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)
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- ☐ 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

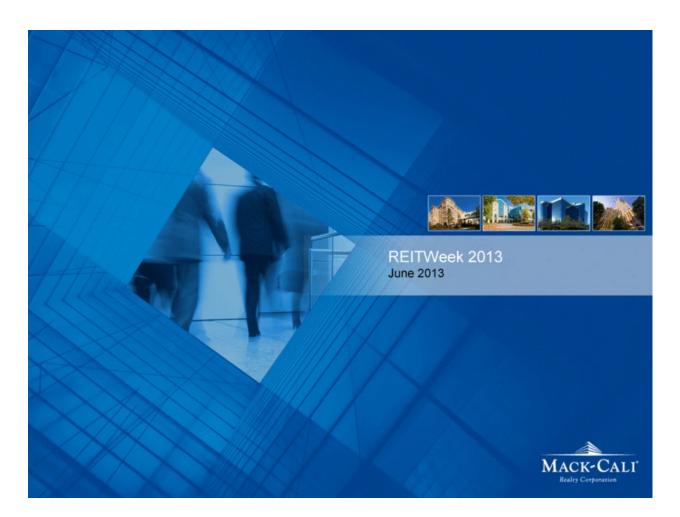
In accordance with General Instruction B.2. of Form 8-K, this information, including Exhibit 99.1 furnished herewith, is furnished pursuant to Item 7.01 and shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise 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.

Description 2
2
2
SIGNATURES
act of 1934, each Registrant has duly caused this report to be signed on its behalf by the undersigned
MACK-CALI REALTY CORPORATION
By: /s/ Mitchell E. Hersh Mitchell E. Hersh President and Chief Executive Officer
MACK-CALI REALTY, L.P.
By: Mack-Cali Realty Corporation, its general partner
By: /s/ Mitchell E. Hersh Mitchell E. Hersh President and Chief Executive Officer
3
EXHIBIT INDEX
Description





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.



2012 Was a DEFINING YEAR for Mack-Cali

Two prongs of real estate and capital allocation

- Strategic diversification into multi-family residential, acquired Roseland Property Company

 –the Northeast's premier luxury multi-family developer, owner, and manager
- Mack-Cali continues to be the office landlord of choice in the markets in which we operate, attracting and retaining high-credit quality tenants



Strategic Benefits-Multi-Family Diversification

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



2012-2013 Property Sales

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

Price: \$19.3M

May 93,093 and 95,010 sf respectively

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

9 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



Mack-Cali Realty Corporation—At-a-Glance

- 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 highcredit quality tenants
- Continue capital allocation and strategic diversification into the multi-family residential sector
- Dominant player in high barrier-toentry 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



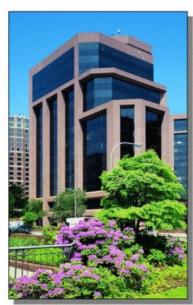
Marbella, Jersey City, NJ Multi-Family Community



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

MACK-CALI'

Dominant Player in Northeast

- 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.





Let's Delve into the 2012 Roseland Transaction

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.



Preferred Provider of Office Space and Multi-Family Properties

- 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



Commercial Projects Under Development

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

- Three-story, approximately 203,000-sf class A office buildto-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





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 140,000square-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



Multi-Family Projects Under Development

- 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 <u>Harborside URL™ (Urban Ready Living™)</u> 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





Mack-Cali's Sustainability Efforts



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



Mack-Cali's Achievements in Sustainability



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



2013 Multi-Family Acquisitions

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.

Crystal House

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



Alterra at Overlook Ridge 1A, Revere, MA



Crystal House, Arlington, VA



Committed to Maintaining Conservative Financial Profile

- 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

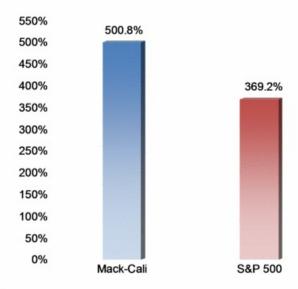
Total market equity Total debt Total market capitalization Unencumbered sf	\$2.9 billion \$2.3 billion \$5.2 billion 80.7%
Debt-to-undepreciated assets	38.1%
Interest coverage Fixed charge coverage	3.1x 2.7x

^{*} Data current as of March 31, 2013



Impressive Long-Term Investment

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



Sources: Company data; S&P.



Summary

- 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-toentry 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



Roseland Summary Metrics

				Project	ed Annual P	roperty Ca	sh Flows			ed JV & Thir Fee Income	nd Party			Property V	aluation		
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kriet Venters Multifamily Assets Markella Highlands at Morristown Nation	413 217	24.27%	8,620,000 3,841,000	4,804,000 2,734,000	715,000 L607,000	12,000	3,083,000	748,200				181,474,600	54,500,000 70,890,000	7,567,000	125,000	78,792,000	19,126,400 2,592,300
Sightands at Scienceson Station SiversEdge at Port Imperial ScienceStan at 40 Park ²⁵	276	50.00% 12.50%	4,564,000 2,753,660	2,195,000	2,363,000	21,500	141.000					96,084,000 97,994,000	57,000,000 48,515,000	37,294,000 14,749,000	405.000	1,790,800	895,00
Monaco (North and South) Descriptions Distributed House	523- 251 828	15.00% 25.00% 25.00%	3,475,000	6,912,000 1,420,700 5,230,500	6,388,000 2,054,300	-	:					290,000,000 T3,156,000	\$65,900,800 £0,900,000	79,386,000 19,229,000	:	36,614,000	5,492,100
Subtestal - Joint Vanters Assats	2,597	2.80%	41,275,000	34,872,300	14,450,800	38,500	7,480,500 10,713,500	1,872,400 2,620,600	2,129,000			267.790,000 1,077,964,000	640,315,000	250,540,000 250,540,000	25,363,600 22,123,600	17.578,000 144,973,000	32,454,306
Subtoilal - Standing Visitificantly Assets	3,369		57,575,000	34,672,300	14,450,000	38,500	17,013,500	14,736,696	2,129,000			1,243,443,769	640,315,000	250,540,000	171,323,000	142,000,700	41,576,186
Bogs at 40 Park, ⁽⁵⁾ Offices at Crystal Lake Sphiretal - Standing Commercial Assets	NA	12.50% 30.25%	150,000 1,500,000 2,250,000	215,000 931,000 1,149,000	264,500	4,500	263,000 560,000 832,000	32,900 177,800 200,766	32,800			21,429,000 32,143,000	1,778,000			10,714,000 13,651,000 24,365,000	1,301,500 4,201,900 5,605,200
Intal - Nanding Inventory	3.319		S PLESTANN	5 25221.300	5 14715,300	\$ 43,000	5 15,845,500	5 11.131,300	5 2,341,000		_	\$ 1,235,834,789	\$ 648,011,000	5 250,540,000	5 171.323.000	5 196,413,799	S 55,175,300
Proports Name Is Combustion Assets	Linits	MC. Onnobia	Drainsted. Stabilized.NOS	Emission. Debt. Service	Explosted. Inventor Fool. Return	Projected MK. Prof. Return	Desirated Not. Cosh Hore.	Producted Not. Cash Flore to. MC	Assessed, Management, Essa	Emission. Deceloper. Emili	Projected, Construction, Ens. ⁽²⁾	Litera. Litera. Stabilization	Ensisted Loan. Balance	Draintel. Investor Equals. Belance.**	Emircol MC. Easter. Enterer.**	Projected. Yesters NAY	MCNAY
15 Gerapi & Retail Insiele Harbor	NIA NIA	43.75%	5 3,045,000	5 1,766,000	5 60,000 1,280,000	5 00,000	5 778,000	\$ 340,000				\$ 43,517,000 195,000,000	5 38,000,000 89,500,000	5 2,850,000	5 750,000	5 1,917,000 34,100,000	5 8%,20 2.5k2.00
Einer Trace at port Imperial	356	25.00%	8,100,000	4,921,000	3,175,000				1			170,536,000	81,500,000	46,824,000		42,212,000	16,556,59
Portside at Pior One - Building 7	176	38.25%	4,615,000	1,494,000	3,121,000				1			97,198,000	41,500,000	27,744,000		27,914,890	10,677,100
Fort Imperial Building 13 Drurbock Hidgo- 2C 4: 38	371	20.00% 21.00%	5,830,000	2,918,000	3,912,000 3,212,000				1			143,799,000	72,956,000 15,500,000	\$5,964,000 28,118,000	2,420,000	30,495,000	7,674,59
Linuxin Harbor (Bldg: B)	227	7.30%	3,653,000	2,305,000	3,352,000							179,013,000	37,450,000	35,300,000		26,363,000	1,972,79
Subtestal - In Construction Assets	1,725		42,499,000	19,202,000	22,459,000	60,000	778,000	340,400	1,435,000	11,065,000	4,182,500	874,083,000	436,400,000	256,824,000	3,170,000	177,680,000	37,184,00
SED Construction Starts																	
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(Automati, et Tradistro) Variodia III	311	24.27%	8,167,060	2,600,000	4,221,000	1,340,000	100,000	40,000	1			171,895,000	75,800,800	11,228,000	16,324,000	29,345,000	7.121.59
Drotal House III	252	21.00%	5,580,600	2,767,500	-	-	2802500	703,100				117,474,000	61,500,000	20,100,000	6,790,000	29,174,000	7,293,596
EinarPark at Harrison y	141	36.00%	2,076,000	1,090,500	165,000	112,600	717.960	29,700				43,765,000	21,600,000	407,000	277,000	21,421,000	3.7ULMH
Substral - 2015 Construction Starts	903		29,714,000	8,799,500	4,640,500	3,309,000	4,166,900	1,479,100	855,000	5,915,000	722,000	496,127,800	214,900,000	12,344,000	40,604,000	105,279,000	36,280,000
Intal - Active Development	2,628		5 63,215,000					S 1,321,500	5 2,290,000	5 17,200,000		5 1,331,231,866	\$ 653,300,800	5 329,348,000			5 73,464,000
					Sum of MC Pro	Filletore & 50	Net Cash flow	S SJERLAND		Total Fees	5 24294,500			Num of	MC Equity Balan	re and MC NAV	5 119,239,000
Total - Standing and Active Development								\$ 12,000,000		5 17,000,000		5 2.546,034,799					
								S SUBSAME			5 24294,500						m of MC Equity Balance and MC NAV



Roseland Summary Metrics

Roseland, A Mack-Cali Company

As of June 3, 20

Future Developme	Lnin	MC. Orasobia	Preinted. Start Date		Projected.	Projected, Annual, Management, Eren		Projected. Developer. Free**	Con	minted. etraction. Fee: ²²		timated Value Lenn, tabilization **
Port Imperial Building C Portside 5-6 Freehold I Overlook Site IIB Subsoal - 2014 Construction Starts	363 228 180 240 1,011	20.00% 85.00% 100.00% 50.00%	2014 2014 2014 2014	\$	5,980,000 5,980,000 3,960,000 3,515,000 21,555,000	690,000		6,194,000		1,384,000	5	1989,474,000 125,895,000 62,000,000 74,000,000 451,369,000
Wayne PI South Building 11 Subsoul - 2015 Construction Starts	220 280 500	100.00% 50.00%	2015 2015	_	3,942,000 6,830,000 10,772,000	290,000		2,900,000		1,068,000	_	79,200,000 143,789,000 222,989,000
San Renso Pl North I & J Frochold II Portside 1-4 Subtotal - 2016 Construction Starts	300 365 180 100 1,005	41.67% 20.00% 100.00% 85.00%	2016 2016 2016 2016	_	7,876,000 9,050,000 3,060,000 4,196,000 24,182,000	819,000		6,511,000		1,392,000	_	165,811,000 190,526,000 62,000,000 88,337,000 506,674,000
Total - Future Development	2,516			8	54,509,000	5 1,759,000	- 5	15,305,000	8	3,844,000	8	1,181,032,000

Total	Free:	5	20	,900	k,000
		_			

Third Party Managed Assets

Location New York Properties	<u>Units</u> 573	5	Sixess. Besenves 27,205,000	5	Projected. NO: 11 13,105,000	Projecte Access Maret, Fe 5 655.0	L MS
New Jersey Properties	2,994		77,618,600		44,182,000	2,438,0	000
Massachusetts Properties	224		8,300,000		4,880,000	252,0	300
Virginia Properties	416		6,675,000		3,915,000	228,0	200
Total Print Rest Manual Lane	4 940	÷	1100 Top con	÷	55 met men	6 34534	-

2013 Equity Investments		b	Equity.
Property Name	Linits.	- 1	in colment
Lofts at 40 Perk	91	8	6,000,000
Glommark at Trackahov	108		7,500,000
Marbella II	311		13,000,000
Crystal House III	252		22,500,000
RiverPark at Harrison	141		1,500,000
Total 2013 Faults Investments	90.1	•	50,500,000

Notes

(1) Represents projected 2013 or stabilized NOI. (2) Represents total fixes to be earned over construction period

