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): **November 16, 2015**

MACK-CALI REALTY CORPORATION
(Exact Name of Registrant as Specified in Charter)

Maryland	**1-13274**	**22-3305147**
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(IRS 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)

MACK-CALI REALTY, L.P.
(Exact Name of Registrant as Specified in Charter)

Delaware	**333-57103**	**22-3315804**
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(IRS 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)

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.

Beginning on November 17, 2015, Mack-Cali Realty Corporation, a Maryland corporation (the "General Partner") and the general partner of Mack-Cali Realty, L.P. (the "Company," and together with the General Partner, the "Registrants"), will participate in the REIT Week investor conference hosted by the National Association of Real Estate Investment Trusts ("NAREIT") at which members of the General Partner's management will make a presentation to investors. A copy of the General Partner'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 exhibit 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 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 2 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 Registrants' Annual Reports on Form 10-K and Quarterly Reports on Form 10-Q.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits

Exhibit No.	Description
99.1	Investor Presentation.

SIGNATURES

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

MACK-CALI REALTY CORPORATION

Dated: November 16, 2015

By: /s/ Gary T. Wagner
Gary T. Wagner
Chief Legal Officer and Secretary

MACK-CALI REALTY, L.P.

By: Mack-Cali Realty Corporation, its general partner

Dated: November 16, 2015

By: /s/ Gary T. Wagner
Gary T. Wagner
Chief Legal Officer and Secretary

EXHIBIT INDEX

Exhibit No.	Description
99.1	Investor Presentation.

Exhibit 99.1

MACK-CALI®

NAREIT Conference

November 17-19, 2015

Disclosure Regarding Forward-looking Statements

MACK-CALI®

Statements made in this presentation 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," "potential," "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.

Agenda

- Introduction
- Mack-Cali Realty Corporation Strategic Plan
- The Process of Change
- Office Platform
- Roseland Multi-Family Platform
- Portfolio Repositioning
- Financial Review
- Investment Summary and Conclusion

Introduction & Leadership Team

On behalf of senior management and all of our 600 employees, we appreciate the opportunity to discuss Mack-Cali's future. We have been at the process of changing Mack-Cali for the last 5 months. We believe we understand the problems that we face and have formulated the correct strategy.

Leadership Team:

Mitch Rudin CEO	**Mike DeMarco** President
Tony Krug CFO	**Gary Wagner** General Counsel

OFFICE

Ricardo Cardoso CIO & EVP	**Chris DeLorenzo** EVP of Leasing

MULTI-FAMILY

Marshall Tycher President of Roseland	**Andrew Marshall** COO

Mack-Cali Realty Corporation Strategic Plan

Company Today

MACK-CALI®

We are a two platform company — office and multi-family with a focus on owning assets in the Waterfront area and other transit-based locations.

- $4.0 billion REIT publicly traded on NYSE ("CLI")

- 24 million sq. ft. of office in 27 submarkets
- Leased percentage for office 85.8%
- Substantial development opportunities for office

- 5,644 operating multi-family units, principally owned in joint ventures
- Apartment platform managed by Roseland Partners, acquired in 2012
- Leased percentage for multi-family 95.7%
- Pipeline of 12,000 multi-family units to be developed

- Sr. Unsecured Debt Ratings: Baa3/BBB-/BBB-
- Fixed charge coverage ratio of 2.6x for 2015–3Q

101 Hudson Street, Jersey City, NJ

RiversEdge at Port Imperial, Weehawken, NJ

Mack-Cali Centre III, Paramus, NJ

Marbella, Jersey City, NJ

Source: Company filings as of September 30, 2015

Overview of the 2015-2018 Business Plan

MACK-CALI®

Created a simple, easy to communicate 39-month plan called 20 / 15

- Own 20 million sq. ft. of class A office buildings
- Own 15,000 (operating or in construction) units of luxury apartments
- The sole focus is to drive our operating performance
- Results should enable us to trade at our NAV and then at a premium
- Set ambitious but achievable goals
- Expect the market will judge us by our success in meeting these goals

The Process of Change 20 / 15

Transform the Company into a premier Waterfront and transit-based office owner and a regional owner of luxury multi-family properties

- Exit non-core assets…wisely
- Upgrade and modernize existing properties
- Selectively acquire assets for desirable high growth markets
- Rebuild operational excellence
- Continually improve operating efficiencies
- Over time, attain a fortress balance sheet

The first step to solving any problem is recognizing that there is a problem

Our legacy challenges:

- Inefficient operations
- Declining occupancy
- Opaque disclosure
- Poor capital allocation
- Strained cash flows

Focus List

MACK-CALI®

Ten things that will change over the next 39 months

Now (Generate Increased Cash Flow)

1. Staffing levels
2. Cost of operations
3. G&A expenses

First 12 – 18 Months (Balance Sheet / Capital Expenditures / Long-term Cash Flow)

4. Increase occupancy
5. Extend credit facility and refinance debt for savings
6. Plan dispositions
7. Reposition assets to “A” quality

39 Months (Long-term Strategy Execution)

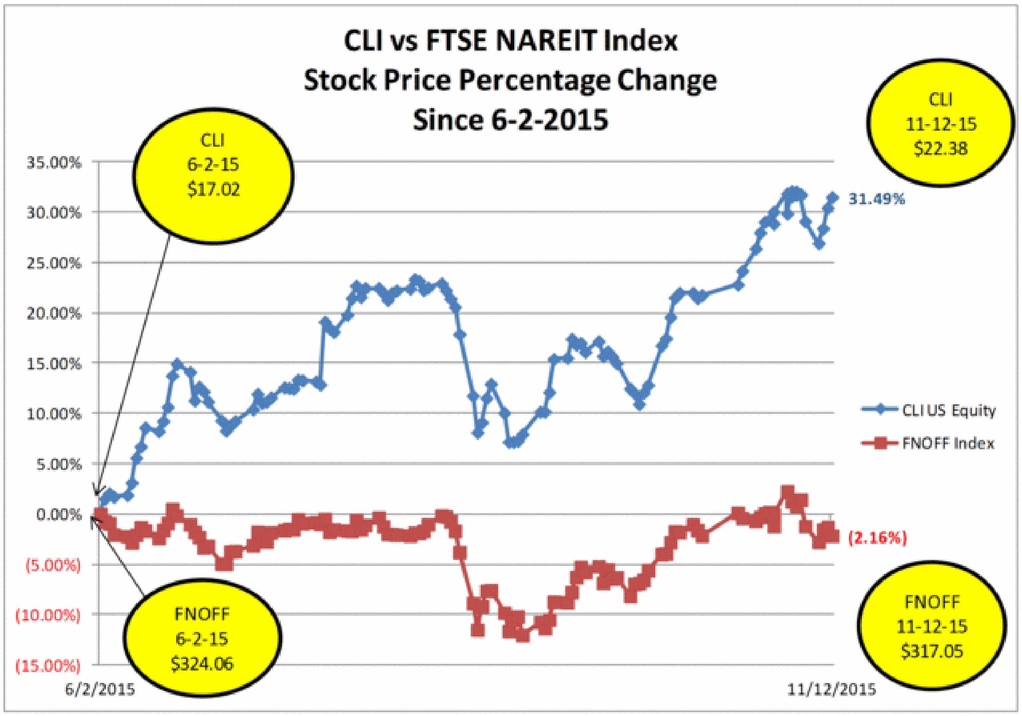
8. Capital allocation
9. Correct markets to operate in
10. Funding and growth of the Roseland operations

First 5 Months Results

	Approximate 2016 Savings
Personnel — headcount reduction (all departments)	$7.5 million
G&A — marketing, legal, and other services	$3.0 million
Operations — re-bid all services	$7.5 million
Refinancing for 2016 interest expense savings	$7.0 million
Total	**$25.0 million**

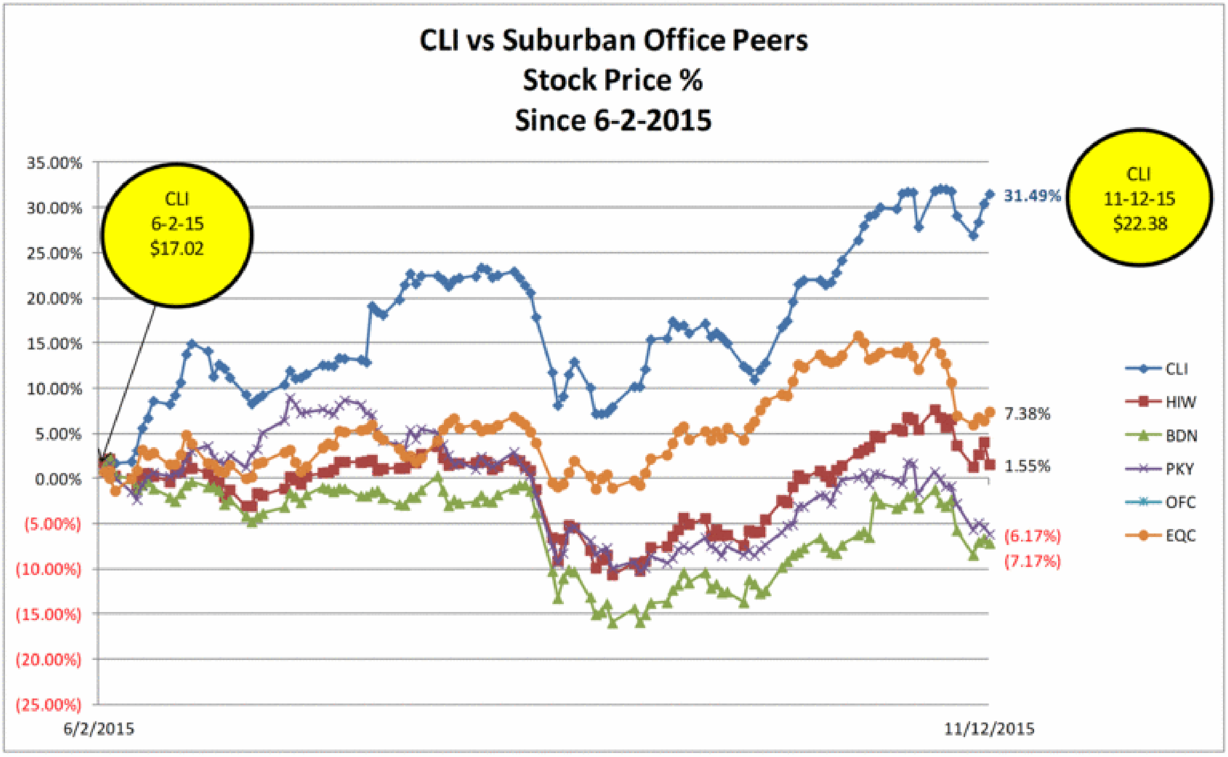
- FFO savings translates to ~ $17.0 million
- Occupancy of 85.8% as of September 30, 2015
- Cap-ex of $45 million for Harborside, Parsippany, Paramus, and White Plains
- Identified dispositions of approximately $700 to $800 million
- Created long-term funding plan for Roseland
- Initiated cultural and organizational changes

First 5 Months Results



Source: Bloomberg 11-12-2015

First 5 Months Results



Source: Bloomberg 11-12-2015

Office Platform

New Jersey — targeting the right markets

MACK-CALI®

Richest state in America, with one of the highest educated workforces

NJ is ranked 7th in the country for concentration of Fortune 500 companies with a total of 21

- Many other Fortune 500 companies with HQ in NYC also have a significant presence in NJ

Strong markets for the future are dictated by inter-modal transportation options (trains, buses, ferries, rails, highways, and airports)

Plan to focus on premier submarkets:

- Deep penetration of “Gold Coast” Waterfront
- Northern NJ, Central NJ and Westchester: 11 counties

Source: Forbes

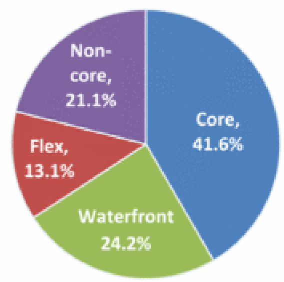
Current portfolio

9.5 million sq. ft. of Core, 4.3 million sq. ft. of Waterfront, and 5.2 million sq. ft. of Flex

- **Core:** Long-term hold properties. Select suburban markets.
  - Transit-based growth markets
- **Waterfront:** Office assets located on NJ Hudson River waterfront
  - High quality class A assets in dynamic, transit-based markets
  - Development rights for up to 1.7 MSF of Office
- **Flex:** Non-office commercial assets, primarily office/flex properties
  - Stable cash flows, over 90% occupancy, low capital costs
- **Non-core:** Properties designated for eventual sale/disposition or repositioning

Portfolio	# of Properties	Rentable square feet	Square feet leased	Percent leased
Core	66	9,462,555	8,260,560	87.3%
Waterfront	6	4,317,978	3,744,230	86.7%
Flex	103	5,162,813	4,741,991	91.8%
Non-Core	41	5,072,406	3,854,411	76.0%
Totals	**216**	**24,015,752**	**20,601,192**	**85.8%**

Portfolio (by % of Annualized Base Rent)



Source: Company filings as of September 30, 2015

Northern and Central NJ Office Markets Mass Transit vs. Non Mass Transit Statistics

MACK-CALI®

MARKET GROUP	CLASS A INVENTORY	DIRECT VACANCY RATE	OVERALL VACANCY RATE	DIRECT GROSS ASKING RENT RATE
TRANSIT SERVED	**(MSF)**			
Hudson Overall	21.5	12.8%	13.7%	$37.92
Short Hills Overall	1.1	7.3%	7.3%	$36.50
Metropark Overall	3.9	14.9%	16.4%	$32.96
Princeton Overall	2.2	13.9%	17.7%	$27.36
Morristown Overall	5.4	18.7%	21.2%	$27.57
Newark Overall	14.0	18.3%	18.9%	$26.54
Total/Weighted Average	**48.1**	**15.2%**	**16.3%**	**$32.52**
NON MASS TRANSIT				
Bergen County Overall	26.0	17.6%	20.9%	$24.04
Route 17 N/GSP Overall	7.0	19.7%	26.8%	$21.47
Route 10/24 Overall	8.7	24.1%	25.4%	$28.47
Parsippany Overall	13.0	22.4%	26.6%	$26.53
Monmouth Overall	10.3	13.3%	13.5%	$22.19
I-78 Corridor Overall	15.2	17.1%	22.1%	$27.80
Upper 287 Overall	10.5	24.9%	26.9%	$18.77
Meadowlands Overall	6.9	19.3%	21.8%	$25.06
Total/Weighted Average	**97.6**	**19.3%**	**22.6%**	**$24.48**

Source: Cushman & Wakefield

Portfolio Mix by Market

SF by Category	Current (MSF)	% of Total	Percent Leased
Flex Assets	5.3	22.0%	92.2%
Other Assets	3.5	14.5%	85.4%
Waterfront	4.3	18.0%	86.7%
Paramus Area	2.5	10.6%	81.5%
Parsippany	2.8	11.7%	78.8%
DC & Maryland Region	1.3	5.4%	74.2%
Cranford Area	0.8	3.3%	83.7%
Princeton	0.7	2.8%	75.8%
White Plains	0.7	2.8%	80.7%
Monmouth	1.2	5.1%	92.9%
NYC	0.5	2.2%	100.0%
Metropark	0.4	1.6%	99.7%
TOTAL	**24.0**	**100.0%**	**85.8%**

*As of 9/30/15

Commercial Land Assets for NAV

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Projected Land Value

- **Ability to expand in some of the high-growth markets**
- **Sites are entitled and have the potential for change in use**

Land Description	Region	Estimated Value in Millions
Harborside Plaza 4	Jersey City, NJ	$70.0 - $80.0
Princeton Land Sites	West Windsor, NJ	$35.0 - $41.0
Parsippany Land Sites	Parsippany, NJ	$10.0 - $13.2
Flex Land Sites	NJ & NY	$7.0 - $11.0
Eastpoint 2	Lanham, MD	$3.0 - $4.8
	Total Land Value	**$125.0 - $150.0**

Data as of 08/31/15

Current Portfolio - Diversification

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Top 10 Tenants (by % of Annualized Base Rent)

Top 10 Tenants	Number of Properties	% of ABR	Credit ratings Moody's	S&P	Fitch
DB Services New Jersey, Inc.*	2	2.6	A3	BBB+	A
National Union Fire Insurance Company of Pittsburgh, PA	2	2.3	A1	A+	A
Bank Of Tokyo-Mitsubishi FUJI, Ltd.	1	2.2	A1	A+	A
United States of America-GSA	12	1.9	Aaa	AA+	AAA
Forest Research Institute, Inc.*	1	1.9	NR	BBB-	BBB-
Montefiore Medical Center	7	1.5	NR	NR	NR
ICAP Securities USA, LLC*	1	1.4	Baa3	NR	BBB
KPMG, LLP	3	1.3	NR	NR	NR
Daiichi Sankyo, Inc.	1	1.3	A1	NR	NR
TD Ameritrade Online Holdings	1	1.3	A3	A	NR

Source: Company filings as of September 30, 2015
*Implied investment grade rating due to parent company.

Tenant Industry (by % of Annualized Base Rent)

Lease Expirations (by % of Annualized Base Rent)

Note: Please see the following page for commentary on the 2017 expirations

2017 Lease Expirations

The Company pro-actively engages significant tenants well in advance of lease expiration. Discussions have begun with all significant tenants.

- 3.764 million leased square feet, or 19% of the current portfolio, expiries in 2017
  - 1.424 million square feet is in the 4^{th} quarter.
- 1.126 million square feet, or 30% of the expirations, have been addressed
- 680,906 square feet, or 18%, are in properties to be disposed of
- 445,000 square feet, or 12%, are renewals being finalized
- Of the remaining 2.638 million square feet of expiries, 1.5 million square feet are in the Company's best markets, primarily the Jersey City waterfront.

Roseland Multi-Family Platform

Roseland Residential Trust

MACK-CALI®

Created new subsidiary — Roseland Residential Trust

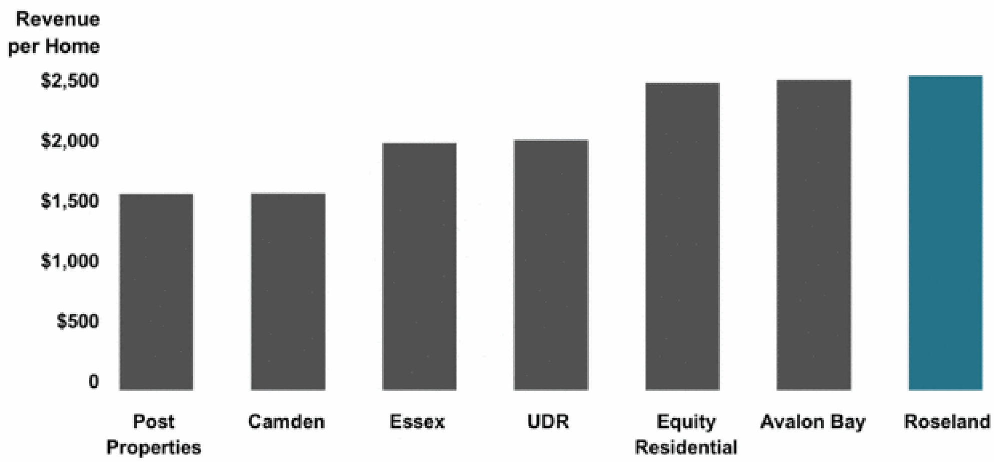
- Integrated and scalable platform
- Will execute development, construction, financing, and property management
- Put together one of the best teams in the business
- Build out and monetize geographically desirable land portfolio
- Strategic repurposing of select Mack-Cali office holdings to multi-family use
- Evaluate new marketplace development and acquisition opportunities
- Continuous growth of net asset value

Continue to enhance transparency and disclosure

Roseland Portfolio Well Positioned

Portfolio has the highest revenue per home

Portfolio will be newer and more transit-based than competitors



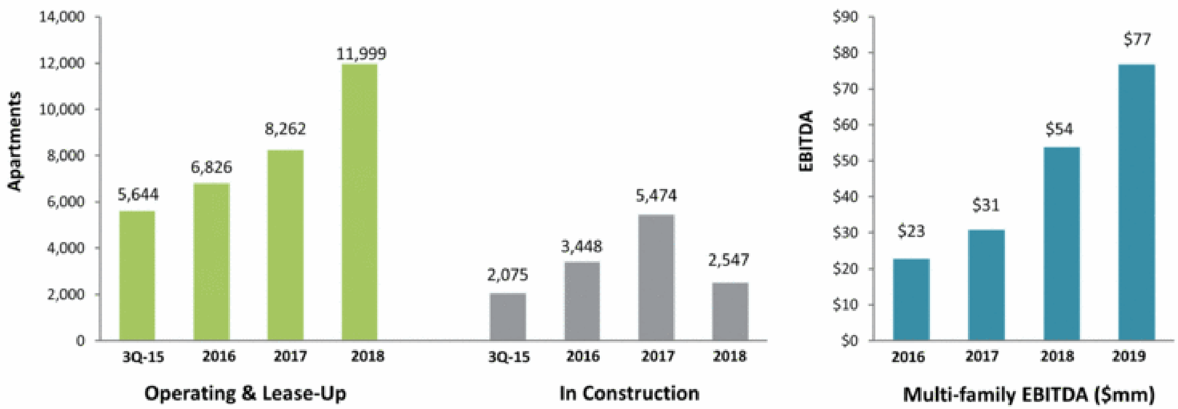
Source: Public company filings

Residential Portfolio Overview

MACK-CALI®

Multi-family portfolio producing consistent growth in cash flow and NAV

Portfolio Growth (Units)	3Q 2015	Year end 2018
Operating	5,644	11,999
In-Construction	2,075	2,547
Subtotal — Operating / In-Construction	**7,719**	**14,546**
Residential Land / Future Development	10,901	4,074
Total	**18,620**	**18,620**



Source: Roseland Supplemental as of September 30, 2015

Roseland Ownership Evolution

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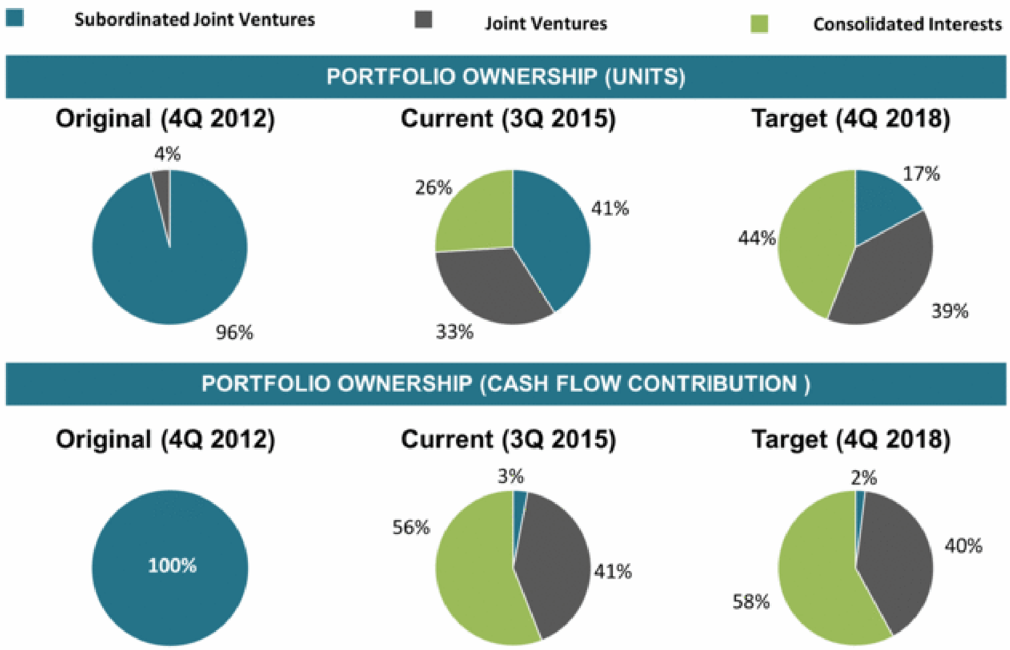
Seek to increase ownership and economic participation on future and existing communities



Source: Roseland Supplemental as of September 30, 2015

Multi-family Capital Plan

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2015-2018 represents approximately 26 starts, 8,000 units, $2.7 billion of cost

Capital Needs	($ in thousands)
In-Construction Projects	$ 44,000
2015 Starts	75,000
2016 Starts	152,000
2017 Starts	253,000
2018 Starts	115,000
Additional Uses of Capital (1)	54,000
Total - Gross Capital Requirements	**$ 693,000**
Less: Land Receivables/Other	**(82,000)**
Net Capital Uses	**$ 611,000**

Fund development using:

- Project level debt ~ $150 million
- Net incremental cash flow from operations ~ $150 million
- Joint venture equity - TBD
- Asset sales/ finance - TBD
- Entity level equity - TBD

Source: September 10th Investor Day Presentation

Repurposing and Value Creation — Short Hills*

- One of 10 sites for potential repurposing
- Site is adjacent to The Mall at Short Hills
- Secured rezoning for multi-family (200 units) and hotel (250 keys) use
- Value of land with rezoning rights now worth in excess of $20 million
- Value of future development is $175 million
- Targeted start in 2016

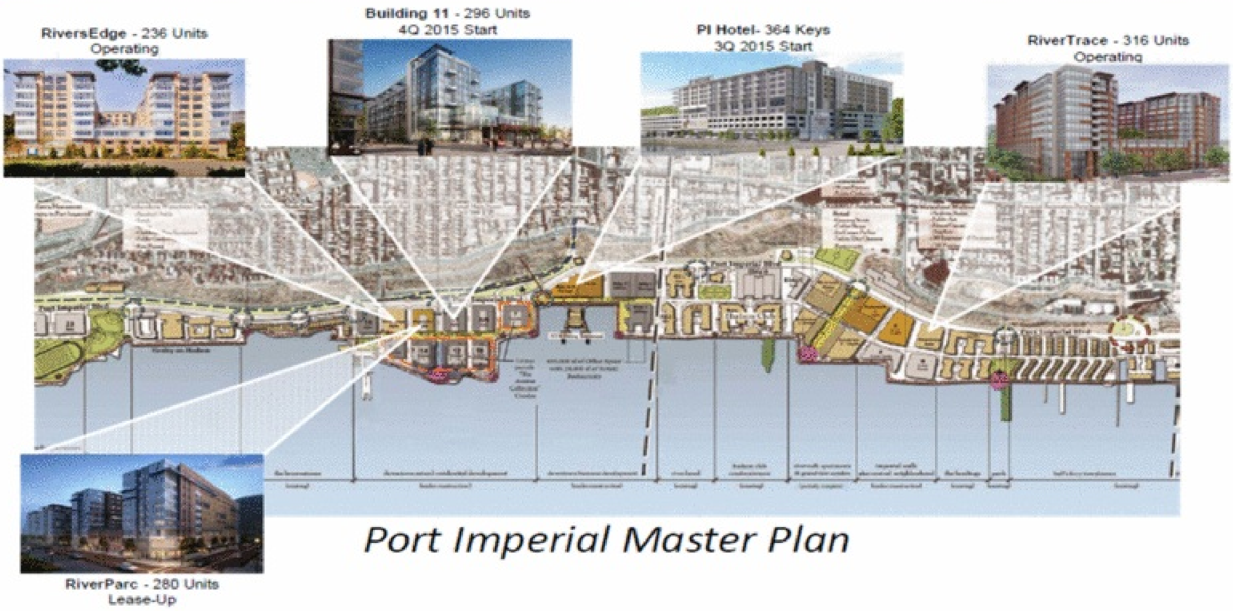
200 units and 250 keys from excess parking

Port Imperial Waterfront Master Plan

MACK-CALI®

200-acre master plan community with two miles of waterfront directly across from Midtown Manhattan

- **Future development opportunities: 2,250 units, 364 hotel keys, and 290,000 sq. ft. office**



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Portfolio Repositioning

Upgrading and Re-Amenitizing Office Portfolio

MACK-CALI®

- Capital expenditures of $45 million for Harborside, Parsippany, Paramus and White Plains
- Meeting needs of today's growth tenants by adding amenities and improved services
  - Lobby upgrades
  - Renovated restrooms
  - Childcare centers
  - Cafés and lounges
  - Conference centers
  - Fitness centers
- Roseland design team engaged to execute on project
- Upgrades
  - Will drive occupancy
  - Opportunity to raise rents
  - Enhance competitive position in our markets

Proposed Disposition Plan

- Increase overall portfolio quality — no rush to sell
  - Sell NYC, DC, and Maryland
  - Reduce footprint in Parsippany and Paramus – exclusive to class “A” office
  - Sell “B” quality assets across all markets
  - Sell out of slow-growth markets
- 30 to 40 assets with a value of $700 to $800 million
- Sales planned in connection with capital needs
- Brokers have valued the assets
  - Capital, if needed, will be allocated to get the highest price
  - As sales occur the overall occupancy of the portfolio should rise
- Fund capital needs in a tax efficient manner
  - Cash from high basis assets
  - 1031 Exchange value from low basis assets

Core Portfolio After Proposed Disposition Plan

MACK-CALI®

Focused on Markets with Multiple Demand Drivers

Market	Current		After Dispositions	
	(MSF)	% of Total	(MSF)	% of Total
Flex Assets	5.3	22.0%	5.3	27.8%
Other Assets	3.5	14.5%	1.4	7.4%
Waterfront	4.3	18.0%	4.3	22.8%
Paramus Area	2.5	10.6%	2.3	12.2%
Parsippany	2.8	11.7%	2.4	12.4%
DC / Maryland Region	1.3	5.4%	0.0	0.0%
Cranford Area	0.8	3.3%	0.8	4.2%
Princeton	0.7	2.8%	0.7	3.6%
White Plains	0.7	2.8%	0.6	3.3%
Monmouth	1.2	5.1%	0.8	4.3%
NYC	0.5	2.2%	0.0	0.0%
Metropark	0.4	1.6%	0.4	2.1%
	24.0	100.0%	19.0	100.0%

Source: Company provided information

Waterfront — A Long-Term Growth Opportunity To Create a True Live, Work, Play Neighborhood

MACK-CALI®

Office — Attract the TAMI tenants to propel growth

State of the art technology, abundant access to power, access to great transportation

- Ferry service running directly to the west side of Manhattan (five minutes), home to Google, Twitter, and others
- PATH / Hudson-Bergen Light Rail / Hoboken Train Terminal / Penn Station / Newark International Airport

Residential Rental — Becoming the 6th borough of NYC

Luxury rental homes with exceptional access to Manhattan

- 3,400 units operating or under construction today, ability to add 5,900 units
- 69-story, 763-unit URL® Harborside 1 multi-family tower under development

Retail — Three contiguous blocks up to 200,000 sq. ft.

Create a waterfront destination with spectacular Manhattan skyline views

- Add relevant retail, fitness, food concepts; and potential marina
- Estimated cost of $25 million to create at least $5 million of NOI

Harborside Today

Retail Space of 100,000 sq. ft.

Proposed New Harborside
Retail Space of 150,000 sq. ft.

50% NAV Comes From Waterfront by End of 2018

Existing Properties		Future Development	
Office	**Multi-family**	**Office**	**Multi-family**
Harborside	Marbella	Plaza 4	URL® Harborside 2 and 3
Plaza 1	Marbella 2	Port Imperial Office	Liberty Landing
Plaza 2	Monaco	Harborside	San Remo
Plaza 3	The Estuary		Port Imperial Apartments
Plaza 4A	RiversEdge		Plaza 8 and 9
Plaza 5	RiverParc		
101 Hudson Street	RiverTrace		
	URL® Harborside 1		
Hotel and Parking		Hotel	
Hyatt Regency (350 keys)		Port Imperial Hotel (364 keys)	
Port Imperial Garages			
4.3 MSF of Office	**3,400 Units**	**1.7 MSF of Office**	**5,900 Units**

Financial Review

Select Financial Information (as of 9/30/15)

MACK-CALI®

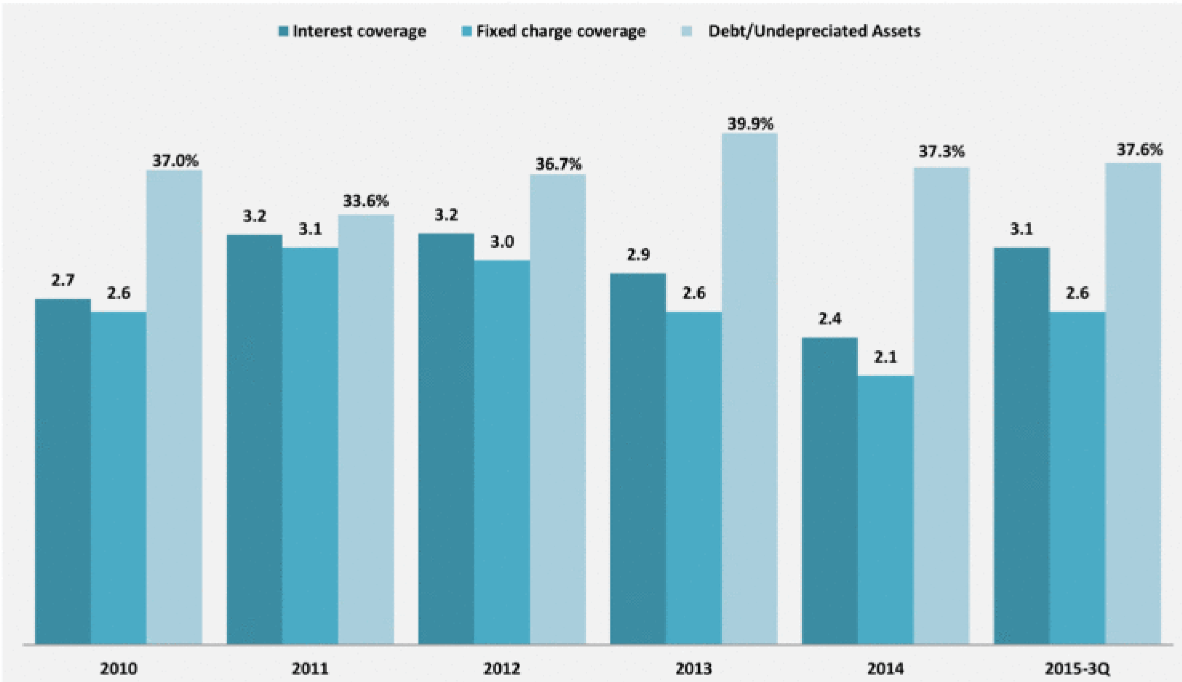
Total Market Equity	$1.9BN
Total Market Capitalization	$3.9BN
Total Debt	$2.0BN
Sr. Unsecured Debt Ratings (Moody's/S&P/Fitch)	Baa3/BBB-/BBB-
Debt-to-Undepreciated Assets	37.6%
Interest Coverage	3.1x
Fixed Charge Coverage	2.6x
Net Debt to Annualized EBITDA	7.2x

Source: Company filings as of September 30, 2015

Mack-Cali has operated as an investment grade company with low leverage and high coverage ratios

MACK-CALI®

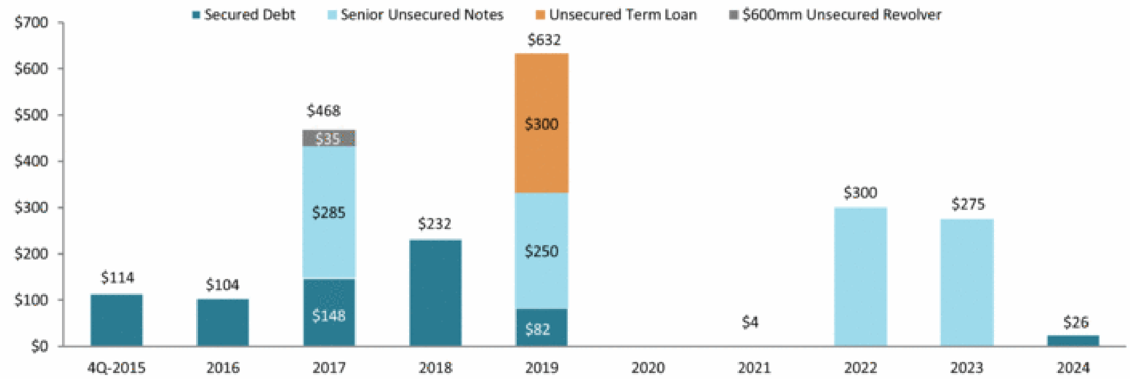
As of and for the periods ended…



Debt Maturity Schedule

As of September 30, 2015 ($000s)	Balance	% of Total	Weighted average interest rate	Weighted average maturity in years
Fixed rate unsecured debt and other obligations	$1,268,568	62.08%	4.88%	4.41
Fixed rate secured debt	597,185	29.22%	7.13%	2.78
Variable rate secured debt	142,839	6.99%	3.87%	1.25
Variable rate unsecured debt	35,000	1.71%	1.51%	1.83
Totals/weighted average	$2,043,592	100.00%	5.41%	3.67

Manageable Pro Forma[1] Debt Maturity Schedule ($mm)



Source: Company filings as of September 30, 2015; maturities exclude scheduled amortization

Note: $600mm revolver has two, six-month extension options for a final maturity in 2018. $300mm term loan has two, one year extension options for a final maturity in 2021.

[1] Pro forma for the new $300mm term loan. Assumes proceeds are used to pay off $200mm of unsecured notes maturing January 2016.

Balance Sheet Strength: Multiple Capital Sources

MACK-CALI®

- Ability to finance the office portfolio with either unsecured or secured debt
- Maintain a large pool of unencumbered office and flex assets
- Multi-family platform has multiple sources of capital available
- Minimal floating rate debt exposure
- Refinancing near term maturities results in lower cost debt (~$7.0 million)
- Organic de-levering during the plan as:
  - Occupancy increases
  - Rental rate increases
  - Delivery of multi-family units
  - Asset sales

Capital Plan Sources

MACK-CALI®

- Disposition proceeds $700–$800 million
- $600 million credit facility
- Term loans
- JV partner equity or entity level equity for Roseland
- Net incremental cash flow – office / multi-family
- Potential capital markets activity

Earnings Guidance & Assumptions

MACK-CALI®

Metric	2015 Revised Guidance		
Funds from Operations (FFO) per share	$1.83	to	$1.87
	2016 Guidance		
Funds from Operations (FFO) per share	$2.00	to	$2.10
Metric	**Assumption Range *($ in millions)***		
OFFICE PORTFOLIO			
Occupancy (% Leased) at YE-2016	86.5%	to	87.5%
Same Store GAAP NOI	2.5%	to	3.5%
Same Store Cash NOI	1.0%	to	2.0%
Straight-Line Rent Adjustment	$11.0	to	$13.0
Acquisitions	$400.0	to	$600.0
Dispositions	$400.0	to	$500.0
Base Building CapEx	$38.0	to	$40.0
MULTI-FAMILY PORTFOLIO			
Development (Consolidated)	$110.0	to	$130.0
Development (JV)	$60.0	to	$80.0
Acquisitions		$20.0	
CORPORATE			
G&A (Corporate)	$34.0	to	$37.0
G&A (Multi-Family Subsidiary)	$9.0	to	$11.0
Interest Expense	$96.0	to	$100.0
Unsecured Debt Financing		$300.0	
Equity Financing	$275.0	to	$325.0

Source: Mack-Cali Supplemental Package filed on October 28th, 2015

Conclusion

MACK-CALI®

Management Team Committed to Unlocking Value

- Two class A platforms with best in-class disclosure

Capital program funded by multiple options:

1) Selling non-core assets
2) Expense savings
3) Increased cash flow
4) Leverage

- Disciplined capital allocation and balance sheet management
- Driving NAV and EBITDA growth over the next 39 months

NAV Building Blocks Today

	2015 Projected NOI ($mm)	Cap Rate Range Low	Cap Rate Range High	Value Range ($B) Low	Value Range ($B) High
Commercial					
NJ Waterfront [1]	$70.1	5.25%	5.75%	$ 1.525	$ 1.650
Flex	43.6	6.75%	7.25%	0.580	0.625
Core Suburban/White Plains CBD	75.5	7.50%	8.00%	1.000	1.080
Non-core	54.7	7.50%	8.50%	0.610	0.650
NYC/Wash, D.C.	17.4	4.75%	5.00%	0.350	0.375
JV interests				0.150	0.175
Land/CIP				0.160	0.200
Total Commercial				**4.375**	**4.755**

(1) Current value prior to stabilization . Stabilized NOI will be approx. $15mm higher.

	2015 Projected NOI ($mm)	Cap Rate Range Low	Cap Rate Range High	Value Range ($B) Low	Value Range ($B) High
Multi-family					
Consolidated Apartments/Garage	14.0	4.00%	5.25%	0.330	0.360
JV interests				0.090	0.100
Subordinated JV interests				0.055	0.065
In-construction development (consol. and unconsol. JV)				0.225	0.240
Land including transfers from Office				0.285	0.315
Total Multi-family				**0.985**	**1.080**
Total Debt / Other Liabilities				**2.235**	**2.235**

Source: September 10th Investor Day Presentation

Definitions

Average Revenue Per Home: Calculated as total apartment revenue for the quarter ended June 30, 2015, divided by the average percent occupied for the quarter ended June 30, 2015, divided by the number of units and divided by 3

Percentage Leased: The percentage of units that are either currently occupied or vacant units leased for future occupancy.

Consolidated Operating Communities: Wholly owned communities and communities whereby the Company has a controlling interest.

Predevelopment Communities: Communities where the Company has commenced predevelopment activities that have a near-term projected project start.

Future Development: Represents land inventory currently owned or controlled by the Company.

Project Completion: As evidenced by a certificate of completion by a certified architect or issuance of a final or temporary certificate of occupancy.

In-Construction Communities: Communities that are under construction and have not yet commenced initial leasing activities.

Project Stabilization: Lease-Up communities that have achieved over 95 Percent Leased for six consecutive weeks.

Lease-Up Communities: Communities that have commenced initial operations but have not yet achieved Project Stabilization.

Definitions

Projected Stabilized NOI: Pro forma NOI for Lease-Up, In-Construction or Future Development communities upon achieving Project Stabilization.

Joint Ventures: Joint ventures in which the Company invests capital alongside Joint Venture partners with contributions made in proportion to each member's ownership percentage.

Projected Stabilized Yield: Represents Projected Stabilized NOI divided by Total Costs.

MCRC Capital: Represents cash equity that the Company has contributed or has a future obligation to contribute to a project.

Repurposing Communities: Commercial holdings of the Company which have been targeted for rezoning from their existing office to new multi-family use and have a likelihood of achieving desired rezoning and project approvals.

Net Asset Value (NAV): We consider NAV to be a useful metric for investors to estimate the fair value of the Roseland platform. The metric represents the net projected value of the Company's interest after accounting for all priority debt and equity payments. The metric includes capital invested by the Company.

Subordinated Joint Ventures: Joint Venture communities where the Company's ownership distributions are subordinate to payment of priority capital preferred returns

Net Operating Income (NOI): Total property revenues less real estate taxes, utilities and operating expenses.

Third Party Capital: Capital invested other than MCRC Capital.

Operating Communities: Communities that have achieved Project Stabilization.

Total Costs: Represents full project budget, including land and developer fees, and interest expense through Project Completion.