 3 Barker Avenue | 1983 | 65,300 | 100.0 | 1,653 | 0.28 | 25.31 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--|-------------------|-------------------------------|--|---|---|--|
| 50 Main Street | 1985 | 309,000 | 81.1 | 8,467 | 1.42 | 33.79 |
| 11 Martine Avenue | 1987 | 180,000 | 78.4 | 4,636 | 0.77 | 32.85 |
| 1 Water Street | 1979 | 45,700 | 96.1 | 1,154 | 0.19 | 26.28 |
| Yonkers | | | | | | |
| 1 Executive Boulevard | 1982 | 112,000 | 99.0 | 2,755 | 0.46 | 24.85 |
| 3 Executive Boulevard | 1987 | 58,000 | 100.0 | 1,646 | 0.27 | 28.38 |
| Total New York Office | | 2,739,384 | 87.3 | 57,552 | 9.61 | 24.06 |
| CHESTER COUNTY, PENNSYLVANIA | | | | | | |
| Berwyn | | | | | | |
| 1000 Westlakes Drive | 1989 | 60,696 | 56.0 | 1,033 | 0.17 | 30.39 |
| 1055 Westlakes Drive | 1990 | 118,487 | 79.1 | 2,568 | 0.43 | 27.40 |
| 1205 Westlakes Drive | 1988 | 130,265 | 89.0 | 3,152 | 0.53 | 27.19 |
| 1235 Westlakes Drive | 1986 | 134,902 | 92.0 | 2,907 | 0.49 | 23.42 |
| DELAWARE COUNTY, PENNSYLVANIA | | | | | | |
| Lester | | | | | | |
| 100 Stevens Drive | 1986 | 95,000 | 100.0 | 2,771 | 0.46 | 29.17 |
| 200 Stevens Drive | 1987 | 208,000 | 100.0 | 6,088 | 1.03 | 29.27 |
| 300 Stevens Drive | 1992 | 68,000 | 86.6 | 1,381 | 0.23 | 23.45 |
| Media | | | | | | |
| 1400 Providence Road – Center I | 1986 | 100,000 | 98.9 | 2,220 | 0.37 | 22.45 |
| 1400 Providence Road – Center II | 1990 | 160,000 | 96.9 | 3,134 | 0.52 | 20.21 |
| MONTGOMERY COUNTY, PENNSYLVANIA | | | | | | |
| Bala Cynwyd | | | | | | |
| 150 Monument Road | 1981 | 125,783 | 86.3 | 2,798 | 0.47 | 25.78 |
| Blue Bell | | | | | | |
| 4 Sentry Park | 1982 | 63,930 | 83.5 | 993 | 0.17 | 18.60 |
| 5 Sentry Park East | 1984 | 91,600 | 58.5 | 1,175 | 0.20 | 21.93 |
| 5 Sentry Park West | 1984 | 38,400 | 31.5 | 253 | 0.04 | 20.92 |
| 16 Sentry Park West | 1988 | 93,093 | 100.0 | 2,219 | 0.37 | 23.84 |
| 18 Sentry Park West | 1988 | 95,010 | 99.8 | 2,276 | 0.38 | 24.00 |
| King of Prussia | | | | | | |
| 2200 Renaissance Boulevard | 1985 | 174,124 | 47.3 | 1,823 | 0.30 | 22.13 |
| Lower Providence | | | | | | |
| 1000 Madison Avenue | 1990 | 100,700 | 75.0 | 1,195 | 0.20 | 15.82 |
| Plymouth Meeting | | | | | | |
| 1150 Plymouth Meeting Mall | 1970 | 167,748 | 77.2 | 2,485 | 0.42 | 19.19 |
| Total Pennsylvania Office | | 2,025,738 | 83.2 | 40,471 | 6.78 | 24.03 |
| FAIRFIELD COUNTY, CONNECTICUT | | | | | | |
| Norwalk | | | | | | |
| 40 Richards Avenue | 1985 | 145,487 | 54.2 | 2,201 | 0.37 | 27.91 |
| Stamford | | | | | | |
| 1266 East Main Street | 1984 | 179,260 | 87.7 | 3,278 | 0.55 | 20.85 |
| Total Connecticut Office | | 324,747 | 72.7 | 5,479 | 0.92 | 23.21 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--|-------------------|-------------------------------|--|---|---|--|
| WASHINGTON, D.C. | | | | | | |
| 1201 Connecticut Avenue, NW | 1940 | 169,549 | 87.1 | 6,341 | 1.07 | 42.94 |
| 1400 L Street, NW | 1987 | 159,000 | 100.0 | 5,618 | 0.94 | 35.33 |
| Total District of Columbia Office | | 328,549 | 93.4 | 11,959 | 2.01 | 38.95 |
| 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 | 85.6 | 1,614 | 0.27 | 16.83 |
| 6303 Ivy Lane | 1980 | 112,047 | 85.6 | 2,359 | 0.39 | 24.60 |
| 6305 Ivy Lane | 1982 | 112,022 | 88.8 | 1,464 | 0.24 | 14.72 |
| 6404 Ivy Lane | 1987 | 165,234 | 65.8 | 2,182 | 0.36 | 20.07 |
| 6406 Ivy Lane | 1991 | 163,857 | 0.0 | 0 | 0.00 | 0.00 |
| 6411 Ivy Lane | 1984 | 138,405 | 65.6 | 2,520 | 0.42 | 27.76 |
| <u>Lanham</u> | | | | | | |
| 4200 Parliament Place | 1989 | 122,000 | 99.1 | 2,895 | 0.48 | 23.95 |
| Total Maryland Office | | 964,258 | 67.5 | 13,944 | 2.31 | 21.41 |
| TOTAL OFFICE PROPERTIES | | 25,982,793 | 87.0 | 537,485 | 89.79 | 23.93 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office/Flex Properties

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--------------------------------------|------------|------------------------|---|----------------------------------|--------------------------------------|---|
| BURLINGTON COUNTY, NEW JERSEY | | | | | | |
| <u>Burlington</u> | | | | | | |
| 3 Terri Lane | 1991 | 64,500 | 100.0 | 556 | 0.09 | 8.62 |
| 5 Terri Lane | 1992 | 74,555 | 100.0 | 615 | 0.10 | 8.25 |
| <u>Moorestown</u> | | | | | | |
| 2 Commerce Drive | 1986 | 49,000 | 75.6 | 226 | 0.04 | 6.10 |
| 101 Commerce Drive | 1988 | 64,700 | 100.0 | 275 | 0.05 | 4.25 |
| 102 Commerce Drive | 1987 | 38,400 | 100.0 | 207 | 0.03 | 5.39 |
| 201 Commerce Drive | 1986 | 38,400 | 100.0 | 205 | 0.03 | 5.34 |
| 202 Commerce Drive | 1988 | 51,200 | 82.8 | 216 | 0.04 | 5.10 |
| 1 Executive Drive | 1989 | 20,570 | 81.1 | 124 | 0.02 | 7.43 |
| 2 Executive Drive | 1988 | 60,800 | 90.3 | 428 | 0.07 | 7.80 |
| 101 Executive Drive | 1990 | 29,355 | 99.7 | 297 | 0.05 | 10.15 |
| 102 Executive Drive | 1990 | 64,000 | 100.0 | 474 | 0.08 | 7.41 |
| 225 Executive Drive | 1990 | 50,600 | 79.1 | 243 | 0.04 | 6.07 |
| 97 Foster Road | 1982 | 43,200 | 100.0 | 155 | 0.03 | 3.59 |
| 1507 Lancer Drive | 1995 | 32,700 | 0.0 | 67 | 0.01 | 0.00 |
| 1245 North Church Street | 1998 | 52,810 | 100.0 | 280 | 0.05 | 5.30 |
| 1247 North Church Street | 1998 | 52,790 | 80.7 | 246 | 0.04 | 5.77 |
| 1256 North Church Street | 1984 | 63,495 | 100.0 | 441 | 0.07 | 6.95 |
| 840 North Lenola Road | 1995 | 38,300 | 100.0 | 370 | 0.06 | 9.66 |
| 844 North Lenola Road | 1995 | 28,670 | 100.0 | 174 | 0.03 | 6.07 |
| 915 North Lenola Road | 1998 | 52,488 | 100.0 | 292 | 0.05 | 5.56 |
| 2 Twosome Drive | 2000 | 48,600 | 100.0 | 450 | 0.08 | 9.26 |
| 30 Twosome Drive | 1997 | 39,675 | 100.0 | 299 | 0.05 | 7.54 |
| 31 Twosome Drive | 1998 | 84,200 | 100.0 | 483 | 0.08 | 5.74 |
| 40 Twosome Drive | 1996 | 40,265 | 86.6 | 257 | 0.04 | 7.37 |
| 41 Twosome Drive | 1998 | 43,050 | 77.7 | 203 | 0.03 | 6.07 |
| 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 | 120 | 0.02 | 5.56 |
| MERCER COUNTY, NEW JERSEY | | | | | | |
| <u>Hamilton Township</u> | | | | | | |
| 100 Horizon Center Boulevard | 1989 | 13,275 | 50.0 | 124 | 0.02 | 18.68 |
| 200 Horizon Drive | 1991 | 45,770 | 100.0 | 638 | 0.11 | 13.94 |
| 300 Horizon Drive | 1989 | 69,780 | 46.0 | 479 | 0.08 | 14.92 |
| 500 Horizon Drive | 1990 | 41,205 | 93.8 | 542 | 0.09 | 14.02 |
| MONMOUTH COUNTY, NEW JERSEY | | | | | | |
| <u>Wall Township</u> | | | | | | |
| 1325 Campus Parkway | 1988 | 35,000 | 100.0 | 643 | 0.11 | 18.37 |
| 1340 Campus Parkway | 1992 | 72,502 | 100.0 | 952 | 0.16 | 13.13 |
| 1345 Campus Parkway | 1995 | 76,300 | 100.0 | 905 | 0.15 | 11.86 |
| 1433 Highway 34 | 1985 | 69,020 | 67.3 | 521 | 0.09 | 11.22 |
| 1320 Wyckoff Avenue | 1986 | 20,336 | 100.0 | 213 | 0.04 | 10.47 |
| 1324 Wyckoff Avenue | 1987 | 21,168 | 81.5 | 184 | 0.03 | 10.67 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office/Flex Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|-------------------------------------|-------------------|-------------------------------|--|---|---|--|
| PASSAIC COUNTY, NEW JERSEY | | | | | | |
| <u>Totowa</u> | | | | | | |
| 1 Center Court | 1999 | 38,961 | 100.0 | 361 | 0.06 | 9.27 |
| 2 Center Court | 1998 | 30,600 | 62.8 | 253 | 0.04 | 13.17 |
| 11 Commerce Way | 1989 | 47,025 | 100.0 | 627 | 0.10 | 13.33 |
| 20 Commerce Way | 1992 | 42,540 | 61.1 | 303 | 0.05 | 11.66 |
| 29 Commerce Way | 1990 | 48,930 | 85.0 | 671 | 0.11 | 16.13 |
| 40 Commerce Way | 1987 | 50,576 | 86.3 | 331 | 0.06 | 7.58 |
| 45 Commerce Way | 1992 | 51,207 | 100.0 | 510 | 0.09 | 9.96 |
| 60 Commerce Way | 1988 | 50,333 | 94.0 | 563 | 0.09 | 11.90 |
| 80 Commerce Way | 1996 | 22,500 | 100.0 | 280 | 0.05 | 12.44 |
| 100 Commerce Way | 1996 | 24,600 | 100.0 | 306 | 0.05 | 12.44 |
| 120 Commerce Way | 1994 | 9,024 | 100.0 | 110 | 0.02 | 12.19 |
| 140 Commerce Way | 1994 | 26,881 | 89.3 | 329 | 0.05 | 13.71 |
| Total New Jersey Office/Flex | | 2,189,531 | 89.9 | 17,805 | 2.97 | 9.04 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| <u>Elmsford</u> | | | | | | |
| 11 Clearbrook Road | 1974 | 31,800 | 72.8 | 364 | 0.06 | 15.72 |
| 75 Clearbrook Road | 1990 | 32,720 | 100.0 | 372 | 0.06 | 11.37 |
| 125 Clearbrook Road | 2002 | 33,000 | 100.0 | 709 | 0.12 | 21.48 |
| 150 Clearbrook Road | 1975 | 74,900 | 100.0 | 861 | 0.14 | 11.50 |
| 175 Clearbrook Road | 1973 | 98,900 | 100.0 | 1,441 | 0.24 | 14.57 |
| 200 Clearbrook Road | 1974 | 94,000 | 99.8 | 943 | 0.16 | 10.05 |
| 250 Clearbrook Road | 1973 | 155,000 | 97.3 | 1,480 | 0.25 | 9.81 |
| 50 Executive Boulevard | 1969 | 45,200 | 66.7 | 432 | 0.07 | 14.33 |
| 77 Executive Boulevard | 1977 | 13,000 | 100.0 | 244 | 0.04 | 18.77 |
| 85 Executive Boulevard | 1968 | 31,000 | 99.4 | 577 | 0.10 | 18.73 |
| 300 Executive Boulevard | 1970 | 60,000 | 100.0 | 741 | 0.12 | 12.35 |
| 350 Executive Boulevard | 1970 | 15,400 | 98.8 | 235 | 0.04 | 15.45 |
| 399 Executive Boulevard | 1962 | 80,000 | 100.0 | 1,038 | 0.17 | 12.98 |
| 400 Executive Boulevard | 1970 | 42,200 | 78.0 | 514 | 0.09 | 15.62 |
| 500 Executive Boulevard | 1970 | 41,600 | 100.0 | 748 | 0.12 | 17.98 |
| 525 Executive Boulevard | 1972 | 61,700 | 95.3 | 996 | 0.17 | 16.94 |
| 1 Westchester Plaza | 1967 | 25,000 | 100.0 | 339 | 0.06 | 13.56 |
| 2 Westchester Plaza | 1968 | 25,000 | 100.0 | 544 | 0.09 | 21.76 |
| 3 Westchester Plaza | 1969 | 93,500 | 85.0 | 1,023 | 0.17 | 12.87 |
| 4 Westchester Plaza | 1969 | 44,700 | 100.0 | 681 | 0.11 | 15.23 |
| 5 Westchester Plaza | 1969 | 20,000 | 100.0 | 298 | 0.05 | 14.90 |
| 6 Westchester Plaza | 1968 | 20,000 | 100.0 | 293 | 0.05 | 14.65 |
| 7 Westchester Plaza | 1972 | 46,200 | 100.0 | 677 | 0.11 | 14.65 |
| 8 Westchester Plaza | 1971 | 67,200 | 84.1 | 939 | 0.16 | 16.61 |
| <u>Hawthorne</u> | | | | | | |
| 200 Saw Mill River Road | 1965 | 51,100 | 92.0 | 595 | 0.10 | 12.66 |
| 4 Skyline Drive | 1987 | 80,600 | 100.0 | 1,327 | 0.22 | 16.46 |
| 5 Skyline Drive | 1980 | 124,022 | 96.1 | 1,597 | 0.27 | 13.40 |
| 6 Skyline Drive | 1980 | 44,155 | 100.0 | 454 | 0.08 | 10.28 |
| 8 Skyline Drive | 1985 | 50,000 | 98.7 | 955 | 0.16 | 19.35 |
| 10 Skyline Drive | 1985 | 20,000 | 100.0 | 380 | 0.06 | 19.00 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Office/Flex Properties
(continued)

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--------------------------------------|-------------------|-------------------------------|--|---|---|--|
| 11 Skyline Drive (e) | 1989 | 45,000 | 100.0 | 918 | 0.15 | 20.40 |
| 12 Skyline Drive (e) | 1999 | 46,850 | 100.0 | 615 | 0.10 | 13.13 |
| 15 Skyline Drive (e) | 1989 | 55,000 | 100.0 | 1,204 | 0.20 | 21.89 |
| <u>Yonkers</u> | | | | | | |
| 100 Corporate Boulevard | 1987 | 78,000 | 98.3 | 1,559 | 0.26 | 20.33 |
| 200 Corporate Boulevard South | 1990 | 84,000 | 100.0 | 1,553 | 0.26 | 18.49 |
| 4 Executive Plaza | 1986 | 80,000 | 100.0 | 1,373 | 0.23 | 17.16 |
| 6 Executive Plaza | 1987 | 80,000 | 100.0 | 1,515 | 0.25 | 18.94 |
| 1 Odell Plaza | 1980 | 106,000 | 91.9 | 1,157 | 0.19 | 11.88 |
| 3 Odell Plaza | 1984 | 71,065 | 100.0 | 1,596 | 0.27 | 22.46 |
| 5 Odell Plaza | 1983 | 38,400 | 99.6 | 620 | 0.10 | 16.21 |
| 7 Odell Plaza | 1984 | 42,600 | 99.6 | 768 | 0.13 | 18.10 |
| Total New York Office/Flex | | 2,348,812 | 96.4 | 34,675 | 5.78 | 15.32 |
| FAIRFIELD COUNTY, CONNECTICUT | | | | | | |
| <u>Stamford</u> | | | | | | |
| 419 West Avenue | 1986 | 88,000 | 100.0 | 1,417 | 0.24 | 16.10 |
| 500 West Avenue | 1988 | 25,000 | 100.0 | 423 | 0.07 | 16.92 |
| 550 West Avenue | 1990 | 54,000 | 100.0 | 984 | 0.16 | 18.22 |
| 600 West Avenue | 1999 | 66,000 | 100.0 | 603 | 0.10 | 9.14 |
| 650 West Avenue | 1998 | 40,000 | 100.0 | 686 | 0.11 | 17.15 |
| Total Connecticut Office/Flex | | 273,000 | 100.0 | 4,113 | 0.68 | 15.07 |
| TOTAL OFFICE/FLEX PROPERTIES | | 4,811,343 | 93.6 | 56,593 | 9.43 | 12.56 |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Property Listing

Industrial/Warehouse, Retail and Land Properties

| Property Location | Year Built | Net Rentable (Sq. Ft.) | Percentage Leased as of 9/30/11 (%) (a) | 2011 Base Rent (\$000's) (b) (c) | Percentage of Total 2011 Base Rent % | 2011 Average Base Rent Per Sq. Ft. (\$) (c) (d) |
|--|-------------------|-------------------------------|--|---|---|--|
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| Elmsford | | | | | | |
| 1 Warehouse Lane (e) | 1957 | 6,600 | 100.0 | 96 | 0.02 | 14.55 |
| 2 Warehouse Lane (e) | 1957 | 10,900 | 100.0 | 121 | 0.02 | 11.10 |
| 3 Warehouse Lane (e) | 1957 | 77,200 | 100.0 | 363 | 0.06 | 4.70 |
| 4 Warehouse Lane (e) | 1957 | 195,500 | 96.7 | 1,589 | 0.27 | 8.41 |
| 5 Warehouse Lane (e) | 1957 | 75,100 | 97.1 | 930 | 0.16 | 12.75 |
| 6 Warehouse Lane (e) | 1982 | 22,100 | 100.0 | 538 | 0.09 | 24.34 |
| Total Industrial/Warehouse Properties | | 387,400 | 97.8 | 3,637 | 0.62 | 9.60 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| Tarrytown | | | | | | |
| 230 White Plains Road | 1984 | 9,300 | 100.0 | 179 | 0.03 | 19.25 |
| Yonkers | | | | | | |
| 2 Executive Boulevard | 1986 | 8,000 | 100.0 | 302 | 0.05 | 37.75 |
| Total Retail Properties | | 17,300 | 100.0 | 481 | 0.08 | 27.80 |
| WESTCHESTER COUNTY, NEW YORK | | | | | | |
| Elmsford | | | | | | |
| 700 Executive Boulevard | -- | -- | -- | 148 | 0.02 | -- |
| Yonkers | | | | | | |
| 1 Enterprise Boulevard | -- | -- | -- | 185 | 0.03 | -- |
| Total New York Land Leases | | -- | -- | 333 | 0.05 | -- |
| PRINCE GEORGE'S COUNTY, MARYLAND | | | | | | |
| Greenbelt | | | | | | |
| Capital Office Park Parcel A | -- | -- | -- | 153 | 0.03 | -- |
| Total Maryland Land Leases | | -- | -- | 153 | 0.03 | -- |
| Total Land Leases | | -- | -- | 486 | 0.08 | -- |
| TOTAL PROPERTIES | | 31,198,836 | 88.2 | 598,682 | 100.00 | 21.89 |

- (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 September 30, 2011 aggregating 30,668 square feet (representing 0.1 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 September 30, 2011, 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 September 30, 2011, divided by net rentable square feet leased at September 30, 2011.
- (e) This property is located on land leased by the Company.
- (f) As this property was acquired, placed in service or initially consolidated by the Company during the 12 months ended September 30, 2011, the amounts represented in 2011 base rent reflect only that portion of the year during which the Company owned or consolidated the property. Accordingly, these amounts may not be indicative of the property's full year results. For comparison purposes, the amounts represented in 2011 average base rent per sq. ft. for this property have been calculated by taking 2011 base rent for such property and annualizing these partial-year results, dividing such annualized amounts by the net rentable square feet leased at September 30, 2011. These annualized per square foot amounts may not be indicative of the property's results had the Company owned or consolidated the property for the entirety of the 12 months ended September 30, 2011.

Significant Tenants

The following table sets forth a schedule of the Company's 50 largest tenants for the Consolidated Properties as of September 30, 2011, 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 | 3 | 13,662,105 | 2.1 | 472,651 | 1.7 | (b) |
| DB Services New Jersey, Inc. | 2 | 10,905,426 | 1.7 | 402,068 | 1.4 | 2017 |
| New Cingular Wireless PCS, LLC | 4 | 9,744,793 | 1.5 | 433,296 | 1.6 | (c) |
| Wyndham Worldwide Operations | 2 | 9,360,884 | 1.5 | 395,392 | 1.5 | (d) |
| Keystone Mercy Health Plan | 2 | 8,973,210 | 1.5 | 303,149 | 1.1 | 2020 |
| Prentice-Hall, Inc. | 1 | 8,643,699 | 1.4 | 474,801 | 1.8 | 2014 |
| United States of America-GSA | 12 | 8,546,637 | 1.4 | 276,867 | 1.0 | (e) |
| Forest Research Institute, Inc. | 1 | 8,271,398 | 1.3 | 215,659 | 0.8 | 2017 |
| ICAP Securities USA, LLC | 1 | 6,304,775 | 1.0 | 159,834 | 0.6 | 2017 |
| Toys 'R' Us – NJ, Inc. | 1 | 6,152,682 | 1.0 | 242,518 | 0.9 | 2012 |
| TD Ameritrade Online Holdings | 1 | 6,100,756 | 1.0 | 188,776 | 0.7 | 2020 |
| Daiichi Sankyo, Inc. | 2 | 6,035,295 | 1.0 | 180,807 | 0.7 | (f) |
| Bank Of Tokyo-Mitsubishi, Ltd. | 1 | 5,254,698 | 0.8 | 161,683 | 0.6 | (g) |
| Montefiore Medical Center | 5 | 5,239,785 | 0.8 | 237,512 | 0.9 | (h) |
| Credit Suisse (USA), Inc. | 1 | 5,212,307 | 0.8 | 153,464 | 0.6 | (i) |
| KPMG, LLP | 3 | 5,092,360 | 0.8 | 187,536 | 0.7 | (j) |
| Merrill Lynch Pierce Fenner | 1 | 5,001,213 | 0.8 | 294,189 | 1.1 | 2017 |
| IBM Corporation | 2 | 4,991,121 | 0.8 | 292,304 | 1.1 | (k) |
| National Financial Services | 1 | 4,798,621 | 0.8 | 112,964 | 0.4 | 2012 |
| Sanofi-Aventis U.S., Inc. | 1 | 4,489,254 | 0.7 | 204,057 | 0.8 | 2026 |
| J.H. Cohn, LLP | 2 | 4,335,049 | 0.7 | 155,056 | 0.6 | (l) |
| Allstate Insurance Company | 8 | 4,200,239 | 0.7 | 179,425 | 0.7 | (m) |
| Vonage America, Inc. | 1 | 4,172,000 | 0.7 | 350,000 | 1.3 | 2017 |
| AT&T Corp. | 1 | 4,137,500 | 0.7 | 275,000 | 1.0 | 2014 |
| Morgan Stanley Smith Barney | 4 | 4,099,766 | 0.7 | 142,530 | 0.5 | (n) |
| Arch Insurance Company | 1 | 3,685,118 | 0.6 | 106,815 | 0.4 | 2024 |
| Morgan Stanley & Co., Inc. | 1 | 3,674,040 | 0.6 | 306,170 | 1.1 | 2013 |
| American Institute of Certified Public Accountants | 1 | 3,455,040 | 0.6 | 142,953 | 0.5 | 2012 |
| HQ Global Workplaces, LLC | 9 | 3,433,676 | 0.6 | 169,367 | 0.6 | (o) |
| Oppenheimer & Co., Inc. | 1 | 3,269,465 | 0.5 | 118,871 | 0.4 | (p) |
| E*Trade Financial Corporation | 1 | 3,124,160 | 0.5 | 106,573 | 0.4 | 2022 |
| Shaw Facilities, Inc. | 3 | 3,122,835 | 0.5 | 141,172 | 0.5 | (q) |
| Dow Jones & Company, Inc. | 1 | 3,057,773 | 0.5 | 92,312 | 0.3 | 2012 |
| Alpharma, LLC | 1 | 3,053,604 | 0.5 | 112,235 | 0.4 | 2018 |
| SunAmerica Asset Management | 1 | 2,958,893 | 0.5 | 69,621 | 0.3 | 2018 |
| United States Life Insurance Co. | 1 | 2,880,000 | 0.5 | 180,000 | 0.7 | 2013 |
| High Point Safety & Insurance | 2 | 2,836,590 | 0.5 | 116,889 | 0.4 | 2020 |
| Natixis North America, Inc. | 1 | 2,823,569 | 0.5 | 89,907 | 0.3 | 2021 |
| Tullett Prebon Holdings Corp. | 1 | 2,809,850 | 0.5 | 100,759 | 0.4 | 2023 |
| UBS Financial Services, Inc. | 3 | 2,800,216 | 0.5 | 95,432 | 0.4 | (r) |
| Continental Casualty Company | 2 | 2,784,736 | 0.5 | 100,712 | 0.4 | (s) |
| Lehman Brothers Holdings, Inc. | 1 | 2,631,235 | 0.4 | 74,114 | 0.3 | 2012 |
| Connell Foley, LLP | 2 | 2,572,383 | 0.4 | 97,822 | 0.4 | 2015 |
| AAA Mid-Atlantic, Inc. | 2 | 2,542,238 | 0.4 | 129,784 | 0.5 | (t) |
| New Jersey Turnpike Authority | 1 | 2,530,631 | 0.4 | 100,223 | 0.4 | 2017 |
| Tradeweb Markets, LLC | 1 | 2,490,140 | 0.4 | 64,976 | 0.2 | 2017 |
| Lowenstein Sandler, P.C. | 1 | 2,466,925 | 0.4 | 98,677 | 0.4 | 2017 |
| Movado Group, Inc | 1 | 2,449,828 | 0.4 | 90,050 | 0.3 | 2018 |
| Savvis Communications Corporation | 1 | 2,430,116 | 0.4 | 71,474 | 0.3 | 2015 |
| Virgin Mobile USA, LP | 1 | 2,427,776 | 0.4 | 93,376 | 0.3 | 2016 |
| Total | | 236,036,410 | 38.2 | 9,361,822 | 34.7 | |

See footnotes on subsequent page.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Significant Tenants

(Continued)

- (a) Annualized base rental revenue is based on actual September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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) 69,944 square feet expire in 2012; 14,056 square feet expire in 2013; 271,533 square feet expire in 2018; 117,118 square feet expire 2019.
- (c) 333,145 square feet expire in 2013; 72,385 square feet expire in 2014; 27,766 square feet expire in 2015.
- (d) 145,983 square feet expire in 2013; 249,409 square feet expire in 2029.
- (e) 9,901 square feet expire in 2011; 1,729 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; 5,950 square feet expire in 2016; 8,241 square feet expire in 2017.
- (f) 8,907 square feet expire in 2013; 171,900 square feet expire in 2022.
- (g) 24,607 square feet expire in 2019; 137,076 square feet expire in 2029.
- (h) 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; 8,600 square feet expire in 2020; 14,842 square feet expire in 2021.
- (i) 71,511 square feet expire in 2011; 81,953 square feet expire in 2012.
- (j) 77,381 square feet expire in 2012; 10,877 square feet expire in 2013; 53,409 square feet expire in 2019; 45,869 square feet expire in 2020.
- (k) 248,399 square feet expire in 2012; 43,905 square feet expire in 2013.
- (l) 1,021 square feet expire in 2014; 154,035 square feet expire in 2020.
- (m) 5,516 square feet expire in 2011; 29,005 square feet expire in 2013; 4,456 square feet expire in 2014; 5,348 square feet expire in 2015; 4,014 square feet expire in 2016; 79,480 square feet expire in 2017; 51,606 square feet expire in 2018.
- (n) 26,834 square feet expire in 2014; 29,654 square feet expire in 2015; 63,260 square feet expire in 2016; 22,782 square feet expire in 2018.
- (o) 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; 36,158 square feet expire in 2023.
- (p) 104,008 square feet expire in 2013; 14,863 square feet expire in 2017.
- (q) 39,060 square feet expire in 2013; 102,112 square feet expire in 2015.
- (r) 21,554 square feet expire in 2011; 23,373 square feet expire in 2013; 37,165 square feet expire in 2016; 13,340 square feet expire in 2022.
- (s) 19,416 square feet expire in 2016; 81,296 square feet expire in 2031.
- (t) 9,784 square feet expire in 2017; 120,000 square feet expire in 2022.

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

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 October 1, 2011, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2011 through 2013 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 (%) |
|---------------------------------------|--------------------------------------|---|--|--|--|---|
| 2011 (c) | | | | | | |
| Northern NJ | 23 | 205,711 | 0.8 | 5,675,680 | 27.59 | 0.9 |
| Central NJ | 13 | 53,246 | 0.2 | 1,471,474 | 27.64 | 0.2 |
| Westchester Co., NY | 19 | 46,715 | 0.1 | 1,086,617 | 23.26 | 0.2 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 10 | 40,905 | 0.1 | 748,533 | 18.30 | 0.1 |
| Fairfield, CT | 1 | 1,363 | (d) | 27,260 | 20.00 | (d) |
| Washington, DC/MD | 1 | 1,780 | (d) | 37,772 | 21.22 | (d) |
| Rockland Co., NY | 1 | 406 | (d) | 9,947 | 24.50 | (d) |
| TOTAL – 2011 | 68 | 350,126 | 1.2 | 9,057,283 | 25.87 | 1.4 |
| 2012 | | | | | | |
| Northern NJ | 127 | 1,354,478 | 5.1 | 37,388,692 | 27.60 | 6.1 |
| Central NJ | 53 | 340,259 | 1.3 | 8,104,263 | 23.82 | 1.3 |
| Westchester Co., NY | 90 | 418,406 | 1.6 | 8,742,936 | 20.90 | 1.4 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 65 | 442,526 | 1.6 | 5,983,297 | 13.52 | 1.0 |
| Fairfield, CT | 13 | 30,333 | 0.1 | 681,171 | 22.46 | 0.1 |
| Washington, DC/MD | 23 | 88,291 | 0.3 | 2,219,605 | 25.14 | 0.4 |
| Rockland Co., NY | 5 | 10,603 | (d) | 283,240 | 26.71 | (d) |
| TOTAL – 2012 | 376 | 2,684,896 | 10.0 | 63,403,204 | 23.61 | 10.3 |
| 2013 | | | | | | |
| Northern NJ | 108 | 1,477,013 | 5.4 | 32,778,506 | 22.19 | 5.4 |
| Central NJ | 79 | 612,277 | 2.3 | 14,319,612 | 23.39 | 2.3 |
| Westchester Co., NY | 112 | 997,951 | 3.7 | 18,456,689 | 18.49 | 3.0 |
| Manhattan | 2 | 104,008 | 0.4 | 2,808,712 | 27.00 | 0.5 |
| Sub. Philadelphia | 65 | 376,090 | 1.4 | 6,168,962 | 16.40 | 1.0 |
| Fairfield, CT | 10 | 79,811 | 0.3 | 1,457,484 | 18.26 | 0.2 |
| Washington, DC/MD | 25 | 99,885 | 0.4 | 2,558,178 | 25.61 | 0.4 |
| Rockland Co., NY | 3 | 33,679 | 0.1 | 878,177 | 26.07 | 0.1 |
| TOTAL – 2013 | 404 | 3,780,714 | 14.0 | 79,426,320 | 21.01 | 12.9 |

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 (%) |
|-------------------------------|--------------------------------------|---|--|--|--|---|
| 2014 | 342 | 3,070,536 | 11.4 | 68,626,095 | 22.35 | 11.1 |
| 2015 | 280 | 3,257,928 | 12.1 | 70,553,176 | 21.66 | 11.4 |
| 2016 | 261 | 2,524,811 | 9.4 | 54,562,278 | 21.61 | 8.8 |
| 2017 | 187 | 3,245,881 | 12.0 | 75,739,835 | 23.33 | 12.3 |
| 2018 | 120 | 1,886,176 | 7.0 | 46,554,736 | 24.68 | 7.5 |
| 2019 | 70 | 1,102,556 | 4.1 | 23,571,490 | 21.38 | 3.8 |
| 2020 | 53 | 1,102,488 | 4.1 | 24,880,305 | 22.57 | 4.0 |
| 2021 | 70 | 1,135,257 | 4.2 | 28,421,329 | 25.04 | 4.6 |
| 2022 and thereafter | 73 | 2,848,447 | 10.5 | 73,525,404 | 25.81 | 11.9 |
| Total/Weighted Average | 2,304 | 26,989,816(c) (e) | 100.0 | 618,321,455 | 22.91 | 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 September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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 September 30, 2011 aggregating 30,668 square feet and representing annualized rent of \$666,840 for which no new leases were signed.
- (d) Represents 0.05% or less.
- (e) Reconciliation to Company's total net rentable square footage is as follows:

| | |
|---|--------------------------|
| | <u>Square Feet</u> |
| Square footage leased to commercial tenants | 26,989,816 |
| Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments | 520,191 |
| Square footage unleased | <u>3,688,829</u> |
| Total net rentable square footage (does not include land leases) | <u><u>31,198,836</u></u> |

Mack-Cali Realty Corporation
Supplemental Operating and Financial Data for the Quarter Ended September 30, 2011

Schedule of Lease Expirations

Office Properties

The following table sets forth a schedule of lease expirations for the office properties beginning October 1, 2011, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2011 through 2013 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 (%) |
|---------------------------------------|--|---|--|--|--|---|
| 2011 (c) | | | | | | |
| Northern NJ | 22 | 200,905 | 0.9 | 5,660,680 | 28.18 | 1.0 |
| Central NJ | 13 | 53,246 | 0.2 | 1,471,474 | 27.64 | 0.3 |
| Westchester Co., NY | 14 | 29,567 | 0.1 | 819,857 | 27.73 | 0.2 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 8 | 31,070 | 0.1 | 696,655 | 22.42 | 0.1 |
| Fairfield Co., CT | 1 | 1,363 | (d) | 27,260 | 20.00 | (d) |
| Washington, DC/MD | 1 | 1,780 | (d) | 37,772 | 21.22 | (d) |
| Rockland Co., NY | 1 | 406 | (d) | 9,947 | 24.50 | (d) |
| TOTAL – 2011 | 60 | 318,337 | 1.3 | 8,723,645 | 27.40 | 1.6 |
| 2012 | | | | | | |
| Northern NJ | 118 | 1,276,171 | 5.8 | 36,279,572 | 28.43 | 6.6 |
| Central NJ | 47 | 302,424 | 1.4 | 7,632,113 | 25.24 | 1.4 |
| Westchester Co., NY | 52 | 161,995 | 0.7 | 4,327,941 | 26.72 | 0.8 |
| Manhattan | - | - | - | - | - | - |
| Sub. Philadelphia | 37 | 161,751 | 0.7 | 3,787,535 | 23.42 | 0.7 |
| Fairfield Co., CT | 12 | 23,333 | 0.1 | 618,171 | 26.49 | 0.1 |
| Washington, DC/MD | 23 | 88,291 | 0.4 | 2,219,605 | 25.14 | 0.4 |
| Rockland Co., NY | 5 | 10,603 | 0.1 | 283,240 | 26.71 | (d) |
| TOTAL – 2012 | 294 | 2,024,568 | 9.2 | 55,148,177 | 27.24 | 10.0 |
| 2013 | | | | | | |
| Northern NJ | 98 | 1,384,938 | 6.2 | 31,554,220 | 22.78 | 5.7 |
| Central NJ | 69 | 490,706 | 2.2 | 12,668,164 | 25.82 | 2.3 |
| Westchester Co., NY | 51 | 456,044 | 2.1 | 10,452,885 | 22.92 | 1.9 |
| Manhattan | 2 | 104,008 | 0.5 | 2,808,712 | 27.00 | 0.5 |
| Sub. Philadelphia | 46 | 206,722 | 0.9 | 4,898,192 | 23.69 | 0.9 |
| Fairfield Co., CT | 6 | 11,248 | (d) | 289,903 | 25.77 | (d) |
| Washington, DC/MD | 25 | 99,885 | 0.5 | 2,558,178 | 25.61 | 0.5 |
| Rockland Co., NY | 3 | 33,679 | 0.2 | 878,177 | 26.07 | 0.2 |
| TOTAL – 2013 | 300 | 2,787,230 | 12.6 | 66,108,431 | 23.72 | 12.0 |
| 2014 | 283 | 2,500,213 | 11.3 | 61,444,488 | 24.58 | 11.1 |
| 2015 | 227 | 2,823,900 | 12.8 | 65,066,266 | 23.04 | 11.8 |
| 2016 | 209 | 2,026,140 | 9.2 | 47,553,248 | 23.47 | 8.6 |
| 2017 | 147 | 2,883,119 | 13.0 | 71,009,455 | 24.63 | 12.8 |
| 2018 | 93 | 1,430,329 | 6.5 | 40,517,334 | 28.33 | 7.3 |
| 2019 | 51 | 717,798 | 3.3 | 17,888,036 | 24.92 | 3.2 |
| 2020 | 42 | 928,940 | 4.2 | 22,779,911 | 24.52 | 4.1 |
| 2021 | 54 | 992,062 | 4.5 | 26,100,058 | 26.31 | 4.7 |
| 2022 and thereafter | 64 | 2,668,900 | 12.1 | 70,906,064 | 26.57 | 12.8 |
| Totals/Weighted Average | 1,824 | 22,101,536 (c) | 100.0 | 553,245,113 | 25.03 | 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 September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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 September 30, 2011 aggregating 22,660 square feet and representing annualized rent of \$525,160 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 October 1, 2011, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2011 through 2013 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 (%) |
|---------------------------------------|--|---|--|--|--|---|
| 2011 (c) | | | | | | |
| Northern NJ | 1 | 4,806 | 0.1 | 15,000 | 3.12 | (d) |
| Central NJ | - | - | - | - | - | - |
| Westchester Co., NY | 5 | 17,148 | 0.4 | 266,760 | 15.56 | 0.4 |
| Sub. Philadelphia | 2 | 9,835 | 0.2 | 51,878 | 5.27 | 0.1 |
| Fairfield Co., CT | - | - | - | - | - | - |
| TOTAL – 2011 | 8 | 31,789 | 0.7 | 333,638 | 10.50 | 0.5 |
| 2012 | | | | | | |
| Northern NJ | 9 | 78,307 | 1.7 | 1,109,120 | 14.16 | 1.9 |
| Central NJ | 6 | 37,835 | 0.8 | 472,150 | 12.48 | 0.8 |
| Westchester Co., NY | 38 | 256,411 | 5.7 | 4,414,995 | 17.22 | 7.3 |
| Sub. Philadelphia | 28 | 280,775 | 6.3 | 2,195,762 | 7.82 | 3.6 |
| Fairfield Co., CT | 1 | 7,000 | 0.2 | 63,000 | 9.00 | 0.1 |
| TOTAL – 2012 | 82 | 660,328 | 14.7 | 8,255,027 | 12.50 | 13.7 |
| 2013 | | | | | | |
| Northern NJ | 10 | 92,075 | 2.1 | 1,224,286 | 13.30 | 2.0 |
| Central NJ | 10 | 121,571 | 2.7 | 1,651,448 | 13.58 | 2.8 |
| Westchester Co., NY | 50 | 387,602 | 8.6 | 6,595,630 | 17.02 | 11.0 |
| Sub. Philadelphia | 19 | 169,368 | 3.8 | 1,270,770 | 7.50 | 2.1 |
| Fairfield Co., CT | 4 | 68,563 | 1.5 | 1,167,581 | 17.03 | 2.0 |
| TOTAL – 2013 | 93 | 839,179 | 18.7 | 11,909,715 | 14.19 | 19.9 |
| 2014 | 55 | 530,478 | 11.8 | 6,356,681 | 11.98 | 10.6 |
| 2015 | 52 | 406,028 | 9.0 | 5,150,910 | 12.69 | 8.6 |
| 2016 | 48 | 467,683 | 10.4 | 6,673,824 | 14.27 | 11.1 |
| 2017 | 40 | 362,762 | 8.1 | 4,730,380 | 13.04 | 7.9 |
| 2018 | 26 | 320,765 | 7.1 | 4,145,475 | 12.92 | 6.9 |
| 2019 | 19 | 384,758 | 8.6 | 5,683,454 | 14.77 | 9.5 |
| 2020 | 11 | 173,548 | 3.9 | 2,100,394 | 12.10 | 3.5 |
| 2021 | 16 | 143,195 | 3.2 | 2,321,271 | 16.21 | 3.9 |
| 2022 and thereafter | 8 | 171,547 | 3.8 | 2,347,340 | 13.68 | 3.9 |
| Totals/Weighted Average | 458 | 4,492,060(c) | 100.0 | 60,008,109 | 13.36 | 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 September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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 September 30, 2011 aggregating 8,008 square feet and representing annualized rent of \$141,680 for which no new leases were signed.

(d) Represents 0.05% or less.

Schedule of Lease Expirations

Industrial/Warehouse Properties

The following table sets forth a schedule of lease expirations for the industrial/warehouse properties beginning October 1, 2011, assuming that none of the tenants exercise renewal 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 (%) |
|--------------------------------|--------------------------------------|---|--|--|--|---|
| 2013 | 11 | 154,305 | 40.7 | 1,408,174 | 9.13 | 30.4 |
| 2014 | 3 | 30,545 | 8.1 | 649,926 | 21.28 | 14.0 |
| 2015 | 1 | 28,000 | 7.4 | 336,000 | 12.00 | 7.3 |
| 2016 | 4 | 30,988 | 8.2 | 335,206 | 10.82 | 7.3 |
| 2018 | 1 | 135,082 | 35.6 | 1,891,927 | 14.01 | 41.0 |
| Totals/Weighted Average | 20 | 378,920 | 100.0 | 4,621,233 | 12.20 | 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 September 2011 billings times 12. For leases whose rent commences after October 1, 2011, 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 October 1, 2011, 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 | 175,000 | 18.82 | 39.2 |
| 2022 and beyond | 1 | 8,000 | 46.2 | 272,000 | 34.00 | 60.8 |
| Totals/Weighted Average | 2 | 17,300 | 100.0 | 447,000 | 25.84 | 100.0 |

(a) Includes stand-alone retail property tenants only.

(b) Annualized base rental revenue is based on actual September 2011 billings times 12. For leases whose rent commences after October 1, 2011 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 Ilene Jablonski
Executive Vice President and Chief Financial Officer Senior Director, Marketing and Public Relations
(732) 590-1000 (732) 590-1000

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

Edison, New Jersey—October 27, 2011—Mack-Cali Realty Corporation (NYSE: CLI) today reported its results for the third quarter 2011.

Recent highlights include:

- Reported funds from operations of \$0.73 per diluted share;
- Reported net income of \$0.24 per diluted share;
- Signed a lease to develop a 203,000 square-foot class A office building for Wyndham Worldwide Corporation;
- Refinanced its unsecured revolving credit facility with a group of 20 lenders; and
- Declared \$0.45 per share quarterly cash common stock dividend.

FINANCIAL HIGHLIGHTS

Funds from operations (FFO) available to common shareholders for the quarter ended September 30, 2011 amounted to \$72.9 million, or \$0.73 per share. For the nine months ended September 30, 2011, FFO available to common shareholders equaled \$209.4 million, or \$2.12 per share.

Net income available to common shareholders for the third quarter 2011 equaled \$20.5 million, or \$0.24 per share. For the nine months ended September 30, 2011, net income available to common shareholders amounted to \$53.6 million, or \$0.62 per share.

Included in net income and FFO for the quarter ended September 30, 2011 was approximately \$6 million, or \$0.06 per share, in net real estate tax appeal refunds.

Total revenues for the third quarter 2011 were \$177.2 million. For the nine months ended September 30, 2011, total revenues amounted to \$544.6 million.

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

The Company had 87,141,716 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$2,500 liquidation value per share), and 12,771,105 common operating partnership units outstanding as of September 30, 2011. The Company had a total of 99,912,821 common shares/common units outstanding at September 30, 2011.

As of September 30, 2011, the Company had total indebtedness of approximately \$1.9 billion, with a weighted average annual interest rate of 6.52 percent.

The Company had a debt-to-undepreciated assets ratio of 33.2 percent at September 30, 2011. The Company had an interest coverage ratio of 3.3 times for the quarter ended September 30, 2011.

“We are pleased to end the quarter with an occupancy rate of 88.2 percent, a slight increase over the previous quarter,” commented Mitchell E. Hersh, president and chief executive officer. “Despite ongoing uncertainty in the economy and a lack of meaningful job growth, we continue to outperform in our key markets. With premier assets that are well located, along with our teams of outstanding professionals to service our tenants, we expect to be at the forefront of the eventual market recovery.”

DEVELOPMENT

In August 2011, the Company agreed to develop a 203,000 square-foot class A office building for Wyndham Worldwide Corporation, enabling the hospitality company to consolidate its Parsippany, New Jersey-based workforce within a single campus. The building, which Wyndham Worldwide has pre-leased for 15 years and three months, will be constructed adjacent to the Mack-Cali owned Wyndham Worldwide corporate headquarters at 22 Sylvan Way in the Mack-Cali Business Campus. Upon completion, the two buildings will provide a single, cohesive location for the thousands of associates based in Parsippany and bring the total square feet leased in the Campus to 453,000.

FINANCING ACTIVITY

On October 21, 2011, the Company's operating partnership, Mack-Cali Realty, L.P., refinanced its unsecured revolving credit facility with a group of 20 lenders. The \$600 million unsecured facility, which is expandable to \$1 billion, carries an interest rate equal to LIBOR plus 125 basis points. The credit facility, which also carries a facility fee of 25 basis points, has a four-year term with a one-year extension option. The interest rate and facility fee are subject to adjustment, on a sliding scale, based upon the operating partnership's unsecured debt ratings.

On September 27, 2011, the Company provided notice to holders of its Series C preferred stock, calling all such shares for redemption on October 28, 2011 at a price of \$2,500 per share, plus accrued and unpaid dividends through the date prior to the redemption date. The redemption value of the preferred stock of \$25,000,000 is included in accounts payable, accrued expenses and other liabilities as of September 30, 2011, and the write off of preferred stock issuance costs of \$164,000 is included in preferred stock dividends for the three and nine months ended September 30, 2011.

DIVIDENDS

In September, 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 third quarter 2011, which was paid on October 11, 2011 to shareholders of record as of October 5, 2011.

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 July 15, 2011 through October 14, 2011. The dividend was paid on October 17, 2011 to shareholders of record as of October 5, 2011.

LEASING INFORMATION

Mack-Cali's consolidated in-service portfolio was 88.2 percent leased at September 30, 2011, as compared to 88.1 percent leased at June 30, 2011.

For the quarter ended September 30, 2011, the Company executed 136 leases at its consolidated in-service portfolio totaling 1,245,345 square feet, consisting of 980,764 square feet of office space and 264,581 square feet of office/flex space. Of these totals, 279,303 square feet were for new leases and 966,042 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

NORTHERN NEW JERSEY:

- In conjunction with its 203,000 square-foot, build-to-suit lease at Mack-Cali Business Campus in Parsippany, Wyndham Worldwide Operations Inc. signed a renewal of 249,409 square feet for its headquarters building at 22 Sylvan Way. Wyndham leases 100 percent of the building.
- HQ Global Workplaces LLC, a provider of workplace solutions, signed new leases for 20,635 square feet at 101 Hudson Street in Jersey City and 15,523 square feet at 50 Tice Boulevard in Woodcliff Lake. 101 Hudson Street is a 1,246,283 square-foot office building that is 86.6 percent leased, and 50 Tice Boulevard is a 235,000 square-foot office building that is 89.1 percent leased.
- Also at 101 Hudson Street, Optimer Pharmaceuticals Inc., a biopharmaceutical company, signed transactions totaling 24,337 square feet, including a renewal of 14,196 square feet and an expansion of 10,141 square feet.
- Capsugel Inc., a manufacturer of drug delivery systems, signed a new lease for 27,496 square feet at 412 Mt. Kemble Avenue in Morris Township. The 475,100 square-foot office building is 64.9 percent leased.
- Untracht Early Management Inc., an accounting firm, signed transactions totaling 23,989 square feet, including a renewal of 20,480 square feet and an expansion of 3,509 square feet at 325 Columbia Turnpike in Florham Park. The 168,144 square-foot office building is 94.9 percent leased.

CENTRAL NEW JERSEY:

- Intersil Corporation, designer and manufacturer of high performance semiconductors, signed a new lease for 21,479 square feet at One Grande Commons located at 440 Route 22 East in Bridgewater. The 198,376 square-foot office building is 93.4 percent leased.
- NB Ventures Inc., provider of procurement services, signed transactions totaling 17,776 square feet at 100 Walnut Avenue in Clark, including the renewal of 12,167 square feet and expansion of 5,609 square feet. The 182,555 square-foot office building is 100 percent leased.

WESTCHESTER COUNTY, NEW YORK:

- Xand Corporation, a provider of data center infrastructure and business continuity solutions, renewed a total of 89,710 square feet at Mid-Westchester Executive Park in Hawthorne, including 46,078 square feet at 11 Skyline Drive and 43,632 square feet at 17 Skyline Drive. Xand leases the entirety of the office/flex building at 11 Skyline Drive. 17 Skyline Drive is an 85,000 square-foot office building that is 100 percent leased.
-

- Nextel of New York Inc, a provider of wireless and wireline communications services, renewed 30,292 square feet at 565 Taxter Road in Elmsford. The 170,554 square-foot office building, located in Taxter Corporate Park, is 82.7 percent leased.
- Montefiore Medical Center, signed transactions totaling 28,375 square feet in South Westchester Executive Park in Yonkers, consisting of new leases for 8,500 square feet at 3 Executive Boulevard, 7,710 square feet at 200 Corporate Boulevard South and 2,555 square feet at 6 Executive Plaza, as well as a renewal of 9,610 square feet at 100 Corporate Boulevard. 3 Executive Boulevard is a 58,000 square-foot office building that is 100 percent leased. 6 Executive Plaza is an 80,000 square-foot office/flex building that is 100 percent leased. 200 Corporate Boulevard South is an 84,000 square-foot office/flex building that is 100 percent leased and 100 Corporate Boulevard is a 78,000 square-foot office/flex building that is 98.3 percent leased.
- Schott Corporation, a specialty glass manufacturer, renewed 16,915 square feet at 555 Taxter Road in Elmsford. The 170,554 square-foot office building, located in Taxter Corporate Park, is 80.3 percent leased.

SUBURBAN PHILADELPHIA:

- Prism Color Corporation, a printing services company, renewed 37,320 square feet at 31 Twosome Drive in Moorestown, New Jersey. The 84,200 square-foot office/flex building, located in Moorestown West Corporate Center, is 100 percent leased.
- GGB LLC, manufacturer of bearings, renewed its lease for the entire 21,600 square foot office/flex building located at 1451 Metropolitan Drive in West Deptford, New Jersey.

CONNECTICUT:

- World Wrestling Entertainment, Inc. signed a new lease for 20,700 square feet at Soundview Plaza located at 1266 East Main Street in Stamford. The 179,260 square-foot office building is 87.7 percent leased.

WASHINGTON, DC:

- Joseph, Greenwald & Laake, P.A., a law firm, renewed 19,852 square feet at 6404 Ivy Lane located in Capital Office Park in Greenbelt, Maryland. The 165,234 square-foot office building is 65.8 percent leased.

Included in the Company's Supplemental Operating and Financial Data for the third quarter 2011 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/file-uploads/3rd.quarter.sp.11.pdf>

ADDITIONAL INFORMATION

The Company expressed comfort with net income and FFO per diluted share for the full year 2011 and 2012, as follows:

| | Full Year 2011 Range | Full Year 2012 Range |
|--|---------------------------------|---------------------------------|
| Net income available to common shareholders | \$0.77 - \$0.81 | \$0.50 - \$0.70 |
| Add: Real estate-related depreciation and amortization | 2.00 | 2.00 |
| Funds from operations available to common shareholders | \$2.77 - \$2.81 | \$2.50 - \$2.70 |

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, October 27, 2011 at 10:00 a.m. Eastern Time, which will be broadcast live via the Internet at:
<http://www.media-server.com/m/p/784js4u4>

The live conference call is also accessible by calling (719) 457-2677 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 October 27, 2011 through November 3, 2011.

A replay of the call will also be accessible during the same time period by calling (719) 457-0820 and using the pass code 4595870.

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

Third Quarter 2011 Form 10-Q:

<http://www.mack-cali.com/file-uploads/3rd.quarter.10q.11.pdf>

Third Quarter 2011 Supplemental Operating and Financial Data:

<http://www.mack-cali.com/file-uploads/3rd.quarter.sp.11.pdf>

In addition, these items are available upon request from:

Mack-Cali Investor Relations Department

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 278 properties, primarily office and office/flex buildings located in the Northeast, totaling approximately 32.4 million square feet. The properties enable the Company to provide a full complement of real estate opportunities to its diverse base of over 2,000 tenants.

Additional information on Mack-Cali Realty Corporation is available on the Company’s website at 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 | | Nine Months Ended | |
|--|-----------------|-----------------|-------------------|------------------|
| | September 30, | | September 30, | |
| Revenues | 2011 | 2010 | 2011 | 2010 |
| Base rents | \$149,700 | \$150,064 | \$448,775 | \$452,449 |
| Escalations and recoveries from tenants | 21,601 | 26,420 | 73,211 | 78,376 |
| Construction services | 2,359 | 16,475 | 8,984 | 49,694 |
| Real estate services | 1,354 | 2,014 | 3,737 | 5,660 |
| Other income | 2,141 | 2,983 | 9,885 | 9,145 |
| Total revenues | 177,155 | 197,956 | 544,592 | 595,324 |
| Expenses | | | | |
| Real estate taxes | 14,503 | 24,913 | 63,934 | 72,986 |
| Utilities | 20,144 | 20,831 | 57,136 | 57,066 |
| Operating services | 28,014 | 27,345 | 87,478 | 84,099 |
| Direct construction costs | 2,290 | 15,884 | 8,656 | 47,588 |
| General and administrative | 8,683 | 8,992 | 26,538 | 26,064 |
| Depreciation and amortization | 48,498 | 47,978 | 144,914 | 143,942 |
| Total expenses | 122,132 | 145,943 | 388,656 | 431,745 |
| Operating income | 55,023 | 52,013 | 155,936 | 163,579 |
| Other (Expense) Income | | | | |
| Interest expense | (31,489) | (36,941) | (94,191) | (113,347) |
| Interest and other investment income | 10 | 34 | 30 | 73 |
| Equity in earnings (loss) of unconsolidated joint ventures | 539 | 475 | 1,174 | 213 |
| Total other (expense) income | (30,940) | (36,432) | (92,987) | (113,061) |
| Income from continuing operations | 24,083 | 15,581 | 62,949 | 50,518 |
| Discontinued Operations: | | | | |
| Income (loss) from discontinued operations | -- | -- | -- | 242 |
| Realized gains (losses) and unrealized losses on disposition of rental property, net | -- | -- | -- | 4,447 |
| Total discontinued operations, net | -- | -- | -- | 4,689 |
| Net income | 24,083 | 15,581 | 62,949 | 55,207 |
| Noncontrolling interest in consolidated joint ventures | 96 | 108 | 308 | 281 |
| Noncontrolling interest in Operating Partnership | (3,015) | (2,150) | (8,031) | (7,047) |
| Noncontrolling interest in discontinued operations | -- | -- | -- | (668) |
| Preferred stock dividends | (664) | (500) | (1,664) | (1,500) |
| Net income available to common shareholders | \$20,500 | \$13,039 | \$ 53,562 | \$46,273 |
| PER SHARE DATA: | | | | |
| Basic earnings per common share | \$ 0.24 | \$ 0.16 | \$ 0.63 | \$ 0.58 |
| Diluted earnings per common share | \$ 0.24 | \$ 0.16 | \$ 0.62 | \$ 0.58 |
| Basic weighted average shares outstanding | 87,019 | 79,304 | 85,649 | 79,161 |
| Diluted weighted average shares outstanding | 99,917 | 92,464 | 98,631 | 92,467 |

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

| | Quarter Ended September 30, | | Nine Months Ended September 30, | |
|---|--------------------------------|-----------------|------------------------------------|------------------|
| | 2011 | 2010 | 2011 | 2010 |
| Net income available to common shareholders | \$20,500 | \$13,039 | \$53,562 | \$46,273 |
| Add: Noncontrolling interest in Operating Partnership | 3,015 | 2,150 | 8,031 | 7,047 |
| Noncontrolling interest in discontinued operations | -- | -- | -- | 668 |
| Real estate-related depreciation and amortization on continuing operations (1) | 49,434 | 49,062 | 147,787 | 147,124 |
| Real estate-related depreciation and amortization on discontinued operations | -- | -- | -- | 409 |
| Deduct: Discontinued operations – Realized (gains) losses and unrealized losses on disposition of rental property | -- | -- | -- | (4,447) |
| Funds from operations available to common shareholders (2) | \$72,949 | \$64,251 | \$209,380 | \$197,074 |
| Diluted weighted average shares/units outstanding (3) | 99,917 | 92,464 | 98,631 | 92,467 |
| Funds from operations per share/unit – diluted | \$ 0.73 | \$ 0.69 | \$ 2.12 | \$ 2.12 |
| Dividends declared per common share | \$ 0.45 | \$ 0.45 | \$ 1.35 | \$ 1.35 |
| Dividend payout ratio: | | | | |
| Funds from operations-diluted | 61.64% | 64.76% | 63.59% | 63.34% |
| Supplemental Information: | | | | |
| Non-incremental revenue generating capital expenditures: | | | | |
| Building improvements | \$6,847 | \$3,855 | \$15,105 | \$ 7,968 |
| Tenant improvements and leasing commissions (4) | \$12,225 | \$9,770 | \$31,667 | \$28,322 |
| Straight-line rent adjustments (5) | \$2,086 | \$2,069 | \$ 6,880 | \$ 5,385 |
| Amortization of (above)/below market lease intangibles, net (6) | \$ 393 | \$ 293 | \$ 950 | \$ 1,277 |

- (1) Includes the Company's share from unconsolidated joint ventures of \$1,047 and \$1,214 for the quarter ended September 30, 2011 and 2010, respectively, and \$3,215 and \$3,562 for the nine months ended September 30, 2011 and 2010, 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 (12,799 and 13,073 shares for the quarter ended September 30, 2011 and 2010, respectively, and 12,863 and 13,197 shares for the nine months ended September 30, 2011 and 2010, respectively), plus dilutive Common Stock Equivalents (i.e. stock options).
- (4) Excludes expenditures for tenant spaces that haven't been owned for at least a year or were vacant for more than a year.
- (5) Includes the Company's share from unconsolidated joint ventures of \$45 and \$56 for the quarter ended September 30, 2011 and 2010, respectively, and \$154 and \$93 for the nine months ended September 30, 2011 and 2010, respectively.
- (6) Includes the Company's share from unconsolidated joint ventures of \$0 and \$9 for the quarter ended September 30, 2011 and 2010, respectively, and \$0 and \$26 for the nine months ended September 30, 2011 and 2010, respectively.

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 | | Nine Months Ended | |
|---|-----------------------|----------------|-----------------------|---------------|
| | September 30, 2011 | 2010 | September 30, 2011 | 2010 |
| Net income available to common shareholders | \$0.24 | \$ 0.16 | \$0.62 | \$0.58 |
| Add: Real estate-related depreciation and amortization on continuing operations (1) | 0.49 | 0.53 | 1.50 | 1.59 |
| Deduct: Realized (gains) losses and unrealized losses on disposition of rental property | -- | -- | -- | (0.05) |
| Funds from operations available to common shareholders (2) | \$0.73 | \$ 0.69 | \$2.12 | \$2.12 |
| Diluted weighted average shares/units outstanding (3) | 99,917 | 92,464 | 98,631 | 92,467 |

- (1) Includes the Company's share from unconsolidated joint ventures of \$0.01 and \$0.01 for the quarter ended September 30, 2011 and 2010, respectively, and \$0.03 and \$0.04 for the nine months ended September 30, 2011 and 2010, 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 (12,799 and 13,073 shares for the quarter ended September 30, 2011 and 2010, respectively, and 12,863 and 13,197 shares for the nine months ended September 30, 2011 and 2010, respectively), plus dilutive Common Stock Equivalents (i.e. stock options).

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

| | September 30, 2011 | December 31, 2010 |
|---|-----------------------|----------------------|
| Assets | | |
| Rental property | | |
| Land and leasehold interests | \$772,980 | \$771,960 |
| Buildings and improvements | 3,988,926 | 3,970,177 |
| Tenant improvements | 487,086 | 470,098 |
| Furniture, fixtures and equipment | 4,289 | 4,485 |
| | 5,253,281 | 5,216,720 |
| Less-accumulated deprec. & amort. | (1,369,218) | (1,278,985) |
| Net investment in rental property | 3,884,063 | 3,937,735 |
| Cash and cash equivalents | 15,854 | 21,851 |
| Investments in unconsolidated joint ventures | 31,991 | 34,220 |
| Unbilled rents receivable, net | 131,867 | 126,917 |
| Deferred charges and other assets, net | 217,850 | 212,038 |
| Restricted cash | 19,631 | 17,310 |
| Accounts receivable, net | 8,616 | 12,395 |
| Total assets | \$4,309,872 | \$4,362,466 |
| Liabilities and Equity | | |
| Senior unsecured notes | \$1,119,063 | \$1,118,451 |
| Revolving credit facility | 27,000 | 228,000 |
| Mortgages, loans payable and other obligations | 740,437 | 743,043 |
| Dividends and distributions payable | 45,461 | 42,176 |
| Accounts payable, accrued expenses and other liabilities | 130,391 | 101,944 |
| Rents received in advance and security deposits | 52,224 | 57,877 |
| Accrued interest payable | 16,875 | 27,038 |
| Total liabilities | 2,131,451 | 2,318,529 |
| 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 |
| Common stock, \$0.01 par value, 190,000,000 shares authorized, 87,141,716 and 79,605,474 shares outstanding | 871 | 796 |
| Additional paid-in capital | 2,521,437 | 2,292,641 |
| Dividends in excess of net earnings | (624,110) | (560,165) |
| Total Mack-Cali Realty Corporation stockholders' equity | 1,898,198 | 1,758,272 |
| Noncontrolling interests in subsidiaries: | | |
| Operating Partnership | 278,192 | 283,219 |
| Consolidated joint ventures | 2,031 | 2,446 |
| Total noncontrolling interests in subsidiaries | 280,223 | 285,665 |
| Total equity | 2,178,421 | 2,043,937 |
| Total liabilities and equity | \$4,309,872 | \$4,362,466 |

