
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**
WASHINGTON, DC 20549

FORM 8-K

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

Date of report (Date of earliest event reported): **June 6, 2013**

MACK-CALI REALTY CORPORATION

(Exact Name of Registrant as Specified in Charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

1-13274
(Commission File Number)

22-3305147
(IRS Employer
Identification No.)

343 Thornall Street, Edison, New Jersey,
(Address of Principal Executive Offices)

08837-2206
(Zip Code)

(732) 590-1000
(Registrant's telephone number, including area code)

MACK-CALI REALTY, L.P.

(Exact Name of Registrant as Specified in Charter)

Delaware
(State or Other Jurisdiction
of Incorporation)

333-57103
(Commission File Number)

22-3315804
(IRS Employer
Identification No.)

343 Thornall Street, Edison, New Jersey,
(Address of Principal Executive Offices)

08837-2206
(Zip Code)

(732) 590-1000
(Registrant's telephone number, including area code)

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 7.01 Regulation FD Disclosure.

On June 6, 2013, Mack-Cali Realty Corporation, a Maryland corporation (the "Company") and the general partner of Mack-Cali Realty, L.P., will participate in the REIT Week investor conference hosted by the National Association of Real Estate Investment Trusts ("NAREIT") at which members of the Company's management will make a presentation to investors. A copy of the Company's presentation materials for this NAREIT conference is furnished herewith as Exhibit 99.1.

Limitation of Incorporation by Reference

In accordance with General Instruction B.2. of Form 8-K, this information, including Exhibit 99.1 furnished herewith, is furnished pursuant to Item 7.01 and shall not be deemed to be "filed" for the purpose 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 (the "Securities Act"), or the Exchange Act. The information in this Item 7.01 of this Current Report on Form 8-K (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.

Cautionary Statements

This Current Report on Form 8-K, including the exhibits furnished herewith, contains "forward-looking statements" within the meaning of Section 27A of the Securities Act, and Section 21E of the Exchange 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,” “potential,” “should,” “expect,” “anticipate,” “estimate,” “continue” or comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, we 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 as a result of various factors, including those listed in Exhibit 99.1 on page 1 and incorporated by reference herein. Readers are cautioned not to place undue reliance on these forward-looking statements. Unless required by U.S. federal securities laws, we do not intend to update any of the forward-looking statements to reflect circumstances or events that occur after the statements are made or to conform the statements to actual results. The information contained in this Current Report on Form 8-K, including the exhibit filed herewith, should be viewed in conjunction with the consolidated financial statements and notes thereto appearing in the Company’s Annual Report on Form 10-K and Quarterly Report on Form 10-Q.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

<u>Exhibit No.</u>	<u>Description</u>
99.1	Investor Presentation.

2

SIGNATURES

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

MACK-CALI REALTY CORPORATION

Dated: June 6, 2013

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

MACK-CALI REALTY, L.P.

Dated: June 6, 2013

By: Mack-Cali Realty Corporation,
its general partner

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

3

EXHIBIT INDEX

<u>Exhibit No.</u>	<u>Description</u>
99.1	Investor Presentation.

4




Disclosures regarding forward looking statements

This presentation includes forward-looking statements about us, our properties and our business strategies. We intend such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in Section 21E of the Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act of 1933, as amended. 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," "potential," "should," "expect," "anticipate," "estimate," "continue" or comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, we 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 we have made assumptions are:

- risks and uncertainties affecting the general economic climate and conditions, which in turn may have a negative effect on the fundamentals of our business and the financial condition of our tenants;
- the value of our real estate assets, which may limit our ability to dispose of assets at attractive prices or obtain or maintain debt financing secured by our properties or on an unsecured basis;
- the extent of any tenant bankruptcies or of any early lease terminations;
- our ability to lease or re-lease space at current or anticipated rents;
- changes in the supply of and demand for our properties;
- changes in interest rate levels and volatility in the securities markets;
- changes in operating costs;
- our ability to obtain adequate insurance, including coverage for terrorist acts;
- the availability of financing on attractive terms or at all, which may adversely impact our ability to pursue acquisition and development opportunities and refinance existing debt and our 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, see the Risk Factors beginning on page 10 of our annual report on Form 10-K for the year ended December 31, 2012. We assume no obligation to update and supplement forward-looking statements that become untrue because of subsequent events, new information or otherwise.

Two prongs of real estate and capital allocation

1. Strategic diversification into multi-family residential, acquired Roseland Property Company—the Northeast's premier luxury multi-family developer, owner, and manager
2. Mack-Cali continues to be the office landlord of choice in the markets in which we operate, attracting and retaining high-credit quality tenants

- Qualitative
 - Positions Mack-Cali as a premier owner of multi-family, as well as office properties in Northeast markets
 - Mack-Cali's public market access enhances and provides flexibility to grow the Roseland multi-family platform
 - Enhances recognized, dominant brand in the marketplace featuring leading market share in core markets
 - Growth potential in the multi-family sector as opportunities outpace those in the office sector
 - Greater desirability for luxury, well-amenitized, urbanized multi-family product (renters by choice)
 - More stability – historically less cyclical volatility in multi-family
- Quantitative
 - Selling non-core assets and reinvesting into high quality multi-family assets
 - Identified pipeline of new development within Roseland
 - Developing untapped repurposing opportunities within Mack-Cali portfolio
 - Path to value creation with achievable development yields significantly higher than present market cap rates

2012

Moorestown Corporate Center
224, 228, and 232 Strawbridge Drive
Moorestown, NJ
November
222,258 sf
Price: \$19.9M

Mack-Cali Montvale I
95 Chestnut Ridge Road
Montvale, NJ
July
47,700 sf
Price: \$4.2M

2013 (through May)

51 Imclone Drive
Branchburg, NJ
May
63,213 sf
Price: \$6.2M

16 and 18 Sentry Park West
Blue Bell, PA
May
93,093 and 95,010 sf respectively
Price: \$19.3M

777 Passaic Avenue
Clifton, NJ
May
75,000 sf
Price: \$5.8M

Mack-Cali Airport
Little Ferry, NJ
May
286,628 sf
Price: \$32.3M

19 Skyline Drive
Mid-Westchester Executive Park
Hawthorne, NY
April
248,400 sf
Price: \$17.5M

55 Corporate Drive
Bridgewater, NJ
April
204,057 sf
Price: \$72.3M

One Jefferson Road
The Center of Morris County
Parsippany, NJ
January
100,010 sf
Price: \$33M

- One of the largest REITs
 - 273 properties located in the Northeast
 - 30.5 million square feet
 - 264 class A office and office/flex properties
 - Nine operating luxury multi-family properties; over 3,000 units
- Land bank to develop approximately 10 million square feet of commercial office space, 5,967 apartments, and a 321-key hotel
- Over 2,000 high-credit quality office tenants from diverse industries
- Experienced, committed management team
- Strong financial position and conservative capital structure
- Operating in the Northeast for over 60 years
- Complete platform with full array of office and multi-family expertise

- Long-term office leases with high-credit quality tenants
- Continue capital allocation and strategic diversification into the multi-family residential sector
- Dominant player in high barrier-to-entry markets in the Northeast and Mid-Atlantic regions
- Conservative financial policies
- Strong balance sheet:
 - Moderate leverage
 - Ample liquidity
 - Financial flexibility



RiversEdge at Port Imperial
Weehawken, NJ

Premier Office Properties and Multi-Family Communities
in Key Northeast and Mid-Atlantic Markets



Marbella, Jersey City, NJ
Multi-Family Community



Mack-Cali Centre IV
61 South Paramus Road, Paramus, NJ
Office Property



Alterra at Overlook Ridge, Revere/Malden, MA
Multi-Family Community



11 Martine Avenue
Westchester Financial Center
White Plains, NY
Office Property

- Holdings from Washington, D.C. to Boston
- High quality properties in high barrier-to-entry markets
 - Scarce land/limited new construction
- Attractive land bank
- Premier locations, including the Jersey City Waterfront and other transit-oriented locations
- This map represents Mack-Cali's holdings today. You can expect to see a much different composition of properties on this map in the future as we continue to act on our strategy—one where some of the non-core office assets will be replaced by the stable, higher growth and recession-resistant multi-family asset class.



Roseland Properties, L.L.C.

- Acquired the real estate development and management businesses of Roseland in October 2012 for approximately \$134.6 million
- A premier multi-family residential community owner, developer, and operator in Northeast
- Acquired interests in:
 - Six operating multi-family properties totaling 1,769 units
 - One condo-residential property totaling three units and four commercial properties totaling 212,000 square feet
 - 13 in-process development projects, including:
 - Nine multi-family properties totaling 2,149 units
 - Two garages totaling 1,591 parking spaces
 - Two retail properties totaling 35,400 square feet
- Interests or options in land parcels which may support:
 - 5,980 apartments
 - 736,000 square feet of commercial space
 - A 321-key hotel
 - Roseland management to remain intact
 - Marshall Tycher, Brad Klatt, and Carl Goldberg serve as co-presidents
 - Mitchell E. Hersh serves as chairman and chief executive officer of Roseland Management Services, L.P.

- Exceptional properties
- "Tenants First" philosophy/long-term tenant relationships
- Attentive, on-site property management
- Sustainability
 - Environmentally friendly materials and practices
 - Green tenant fit-outs
 - ENERGY STAR designations
 - Recycling
 - Energy efficiency
 - LEED-EB certifications and more in process
- Advantage Program
 - Business products and services
- Tenant discounts
 - Sporting events, entertainment, shopping, and more
- Telecom and video services regularly brought to the properties
- Wi-Fi in buildings' common areas



1400 L Street, NW, Washington, DC

Wyndham Worldwide Corporate Headquarters
Mack-Cali Business Campus
Parsippany, NJ

- Three-story, approximately 203,000-sf class A office build-to-suit building pre-leased for over 15 years
- Adjacent to the 250,000-sf corporate headquarters building Mack-Cali developed for Wyndham in 2009
- Built on land owned at Mack-Cali Business Campus
- Expected completion second quarter 2013
- Broadens long-term relationship and deploys developable land



14 Sylvan Way, Mack-Cali Business Campus
Parsippany, NJ

Long-Term Land Lease to Wegmans Food Markets, Inc.
Sylvan Way and Ridgedale Avenue
Hanover Township, NJ

- Ground lease to accommodate an approximately 140,000-square-foot, full-scale supermarket on a finished pad
- Work underway on pad, including infrastructure and transportation-related work
- Deploys a strategically located land site in a diverse manner



Rendering of Wegmans, Mack-Cali Business Campus
Hanover Township, NJ

- RiverParc at Port Imperial, Weehawken, NJ
 - In joint venture with The Prudential Insurance Company of America. RiverParc is a 10-story, 280-unit luxury multi-family community.
- The Highlands at Overlook Ridge, Malden, MA
 - In joint venture with a fund advised by UBS Global Asset Management. This 371-unit luxury apartment development will be the latest addition to the Overlook Ridge master planned community.
- Portside at Pier One, East Boston, MA
 - Joint venture with The Prudential Insurance Company. Built as part of the planned mixed-use community on the East Boston Waterfront, features 176 units in a five-story building adjacent to the pier.
- RiverTrace at Port Imperial, West New York, NJ
 - In joint venture with a fund advised by UBS Global Asset Management. This 316-unit luxury apartment development will be the latest addition to the Port Imperial master planned community.
- Financial Summary
 - Institutional investors are providing the majority of the equity.
 - Mack-Cali to retain equity interest and earn development and management fees.

Approved Multi-Family Development Project in Construction Drawing Phase

Project known as
Harborside URL™ (Urban Ready Living™)
Jersey City Waterfront

- Luxury Multi-Family Rental Tower
- Joint venture with Ironstate Development Corporation
- Phase 1: 69-story tower built on a parking and retail pedestal
 - 763 apartment units
- Contemporary design, on-site amenities, breathtaking views, and ideal transportation access
- Anticipated first quarter 2016 completion of Phase 1



Harborside URL™
Jersey City, NJ





Mack-Cali recycles over 35 tons of materials, which are diverted from landfills, each year.

- Paper
- Plastics
- Newspapers
- Computer monitors
- Batteries
- Lightbulbs



- Energy-efficient lighting and controls
- Replace inefficient lighting fixtures with more energy efficient fixtures
- HVAC PM Scheduling
- Building improvements to reduce overall consumption



- Water conserving plumbing fixtures
- Hot water heaters made more efficient
- Energy efficient fountains



- Energy management and accountability systems
- Employee and tenant training in best practices
- Green tenant fit-outs
- Green cleaning products



LEED EB:OM Silver Certification
105 Eisenhower Parkway
Eisenhower/280 Corporate Center
Roseland, NJ

8 Campus Drive
Mack-Cali Business Campus
Parsippany, NJ

Liberty Corner Corporate Center
106 Allen Road
Basking Ridge, NJ

125 Broad Street
New York, NY



Mack-Cali owns more ENERGY STAR certified buildings in New Jersey than its competitors.

Only commercial buildings in the top 25% of facilities in the nation for energy efficiency may qualify for this rating.

Per www.energystar.gov
as of 12/31/2012.



Mack-Cali's properties regularly receive awards from BOMA recognizing achievements in sustainability.

- TOBY Earth Awards
- Energy Reduction Awards

Alterra at Overlook Ridge 1A and 1B

- Luxury multi-family properties contain 722 rental units in the master planned community of Overlook Ridge in Revere and Malden, Massachusetts. Acquired Alterra 1A in January and 1B in April.



Alterra at Overlook Ridge 1A, Revere, MA

Crystal House

- Acquired in joint venture with UBS in March, an 828-unit community in Arlington, Virginia, along with a development site.



Crystal House, Arlington, VA

- Investment-grade ratings
 - Strong BBB objective
- Strong balance sheet
- High percentage of unencumbered assets
- Ample availability on credit facility
- Moderate leverage and strong coverage ratios
- Manageable upcoming term debt maturities

2013 Financing Transactions

- Completed the sale of \$275 million of 3.15 percent senior unsecured notes due May 2023

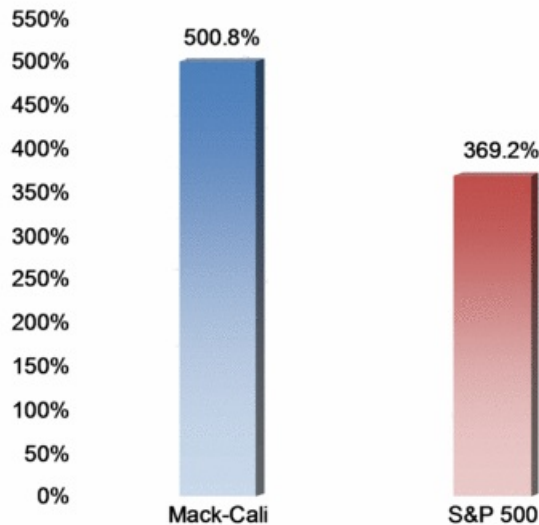
2012 Financing Transactions

- Completed the sale of \$250 million of 2.50 percent senior unsecured 5 year notes due 2017
- Completed the sale of \$300 million of 4.50 percent senior unsecured 10 year notes due April 2022
- Early redemption of \$94.9 million of 6.15 percent notes due December 2012 and \$26.1 million of 5.82 percent notes due March 2013

Maintains Conservative Financial Ratios

Total market equity	\$2.9 billion
Total debt	\$2.3 billion
Total market capitalization	\$5.2 billion
Unencumbered sf	80.7%
Debt-to-undepreciated assets	38.1%
Interest coverage	3.1x
Fixed charge coverage	2.7x

Total return since Mack-Cali IPO (8/31/94 through 3/31/13).



Sources: Company data; S&P.

- Complete platform with full array of office and multi-family expertise
- Strategic diversification into the multi-family residential sector
- Sale of non-core assets and reinvesting in high quality multi-family operating assets and development opportunities
- Strong portfolio performance
 - Solid leasing results and dominant market presence in high barrier-to-entry markets
- High-quality office assets with strong tenant roster
- Exceptionally well-leased, premier luxury multi-family communities
- Continued strong financial measures
 - Commitment to solid investment grade ratings
- Stable cash flow



REITWeek 2013
June 2013

