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): **March 14, 2016 (March 14, 2016)**

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.

On March 11, 2016, Mack-Cali Realty Corporation, a Maryland corporation and the general partner of Mack-Cali Realty, L.P. through which it conducts its business (the "Company"), announced that Mitchell E. Rudin, chief executive officer, and Michael J. DeMarco, president and chief operating officer, will participate in a roundtable discussion at the Citi 2016 Global Property CEO Conference on Monday, March 14, 2016 at 7:30 a.m., Eastern Time. A live audio-webcast of the roundtable discussion in listen-only mode will be available on the Company's website at www.mack-cali.com/investors/events/. A copy of the presentation materials that management will make available for the roundtable discussion (the "Investor Presentation") is furnished herewith as Exhibit 99.1, and the Investor Presentation and a replay of the roundtable discussion will be available on the Company's website until June 14, 2016.

A copy of the Company's press release announcing the roundtable discussion with the live audio-webcast information is furnished herewith as Exhibit 99.2.

Limitation of Incorporation by Reference

In accordance with General Instruction B.2. of Form 8-K, this information, including Exhibits 99.1 and 99.2 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 3 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.
99.2	Press Release of Mack-Cali Realty Corporation dated March 11, 2016.

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: March 14, 2016

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: March 14, 2016

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

EXHIBIT INDEX

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Exhibit 99.1

MACK-CALI

Citi Investor Conference

March 2016

Disclosure Regarding Forward-looking Statements

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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

MACK-CALI®

- Introduction & Leadership Team
- Investment Strategy
- Company Today
- Focus List
- Office Platform
- Roseland Residential Trust
- Portfolio Repositioning
- Financial Review
- Conclusion

Management Team Committed to Unlocking Value

MACK-CALI®

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 Chairman	**Andrew Marshall** President and COO

Investment Strategy

MACK-CALI®

Management Team Committed to Unlocking Value

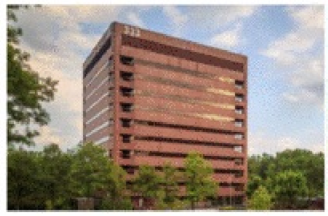
- Two class A platforms
- Capital program funded by multiple options:
  1) Selling non-core assets
  2) Expense savings
  3) Increased cash flow
  4) Incremental Leverage

- Disciplined capital allocation and balance sheet management
- Best in Class disclosure
- Drive NAV and EBITDA growth over the next 36 months

Company Today

Two platform company — office and multi-family with a focus on owning assets on the NJ Waterfront and other transit-based locations.

- $4.6 billion REIT publicly traded on NYSE ("CLI")
- 24.2 million sq. ft. of office in 30 submarkets
- Leased percentage for office 86.2%
- Substantial development opportunities for office
- 5,639 operating multi-family units, principally owned in joint ventures
- Apartment platform managed by Roseland Partners, acquired in 2012
- Leased percentage for multi-family 95.9%
- Pipeline of 12,000 multi-family units to be developed
- Sr. Unsecured Debt Ratings: Baa3/BBB-/BB+
- Fixed charge coverage ratio of 2.4x for 4Q 2015



333 Thornall Street, Edison, NJ
(Acquired 4Q 2015)

3 Sylvan Way, Parsippany, NJ
(Acquired 4Q 2015)

Harborside Plaza 5, Jersey City, NJ

RiversEdge at Port Imperial, Weehawken, NJ

Source: Company filings as of December 31, 2015

Focus List – Next 24 Months

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Completed

- ✓ Staffing levels – reduced by 55 positions or $8M
- ✓ Cost of operations – reduced by $7.5M
- ✓ G&A expenses – reduced by $3M
- ✓ Extended credit facility and refinanced debt for savings – new 5-year term loan for $350M at 3.12%, closed in Jan '16

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

1. In 2016 – continue expense reductions as we reduce the size of the office platform
2. Increase occupancy – 86.2% at 12/31/15 and project a clear path to 90% leased by year end 2016- 82.3% at 6/30/15 and 84.2% at 12/31/14
3. Continue to reduce credit costs – refinance opportunities in 2016 and 2017
4. Plan dispositions – $750M of assets - $400MM expected to close by 6/30/16 and $350MM by 10/31/16
5. Reposition assets to "A" quality – six major capital investment programs currently in place

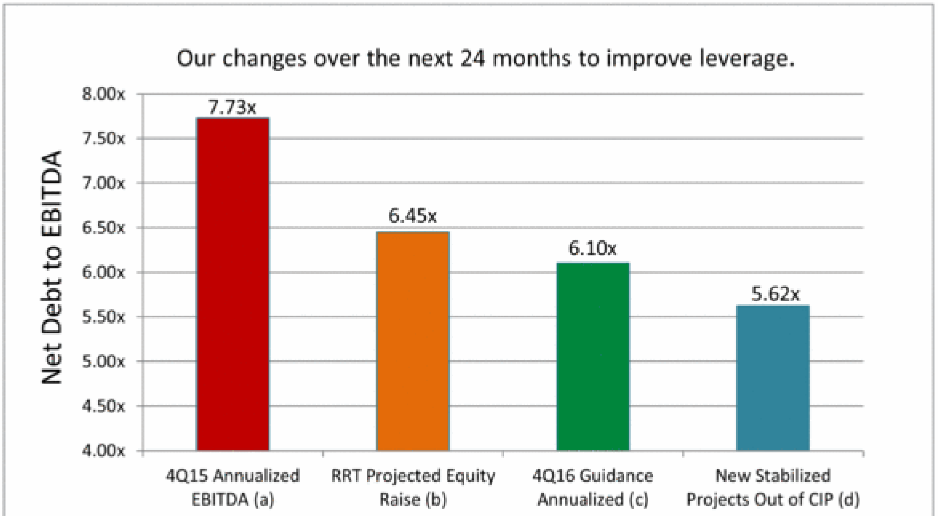
24 Months (Long-Term Strategy Execution)

6. Capital allocation – we look for 6% annual yield and 11% IRR on all payouts
7. Correct markets to operate in – exiting NYC, DC, etc.
8. Funding and growth of the Roseland operations – in the market with Eastdil – projecting $350MM equity raise by 6/30/16

Reducing – Lower Net Debt to EBITDA Ratio

MACK-CALI®

Multiple options to reduce Net Debt to EBITDA leverage ratio and reduce to a more conservative level.



NOTE: The chart reflects annualized pro forma results and does not reflect capital expenditures on development projects the Company expects to incur over the period.

(a) 4Q 2015 Annualized EBITDA is calculated by taking 4Q 2015 EBITDA multiplied by 4. Ratio reflects Net Debt of $2,118,000 as of December 31, 2015.
(b) Assumes successful equity raise for multi-family subsidiary, reducing Net Debt by $350 million with estimated proceeds.
(c) Assumes successful lease up and expense savings, translating into estimated $22 million in increased EBITDA.
(d) Assumes projects in construction at December 31, 2015 going into service and stabilizing at a 10% return on equity, translating into estimated $25 million in increased EBITDA.

Addressing – 2017 Lease Expirations

- 2017 expirations total 3.6 million square feet (msf), or 18% of leased space
- Proactively engage significant tenants well in advance of expirations
- 1.4 million square feet does not expire until the fourth quarter 2017
- Expect occupancy of approximately 89% at year-end 2016; at that level backfilling vacant space is manageable
- Approximately 30% of 2017 expirations are on the Waterfront (1.1 msf)
- Waterfront rents are trending higher, concession packages are trending less generous
- As of September 30, 2015, our 2017 expirations totaled 3.764 million square feet. During the fourth quarter this number was reduced by 173,392 square feet to 3.591 million square feet, as follows:

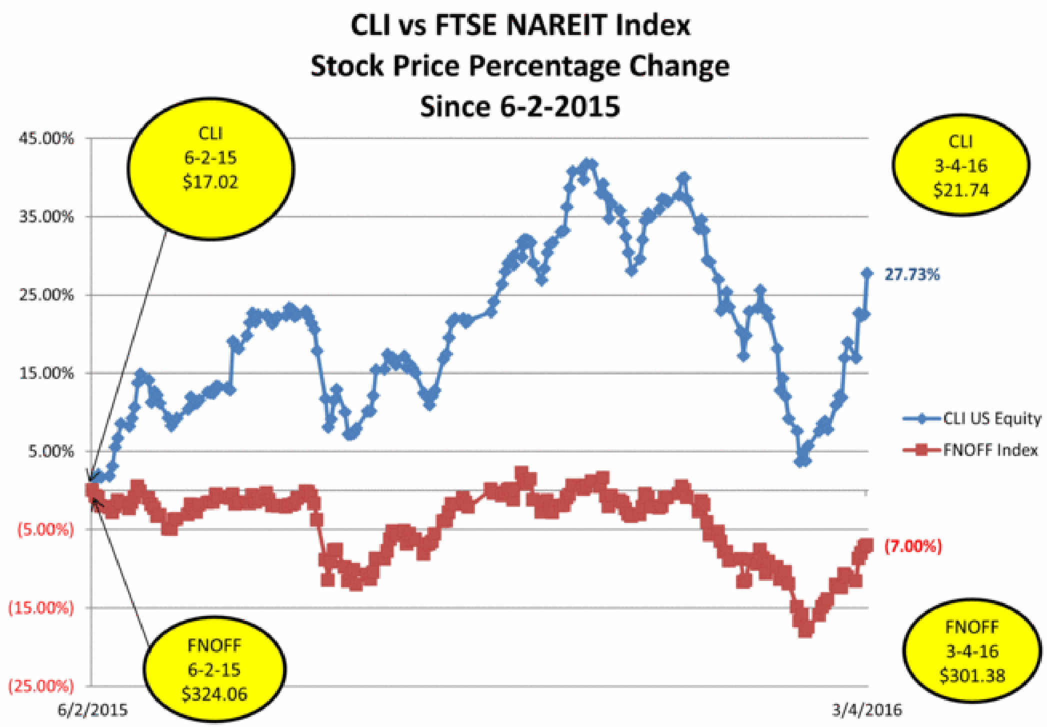
Renewal of Vonage America at 23 Main Street in Holmdel	(350,000)
Expirations added through leasing transactions and early surrender	145,262
Expirations added through acquisition of 333 Thornall Street	31,346
	(173,392)

Approach to remaining 2017 expirations:

3.6	msf expiring
(0.7)	msf in properties we plan to sell
(0.4)	msf renewals we expect to finalize near-term in Core and Waterfront properties
(0.8)	msf remaining on Waterfront, with a growing backlog of tenant demand
(0.7)	msf Flex space, with historically high retention and occupancy rates
1.0	msf remaining in Core suburban properties

The 1.0 million square feet within a Core suburban portfolio of 9.4 million square feet represents a manageable 10% rollover in 2017.

Market Supportive of Our Plan



Source: Bloomberg 3-7-2016

Market Recognizing Relative Value

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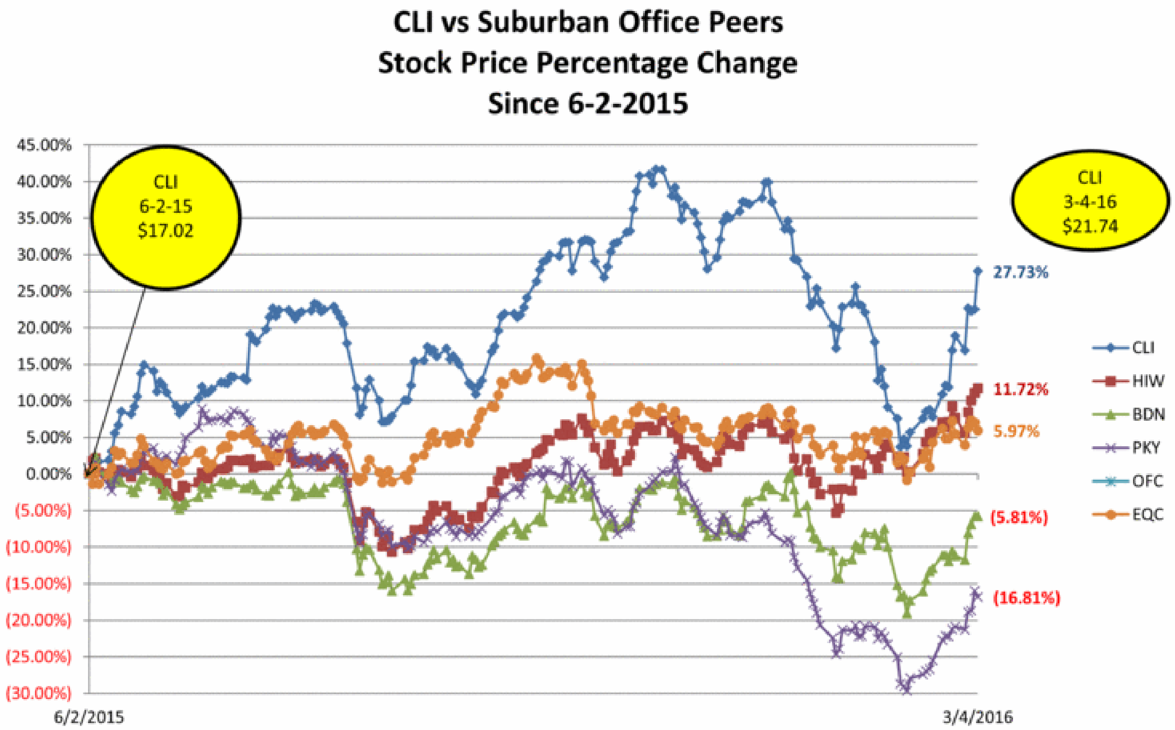


Source: Bloomberg 3-7-2016

Office Platform

Economic Incentives and Programs

Grow NJ

- Provides job-based tax credits for job creation and retention
- Tax credits of $5,000 to $9,750 per job / per year, for up to 10 years for new jobs to the state
- Limited to specific "Qualified Incentive Areas"
  - Urban Transit Hub municipalities ("UTH")
  - 'Mega-projects' – logistics, manufacturing, energy, defense, or maritime businesses in a port district
  - Distressed municipalities
  - Projects in other priority areas
- Eligibility:
  - Minimum 35 new jobs and/or 50 retained jobs for most commercial projects

Example – New Tenant to Jersey City

- New jobs at 5 employees (EEs) per 1,000 sf density

# of New EEs	SF	Starting Rental Rate	Base Rent / Yr
	60,000	$40 / sf	$2,400,000
300			(2,400,000)

- Effective Rent after Incentive 0

Base Award (UTH)	$5,000
Bonuses	
Within 0.5 miles of transit station	$2,000
251-400 jobs	500
Targeted Industry	500
	$8,000 per job / per year
	or
	$2,400,000 per year

- If occupancy is higher than 5 EEs per 1,000sf, the tenant receives the further benefit, which adds to their NOI
- Award based on targeted industry
- Tenant must commit to 1.5 years of term to qualify for 1 year of benefit
- Urban Transit Hub location
- Doesn't include increases in fixed rent or additional rent payable under the lease
- Retention benefit could be substantially less than as illustrated

Current Portfolio

9.4 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 in select suburban markets.

- Transit-based growth markets

Waterfront:

Office assets located on NJ 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

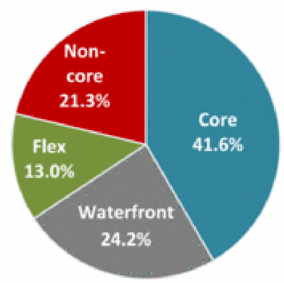
- Stable cash flows, over 90% occupancy, low capital costs

Non-Core:

Properties designated for eventual sale/disposition or repositioning

Portfolio	# of Properties	Rentable square feet	Square feet leased	Percent leased
Core	65	9,401,105	8,334,490	88.7%
Waterfront	6	4,317,978	3,744,230	86.7%
Flex	104	5,207,813	4,785,221	91.9%
Non-Core	42	5,284,984	4,001,292	75.7%
Totals	217	24,211,880	20,865,233	86.2%

Portfolio (by % of Annualized Base Rent)



Source: Company filings as of December 31, 2015

Roseland Residential Trust

Roseland Residential Trust [1]

- 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

(1) Subsidiary created December 31, 2015

Continue to enhance transparency and disclosure

Roseland Portfolio Well Positioned

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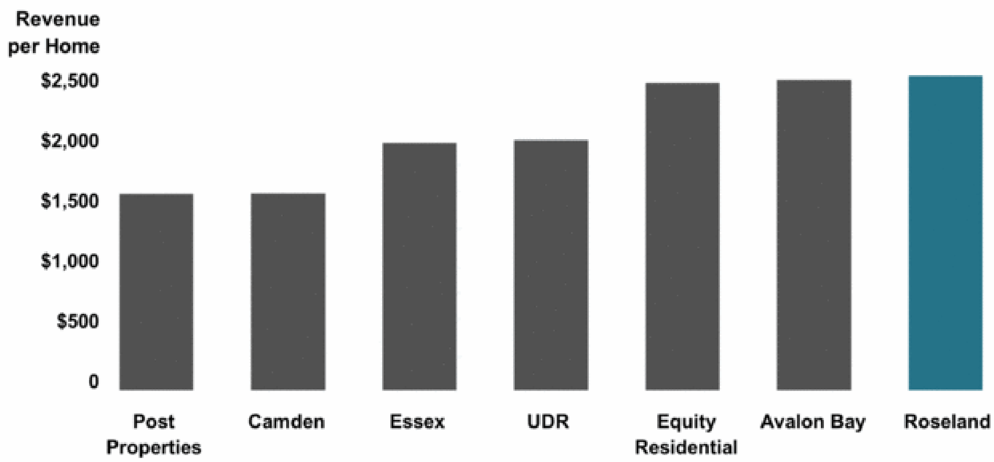
Highest Revenue Per Home
Lowest Average Age, Highest Transit Orientation



Source: Public company filings

Multi-Family Portfolio Overview

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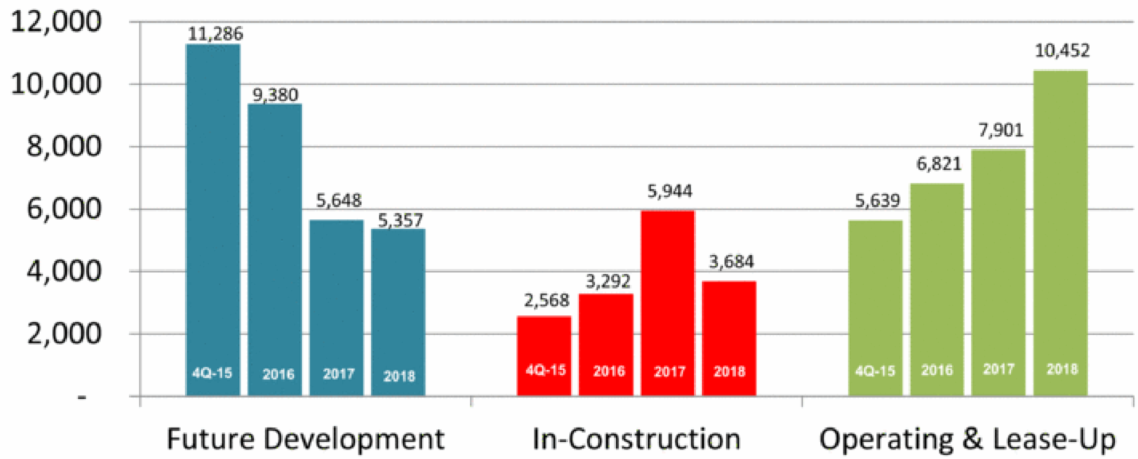
Roseland contributes significant value through the evolution of its development portfolio

Portfolio Growth (Units)	Current Year-End 2015	Projected Year-End 2016
Operating	2,614	4,167
In-Construction *(1)*	2,568	3,292
Subordinated Interests *(2)*	3,025	2,654
Predevelopment and Future Communities	11,286	9,380
Total	**19,493**	**19,493**



(1) Includes 364 hotel keys.
(2) We are actively exploring conversion alternatives to wholly owned or joint venture structures.
Source: Roseland Supplemental as of December 31, 2015

Multi-Family Ownership Evolution

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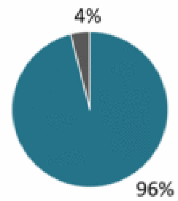
- RRT will continue maximizing its ownership and economic participation on future communities while evaluating conversions of existing subordinated interests (for example, the January 5, 2016 conversion of The Chase at Overlook Ridge from a subordinated to wholly owned interest)

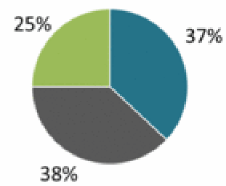
Subordinated Joint Ventures | **Joint Ventures** | **Consolidated Interests**

PORTFOLIO OWNERSHIP (UNITS)

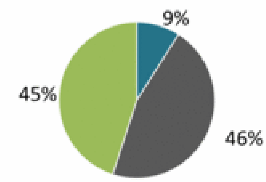
Original (4Q 2012)



Current (4Q 2015)

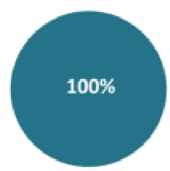


Target (4Q 2018)

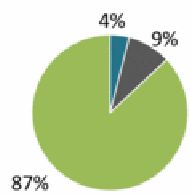


PORTFOLIO OWNERSHIP (CASH FLOW CONTRIBUTION)

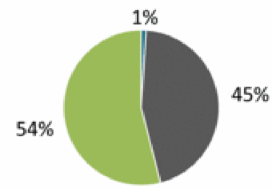
Original (4Q 2012)



Current (4Q 2015)



Target (4Q 2018)



Source: Roseland Supplemental as of December 31, 2015

Portfolio Overview – In-Construction Assets

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- RRT has eight projects representing 2,204 apartments and 364 hotel keys in construction. We forecast approximately $387 million of value creation from these developments of which RRT's share is approximately 80%.

Value Creation Summary

($ in millions)	
Projected Average Yield	7.06%
Projected NOI	$66,382
Gross Value @ 5.00% Cap	$1,327,640
Less: Projected Costs	(940,325)
Net Value Creation @ 100%	$387,315
RRT Share @ 80%	***$309,852***

- Selected Project Profiles:

Quarry Place at Tuckahoe
108 apartments
Tuckahoe, NY
Initial Occupancy: Q2 2016

Portside 5/6
296 apartments
East Boston, MA
Initial Occupancy: Q1 2018

Marriot Hotels at Port Imperial
364 keys
Weehawken, NJ
Initial Occupancy: Q1 2018

M2 at Marbella
311 apartments
Jersey City, NJ
Initial Occupancy: Q1 2016

Source: Roseland Supplemental as of December 31, 2015

Portfolio Overview – Repurposing Candidates

- RRT is actively repurposing select Mack-Cali office holdings to residential use, with the first construction start in 4Q 2015 (Signature Place at Morris Plains) and two scheduled starts:

Signature Place at Morris Plains, NJ
Apts: 197
Started: 4Q 2015

Bala Cynwyd, PA
Apts: 206
Target Start: 2016

Short Hills, NJ
Apts: 200
Target Start: 2017

- RRT is seeking approvals on multiple additional repurposing developments, including 700 planned apartments owned by RRT and 1,332 Identified Repurposing candidates

- We anticipate repurposing activities will provide material value creation. For example, the Short Hills value creation is:
  - Current office book basis: $4.1 million
  - Via the rezoning process, Roseland has received approvals for the repurposing of 233 Canoe Brook Road and portions of Mack-Cali's 150 JFK Parkway surface parking lot, for 200 apartments (170 market-rate) and 225 hotel keys
  - The combined features of the hotel, luxury multi-family, and 255,000 Class A Mack- Cali office will be one of the finest mixed-use developments in the region
  - **As approved, the estimated value of the Short Hills repurposing is approximately:**
    $23.1 million (net ~$19 million)

Source: Roseland Supplemental as of December 31, 2015

Financial Highlights – 2016 Starts

- As of December 31, 2015, RRT had a future development portfolio of approximately 11,286 apartments comprised of:
  - Predevelopment (1,906 apartments): Communities with likely starts through year-end 2016
  - Future Developments (9,380 apartments): Roseland owned/controlled future development sites, includes 1,332 apartments of Identified Repurposing communities

					Projected			
Predevelopment Communities	**Location**	**Apartments**	**Current Ownership**	**Scheduled Start**	**Costs**	**MC Capital**	**NOI**	**YIELD**
PI South - Building 11	Weehawken, NJ	295	50.00%	Q1 2016	$117,620	$38,145	$7,578	6.44%
Lofts at 40 Park	Morristown, NJ	59	25.00%	Q2 2016	17,924	3,223	1,163	6.49%
Conshohocken	Conshohocken, PA	310	100.00%	Q3 2016	85,932	17,600	5,192	6.04%
150 Monument Road (repurposing)	Bala Cynwyd, PA	206	100.00%	Q3 2016	53,952	18,883	3,394	6.29%
Freehold *(1)*	Freehold, NJ	400	100.00%	Q4 2016	96,687	33,841	6,204	6.42%
709 Chestnut *(1)*	Philadelphia, PA	273	75.00%	Q4 2016	116,007	37,603	7,072	6.10%
PI North - Building C	West New York, NJ	363	20.00%	Q4 2016	145,000	17,400	9,266	6.39%
Predevelopment Communities		**1,906**	**71.12%**		**$633,122**	**$166,694**	**$39,869**	**6.30%**

- 2016 starts are projected to generate approximately $164 million in value:

Value Creation Summary	
Projected Average Yield	6.30%
Projected NOI	$39,869
Gross Value @ 5.00% Cap	$797,380
Less: Projected Costs	(633,122)
Net Value Creation @ 100%	**$164,258**

Note:

(1) Roseland has a signed acquisition agreement, subject to certain conditions.

Source: Roseland Supplemental as of December 31, 2015

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Portfolio Repositioning

NJ 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.

MACK-CALI®

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

Financial Review

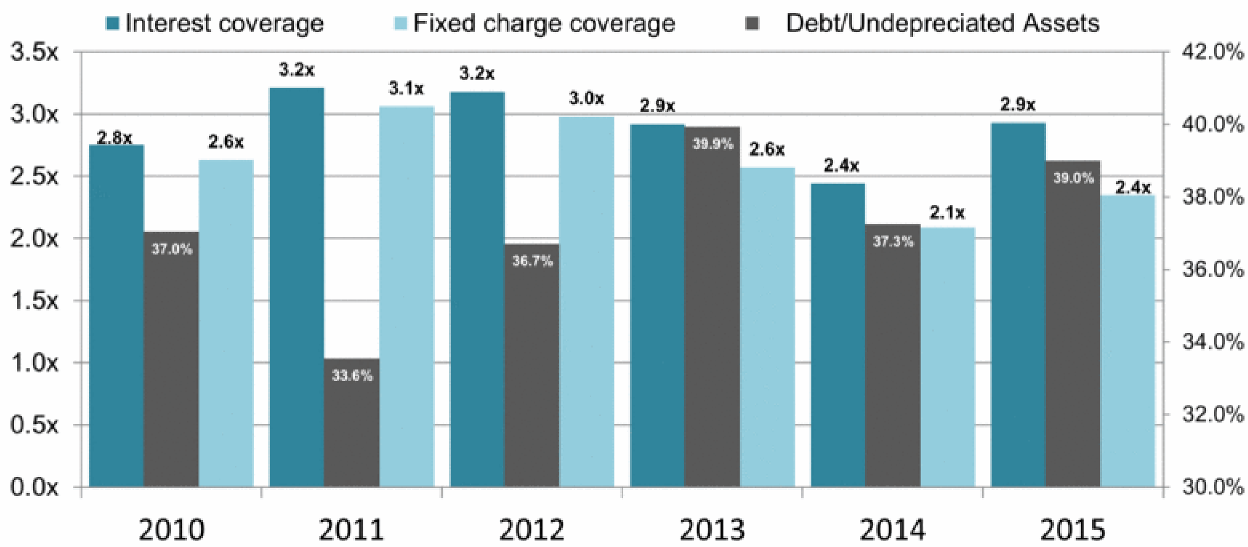
Select Financial Information

As of and for the quarter ended:	December 31, 2015
Total Market Equity	$2.4BN
Total Market Capitalization	$4.6BN
Total Debt	$2.2BN
Sr. Unsecured Debt Ratings (Moody's/S&P/Fitch)	Baa3/BBB-/BB+
Debt-to-Undepreciated Assets	39.0%
Interest Coverage	2.9x
Fixed Charge Coverage	2.4x
Net Debt to Annualized EBITDA	7.7x

Source: Company filings as of December 31, 2015

Mack-Cali Has Operated as an Investment Grade Company with Low Leverage and High Coverage Ratios

MACK-CALI®



Source: Company filings as of and for the periods ended December 31st

Earnings Guidance Assumptions as of February 24, 2016

MACK-CALI®

	2016 Revised Guidance			2016 Initial Guidance		
Metric	**Assumption Range *($ in millions)***			**Assumption Range *($ in millions)***		
Funds from Operations (FFO) per share	$2.00	to	$2.10	$2.00	to	$2.10
OFFICE PORTFOLIO						
Occupancy (% Leased) at YE-2016	88.0%	to	90.0%	86.5%	to	87.5%
Same Store GAAP NOI	5.0%	to	6.0%	2.5%	to	3.5%
Same Store Cash NOI	1.5%	to	2.5%	1.0%	to	2.0%
Straight-Line Rent Adjustment	$16.0	to	$18.0	$11.0	to	$13.0
Dispositions	$700.0	to	$800.0	$400.0	to	$500.0
Acquisitions	Up to $600.0			$400.0	to	$600.0
Base Building CapEx	$45.0	to	$50.0	$38.0	to	$40.0
Non-Incremental Leasing CapEx	$55.0	to	$65.0	$60.0	to	$65.0
Incremental (Space Vacant more than 1 yr)	$40.0	to	$50.0	$35.0	to	$45.0
MULTI-FAMILY PORTFOLIO						
Development (Consolidated)	$120.0	to	$140.0	$110.0	to	$130.0
Development (JV)	$30.0	to	$35.0	$60.0	to	$80.0
Acquisitions	$20.0 (completed)			$20.0		
CORPORATE						
G&A (Corporate)	$34.0	to	$37.0	$34.0	to	$37.0
G&A (Multi-Family Subsidiary)	$9.0	to	$11.0	$9.0	to	$11.0
Interest Expense	$93.0	to	$97.0	$96.0	to	$100.0
Unsecured Debt Financing	Completed $350 @ 3.12% in Jan. 2016			$300.0		
Equity Financing	$350.0 by 6/30/2016			$275.0	to	$325.0

Sources and Uses of Funds as of February 24, 2016

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2016			
	Range ($ in millions)		
Sources of Funds			
FFO Net of Straight-Line Rent	$180	-	$200
Office Sales Net Proceeds	700	-	800
Net Proceeds from Roseland Residential Equity Raise	325	-	375
Total Sources	**$1,205**	**-**	**$1,375**
Uses of Funds			
Base Bldg CapEx	$45	-	$50
Non-Incremental Costs	55	-	65
Incremental Leasing Costs	40	-	50
Office Acquisitions	500	-	600
Development Spending Net of Secured Debt	120	-	140
Net Investment in Unconsolidated Joint Ventures	30	-	35
Multi-Family Acquisitions Net of Secured Debt	20	-	20
Dividends / Distributions	60	-	60
Cash Available for Strategic Plan / Reduction of Net Debt	335	-	355
Total Uses	**$1,205**	**-**	**$1,375**

NAV Building Blocks Today

MACK-CALI®

	Current	CAP RATE RANGE		VALUE RANGE	
	2016 PROJECTED NOI	LOW	HIGH	LOW	HIGH
COMMERCIAL					
NJ Waterfront 2016 Projected NOI	$80.9	6.00%	6.50%	$1,245	$1,348
NJ Waterfront 2017 Projected Income from Lease Up of Vacant Space	9.1	6.00%	6.50%	140	152
Flex	47.6	6.00%	6.50%	732	793
Core Suburban Office	116.4	7.50%	8.00%	1,455	1,552
Non-Core	56.9	7.50%		759	759
Office / Hotel Interests				100	125
Land – Harborside Plaza 4				84	84
CIP – Wegman's				50	50
Commercial Land / CIP				20	30
TOTAL COMMERCIAL				**4,585**	**4,893**
MULTI-FAMILY *(Gross Value before Debt)*				**1,300**	**1,300**
GROSS ASSET VALUE				**5,885**	**6,193**
Less: Capped Value of Market Mgmt Fee	(18.0)	7.50%		(240)	(240)
Less: Debt / Other Liabilities (as of 12-31-15)				(2,224)	(2,224)
NET ASSET VALUE				**$3,421**	**$3,729**
NET ASSET VALUE per share (100.2MM Shares)				**$34.14**	**$37.22**

Source: Portfolio as of January 1, 2016

Conclusion

Definitions

Average Revenue Per Home: Calculated as total apartment revenue for the year ended December 31, 2015, divided by the average percent occupied for the year ended December 31, 2015, divided by the number of units and divided by three.

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

MACK-CALI®

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.

Exhibit 99.2

M A C K — C A L I R E A L T Y C O R P O R A T I O N

NEWS RELEASE

For Immediate Release

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MACK-CALI REALTY CORPORATION TO PARTICIPATE IN
THE CITI 2016 GLOBAL PROPERTY CEO CONFERENCE

Edison, New Jersey—March 11, 2016—Mack-Cali Realty Corporation (NYSE: CLI) today announced that Mitchell E. Rudin, chief executive officer, and Michael J. DeMarco, president, will participate in a roundtable discussion at the Citi 2016 Global Property CEO Conference on Monday, March 14, 2016 at 7:30 a.m., Eastern Time. This roundtable discussion will be webcast.

The live audio-webcast can be accessed in listen-only mode via the Internet by accessing the Company's website at https://www.mack-cali.com/investors/events/ and clicking on the link that is titled *Access Webcast*. A replay of the audio-webcast will be available one hour after conclusion of the live event and remain available until June 14, 2016.

About Mack-Cali Realty Corporation

Mack-Cali Realty Corporation is a fully integrated, self-administered, self-managed real estate investment trust (REIT) providing management, leasing, development, and other tenant-related services for its two-platform operations of waterfront and transit-based office and luxury multi-family assets. Mack-Cali owns or has interests in 275 properties, consisting of 147 office and 109 flex properties totaling approximately 29.9 million square feet and 19 multi-family rental properties containing approximately 5,700 residential units and a pipeline of approximately 11,000 units, all located in the Northeast. Mack-Cali strives to provide its tenants and residents with the most innovative communities that empower them to re-imagine the way they work and live.

Additional information on Mack-Cali Realty Corporation and the commercial real estate properties and multi-family residential communities available for lease can be found on the Company's website at www.mack-cali.com.

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