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): **September 12, 2016**

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.)

Harborside 3, 210 Hudson St., Ste. 400 **Jersey City, New Jersey** (Address of Principal Executive Offices)	**07311** (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.)

Harborside 3, 210 Hudson St., Ste. 400 **Jersey City, New Jersey** (Address of Principal Executive Offices)	**07311** (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.

On September 12, 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"), will host an Investor and Analyst meeting (the "Investor Event") at the Four Seasons Hotel, 57 East 57th Street, New York, New York from 11:00 a.m. to 1:00 p.m. Eastern Time. A live audio-webcast of the presentation in listen-only mode will be available on the Company's website at www.mack-cali.com/investors/events-presentations. A copy of the presentation materials that management will make at the Investor Event (the "Investor Presentation") is furnished herewith as Exhibit 99.1, and the Investor Presentation and a replay of the webcast of the Investor Event will be available on the Company's website for 30 days after the Investor Event.

A copy of the Company's press release dated September 6, 2016 announcing the Investor Event with the live audio-webcast information is furnished herewith as Exhibit 99.2.

Also in connection with the Investor Event, on September 12, 2016, the Company issued a press release announcing progress on the Company's comprehensive three-year strategic initiative. A copy of this press release is furnished herewith as Exhibit 99.3.

Limitation of Incorporation by Reference

In accordance with General Instruction B.2. of Form 8-K, this information, including Exhibits 99.1, 99.2 and 99.3 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 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," "project," "should," "expect," "anticipate," "estimate," "target," "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.
99.2	Press Release of Mack-Cali Realty Corporation dated September 6, 2016.
99.3	Press Release of Mack-Cali Realty Corporation dated September 12, 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: September 12, 2016

By: /s/ Gary T. Wager
Gary T. Wagner
General Counsel and Secretary

MACK-CALI REALTY, L.P.

By: Mack-Cali Realty Corporation,
its general partner

Dated: September 12, 2016

By: /s/ Gary T. Wager
Gary T. Wagner
General Counsel and Secretary

EXHIBIT INDEX

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Exhibit 99.1

MACK-CALI®

Investor Day

September 12, 2016

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," "projected," "should," "expect," "anticipate," "estimate," "target," "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.


Dual-platform of class A office and multi-family assets
Evolving office portfolio attracting substantial tenant interest
Luxury multi-family portfolio with increasing cash flow
Strategy-driven outperformance
Operating initiatives delivering real results
Management team committed to extracting value
Improving balance sheet and debt service coverage

Introduction

On behalf of senior management and all of our 552 team members, we thank all of you who have joined us today to discuss Mack-Cali's future.

We realize that we have been the beneficiary of your confidence in our plan and as always, we greatly appreciate your support.

Today is all about information. In the last year we enacted real change regarding our operations and have a great deal more to do in the upcoming year. We look forward today to an open and detailed dialogue about our strategy.

Leadership Team

MACK-CALI®

Mike DeMarco President	**Mitch Rudin** CEO	**Marshall Tycher** Chairman, Roseland

Tony Krug CFO	**Gary Wagner** General Counsel	**Ricardo Cardoso** CIO	**Chris DeLorenzo** EVP of Leasing	**Andrew Marshall** President of Roseland

Today's Discussion

1. Review of 2015 and 2016 Performance
2. Business Plan
3. Portfolio Today
4. Portfolio in 2018
5. Office
6. Multi-Family
7. 2017 Building Blocks
8. Financial Overview
9. Conclusion

Review of 2015 and 2016 Performance

Where We Started (June 2015)

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Office

- 25mm sq. ft. of office in 27 submarkets
- Leased percentage for office 82.3%
- Substantial development opportunities for office (no specific plans)

Multi-Family

- 6,000 units principally owned in JVs/ subordinated interests
- Leased percentage for multi-family 97.6%
- Pipeline of 12,000 units to be developed

Earnings

- FFO per share guidance for 2015 — $1.70 to $1.80

Credit

- Senior unsecured debt rating BBB-/ Baa3
- Fixed charge coverage ratio of 2.32x
- Credit line of $600 M largely undrawn

As of June 30, 2015

Company Today (15 months later)

MACK-CALI®

Dual-platform company — office and multi-family focused on owning assets on the NJ Waterfront and other transit-based locations

Office:

- Targeted year end leased percentage of 90.0%
- Core market of 20mm sq. ft.
- Identified, high-value developments
- $600mm non core assets under contract for sale
- Completed complementary acquisitions

Multi-family:

- Targeted 97% leased by year end
- 5,434 units (34% wholly owned)
- 2,560 units under construction
- 11,600 unit development pipeline
- Created Roseland Residential Trust

FFO per share guidance of $2.07 to $2.13

Sr. unsecured debt ratings: Baa3/BBB-/BB+

Fixed charge coverage of 2.6x

As of June 30, 2016

Business Plan

20 / 15 Business Plan Overview

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

20mm sq. ft. of office / 15,000 luxury apartment units by 2018

- The sole focus is to drive operating performance
- Close NAV gap and drive toward a premium
- Set ambitious, yet achievable goals
- Market will have tangible results by which to value shares

Completed Tasks, Last Twelve Months

STRATEGIC	OPERATIONAL	BALANCE SHEET / CAPITAL STRUCTURE
✓Determined market mix	✓Reduced staffing levels	✓5 year term loan at an all in rate of 3.13%
✓Exited NYC, DC, MD, etc.	✓Reduced operating costs	
✓Purchased in transit-based markets in Hoboken & Metropark	✓Reduced G&A	
Non core asset sales- $400mm closed, $200mm under contract	Cash savings of $18mm	Interest cost savings of $7mm in 2016

Targets For Next 24 Months

MACK-CALI®

STRATEGIC	OPERATIONAL	BALANCE SHEET / CAPITAL STRUCTURE
✓Target 6% annual yield and 11% IRR on developments	✓$10mm additional expense reductions	✓Increase average term to 7 years and reduce average rate to 4%
✓Up to $450mm non core asset sales through 2017	✓Target 90% leased by year-end 2016 for office portfolio	✓Further reduce credit costs
✓Commence six major capital improvement programs	✓Target 93% leased by year-end 2017 for office portfolio	✓Address $115mm 2016 and $530mm 2017 debt maturities
✓Fund RRT through asset sales or other capital market activities		

Focus on: Balance Sheet/ Capital Allocation/ Long-Term Cash Flow

Portfolio Today

Long-Term Market Mix

The single most important decision is what to own long-term.

Constantly evaluating what assets produce today versus what they may produce in the future.

By the end of 2018, own a portfolio of only class A assets that produce returns in the top 25% of all office REITs.

Today these markets include:

- Waterfront
- Short Hills
- Metropark
- Monmouth

Potentially White Plains and Parsippany could achieve similar returns.

Mass Transit vs. Non Mass Transit Statistics

MACK-CALI®

MARKET GROUP	MARKET INVENTORY	CLI INVENTORY	CLI 2016 VACANCY RATES	2016 DIRECT VACANCY RATE	2015 DIRECT VACANCY RATE	MARKET % FROM 2015	DIRECT GROSS ASKING RENT RATE	CLI ASKING RENT RATE
TRANSIT SERVED	(MSF)							
Waterfront	21.4	5.1	8.4%	11.1%	12.8%	-13.2%	$37.53	$45-50
Short Hills	1.1	0.2	2.8%	5.3%	7.3%	-27.3%	$35.12	$40
Metropark	3.9	0.7	5.1%	14.3%	14.9%	-17.4%	$31.98	$37
Princeton	2.4	0.3	9.7%	13.3%	13.9%	-4.3%	$27.27	$32
Morristown	5.4	N/A	N/A	19.3%	18.7%	3.2%	$27.44	$30
Newark	14.7	0.2	0%	16.2%	18.3%	-11.4%	$27.86	$28
Total/Weighted Average	**48.9**	**6.5**	**7.8%**	**13.6%**	**15.2%**	**-10.5%**	**$30.67**	**$45-50**
NON MASS TRANSIT								
Parsippany	12.4	2.4	12.3%	23.3%	22.4%	-4.0%	$26.95	$28.00
Monmouth	11.1	1.6	6.8%	17.0%	13.3%	27.8%	$25.56	$29.00
Bergen County	26.0	2.6	18.1%	15.9%	17.6%	-9.6%	$26.08	$28.00
Route 10/24	8.3	0.3	12.2%	28.8%	24.1%	19.5%	$30.47	$30.00
I-78 Corridor	17.6	0.6	17.5%	13.1%	17.1%	-23.3%	$26.30	$29.00
Upper 287	10.4	N/A	N/A	24.2%	24.9%	-2.8%	$18.98	N/A
Meadowlands	6.6	N/A	N/A	18.2%	19.3%	-5.6%	$25.75	N/A
Total/Weighted Average	**92.4**	**7.5**	**13.5%**	**18.7%**	**19.3%**	**-3.1%**	**$25.73**	
Total Market	**141.3**	**14.0**	**10.8%**					

Market Mix – June 2015

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SF by Category	Current (MSF)	Percent of Total	Percent Leased
Flex	5.3	21.3%	92.5%
Waterfront	4.3	17.4%	82.5%
Parsippany	2.9	11.5%	76.5%
Other Assets	3.6	14.7%	82.8%
DC & Maryland	1.3	5.2%	75.0%
Monmouth	1.2	4.9%	94.3%
Metropark	0.4	1.6%	99.7%
Princeton	0.7	2.7%	76.9%
NYC	0.5	2.1%	90.7%
Paramus	3.1	12.7%	65.2%
Cranford	0.8	3.2%	86.4%
White Plains	0.7	2.7%	78.4%
Grand Total	24.8	100%	82.3%

As of June 30, 2015

Current Core Market Mix

MACK-CALI®

Divesting over 5mm square feet – Improved core occupancy by 800 BPS

SF by Category	Current (MSF)	% of Total	Percent Leased
Flex	5.3	26.8%	92.3%
Waterfront*	5.2	25.8%	91.8%
Parsippany	2.0	10.3%	86.3%
Other Assets	1.7	9.8%	93.2%
Monmouth	1.0	5.0%	97.0%
Metropark	0.9	4.3%	95.9%
Princeton	0.3	1.7%	90.3%
Subtotal	16.4	83.7%	91.9%
Paramus*	2.0	9.2%	82.5%
Cranford	0.8	4.0%	80.5%
White Plains	0.6	3.1%	77.7%
Subtotal	3.4	16.3%	81.2%
Grand Total	19.8	100%	90.0%

As of July 31, 2016

* Results of two Fort Lee buildings totaling 268,000 sq ft reclassified from Paramus to Waterfront

Top 20 Assets – Will Represent Over 75% of Total Portfolio

MACK-CALI®

Through acquisitions and development the asset quality is improving

	Assets	Estimated Market Value
1.	Flex Portfolio	$780
2.	Harborside 1, 2, & 3	$700
3.	101 Hudson St., Jersey City	$500
4.	Harborside URL (multi) (1)(2)	$430
5.	Harborside 5	$425
6.	Alterra and Chase I & II, MA (2) (multi)	$400
7.	Parsippany (office)	$300
8.	Portside 5/6 (2) & 7 (multi)	$235
9.	111 River St., Hoboken	$235
10	Port Imperial Hotel, Weehawken (2)	$178

	Assets	Estimated Market Value
11.	Building 11, Weehawken (2)	$170
12.	White Plains (office)	$125
13.	Harborside 8 & 9 (land at 100% interest)	$115
14.	Hyatt (50% interest)	$100
15.	333/343 Thornall St., Metropark	$100
16.	Short Hills (office)	$95
17.	Harborside 6 & 7 (URL land)	$90
18.	Harborside 4 (land)	$90
19.	Harborside 4A (office)	$90
20.	101 Wood Ave., Metropark	$85

*Value in Millions
(1) Without regard to joint venture interests
(2) Projected market value upon completion

Commercial Land Bank

Actionable Embedded Value

- Ability to expand in some of the high-growth markets
- Aspire to fully monetize the majority of land by 2018

Description	Region	Estimated Market Value
Harborside 4 (JV with SJP)	Jersey City, NJ	$80.0 - $90.0
Harborside 6 & 7 (URL next stage)	Jersey City, NJ	$80.0 - $90.0
Harborside 8 & 9 (best M/F sites in JC)	Jersey City, NJ	$100.0 - $125.0
Princeton Land Sites (plan to sell)	West Windsor, NJ	$35.0 - $41.0
Parsippany Land Sites (Hotel, Health Club, Restaurant)	Parsippany, NJ	$10.0 - $13.0
Flex Land Sites (being utilized for development)	NJ & NY	$7.0 - $11.0
Eastpoint 2 (being sold)	Lanham, MD	$3.0 - $5.0
Port Imperial South (100% owned)	Weehawken, NJ	$85.0 - $95.0
	Total Land Value	**$400.0 - $470.0**

*Value in Millions

As of June 30, 2016

Portfolio in 2018

Office

Office Portfolio Repositioning Results in Improved Margins

By 2018 we could have an office portfolio of 10-12mm sq. ft. (without flex)

Objectives:

- Own assets with rents above $35 psf
- Occupancy of 90-93%
- Assets with state-of-the-art amenities (class A)
- Dominance in specific sub markets
- Sustainable margins of 60-65%
- Generate long-term growth of at least 2-3% per annum

Multi-Family Development Creates a Significant Class A Portfolio

By 2018 we will have created a significant class A multi-family portfolio -

- Concentration on the Waterfront, Boston, suburban NJ, and DC
- New product with state-of-the-art amenities
- Substantially wholly owned
- Approximately 30% of Mack-Cali NOI when current projects/ pending starts stabilize

The Metropolitan at 40 Park

The Chase at Overlook Ridge

Office Portfolio Repositioning

MACK-CALI®

$80mm revitalization of identified core assets and the Waterfront

- Harborside Waterfront and Retail
  - Food hall
  - Integrated waterfront access
  - Enhanced retail offering
  - Entertainment destination
- Metropark, Parsippany, Short Hills, Monmouth, and White Plains
  - New conference rooms
  - Full service cafes
  - State of the art fitness centers
  - Lounges with Wi-Fi access

NJ Waterfront —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 Airport

Residential Rental — Becoming the 6th borough of NYC

Luxury rental homes with exceptional access to Manhattan

- 3,600 apartments and hotel keys operating or under construction today, ability to add 5,900 units
- Active deliveries include the recently opened 311-unit M2 at Marbella and the 69-story, 763-unit URL® Harborside Tower 1
- URL 2 and 3, Harborside 8 & 9, and Port Imperial equal 5,500 units

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

Create a waterfront destination with spectacular Manhattan skyline views

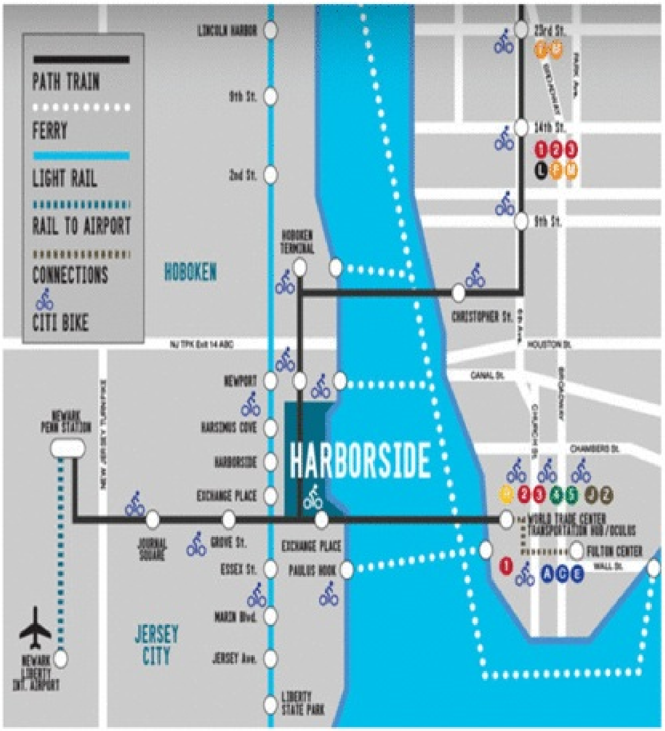
- Add relevant retail, fitness, food concepts, and potential marina

Creation of Place

We now know how to recreate the Harborside complex - we now live here

Location Map

Harborside Details



- 4.4mm riders of Exchange Place PATH stop per year, and growing
- NJ/ NY Waterway Ferry service to Wall Street and Midtown
- 350 Citi bikes at 35 different locations
- Thousands of residential units within a 5 minute walk
- 10mm sq. ft. of office space within a 5 minute walk
- 150,000 sq. ft. of retail space
- 90+% occupancy, 15,000+ employees
- Interior promenade and exterior esplanade
- Indoor and outdoor waterfront seating with Manhattan views

Harborside Area Demographics

MACK-CALI®

5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE WALK TIME
23,591 Total Population	78,177 Total Population	27,606 Total Population
31,659 Day Population	64,816 Day Population	37,653 Day Population
$132,568 Avg. Household Income	$107,637 Avg. Household Income	$167,161 Avg. Household Income
$65,332 Per Capita Income	$50,547 Per Capita Income	$83,067 Per Capita Income
85% Bachelor's Degree	68% Bachelor's Degree	84% Bachelor's Degree

Five Steps to Transform

MACK-CALI®

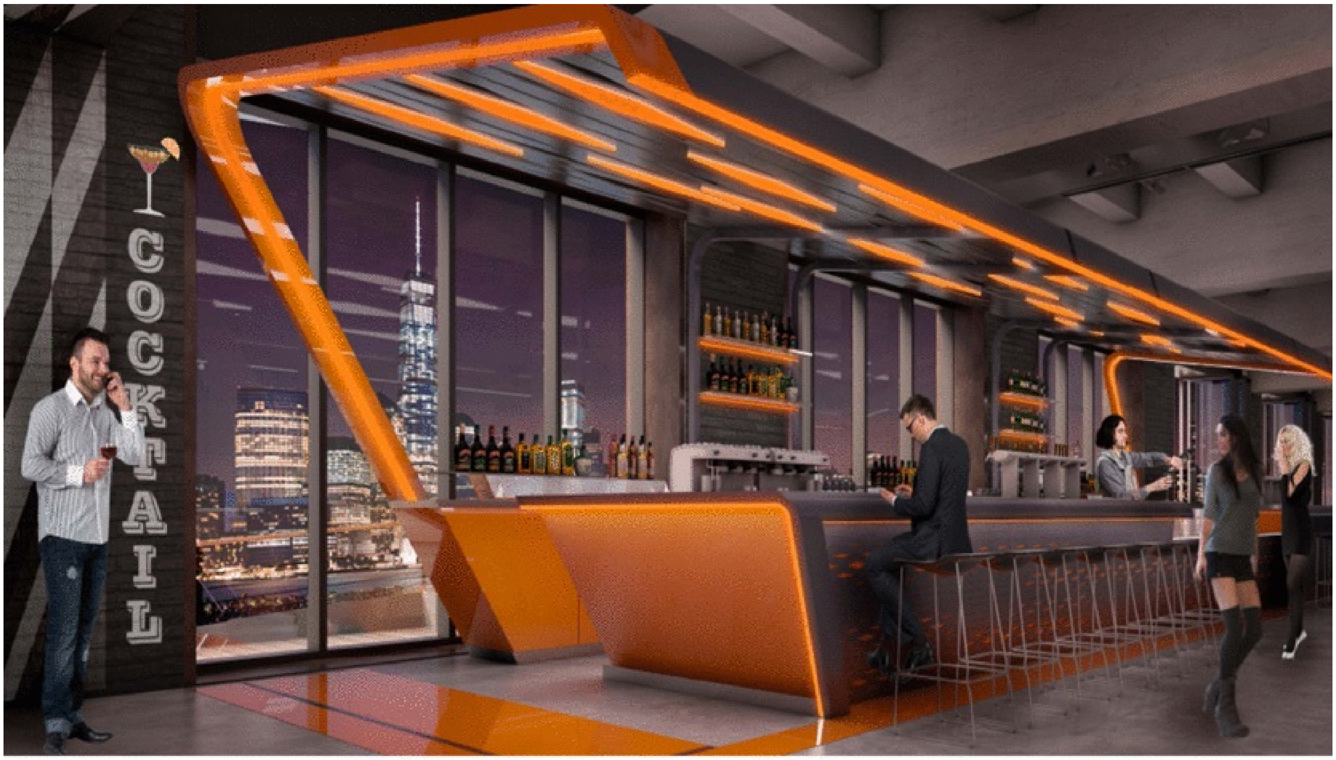
1. Create a retail destination on the Waterfront (completed by 2018)
2. Re-skin Harborside 1 and the east facing wall of Harborside creating floor to ceiling glass views of New York
3. Create Harborside 1 as the finest building on the Waterfront (N2 back up power, new elevators, bathrooms, finest amenities)
4. Potential to add 150,000 sq. ft. of GLA to Plaza 1
5. Potential to plan, design, and deliver a new tower at Plaza 4 (1.2mm sq. ft.) joint venture with SJP Properties

Rendering of Plaza 4

Beer Garden and Food Market Entry

Food Hall

Waterfront Esplanade



Cocktail Lounge


HARBORSIDE

Harborside Today
Retail Space of 100,000 sq. ft.

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

MACK-CALI®

Connectivity

Harborside's state-of-the-art office properties offer a wide array of cutting edge technology, expansive bandwidth, and telecom redundancy.

Tier 1 service provides –

- Multiple points of entry and conduit operations
- Ultra-low latency (speed)
- Option to select from an extensive list of carriers

Harborside 1, 2, 3, 5, and 101 Hudson Street are also Wired Certified Platinum.

This best-in-class certification is awarded to the buildings with the fastest, most reliable internet connections

Economic Incentives and Programs

MACK-CALI®

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

# of New EEs	SF	Starting Rental Rate	Base Rent / Yr
	60,000	$40 / sf	$2,400,000
360			(2,880,000)
			(480,000) (Effective rent after incentive)

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
	$2,880,000 per year

- If occupancy is higher than 6 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

Tenants Taking Advantage of NJ Incentives

Company	Size (SF)	Addresss	Number of Employees	Incentive (Millions)
JP Morgan Chase (Purchase)	1,098,265	575 Washington Street	3,612	$224.9
JP Morgan Chase	305,069	545 Washington Street	2,150	$187.8
Pearson Education	206,000	221 River Street	650	$90.0
RBC	206,861	30 Hudson Street	900	$78.7
WeWork (Joint Venture)	75,000	1 Journal Square	723	$59.0
Ernst & Young	168,165	121 River Street	430	$39.8
Omnicom Group*	79,771	Harborside Plaza 2	493	$39.4
Charles Komar	159,141	90 Hudson Street	480	$37.2
New York Life	114,691	30 Hudson Street	625	$33.8
New Avon, LLC	113,625	TBD	396	$31.6
Zurich Insurance *	64,413	Harborside Plaza 2	314	$28.2
Forbes Media	93,000	499 Washington Blvd.	350	$27.1
Newell Rubbermaid	99,975	221 River Street	300	$27.0

*CLI tenants

Multi-Family

Established Wholly Owned Subsidiary – Roseland Residential Trust

- Roseland Residential Trust ("RRT" or "Roseland") is a fully integrated and scalable platform dedicated to the residential functions of Mack-Cali
- Roseland's senior management team, with over 16 years of average experience at the company, oversees the platform's development, construction, financing, acquisition and property management activities
- Roseland will (i) continue the build out and monetize its geographically desirable land portfolio, (ii) assess strategic repurposings of Mack-Cali office holdings and (iii) evaluate new marketplace development and acquisition opportunities
- **We envision continued NAV and cash flow growth for the Roseland platform into the future**

RiverTrace at Port Imperial

Residential Portfolio Overview

MACK-CALI®

Portfolio (Units)	As of 2Q 2016	Year End 2017	Year end 2018
Operating	5,434	7,090	9,021
In-Construction	2,560	3,951	4,346
Subtotal — Operating / In-Construction	**7,994**	**11,041**	**13,367**
Residential Land	11,648	8,601	6,275
Total	**19,642**	**19,642**	**19,642**

- **Geographically Focused**: Roseland's portfolio is concentrated on the New Jersey Waterfront → **45% of NAV**
- **Portfolio Growth**: Roseland projects 9,021 operating units at year-end 2018 → **66% growth**

Marbella and M2 at Marbella

Roseland Portfolio – Best In Class

MACK-CALI®

Roseland has a young and high quality portfolio more concentrated in metropolitan areas.

Company	Avg. Revenue Per Unit	% of Portfolio (1) Gateway Mkts.	Property (2) Quality	Avg. Asset Age	Percent Leased
ROSELAND RESIDENTIAL TRUST A MACK-CALI COMPANY BUILDING VISIONARY LIFESTYLE	**$2,420** RRT relatively greater on PSF basis	84.9%	A / A+	11 Will trend younger with construction completions	96.7%
Equity Residential	$2,655	73.0%	B+ / A-	22	96.3%
AvalonBay Communities, Inc.	$2,370	59.0%	B+ / A-	20	95.4%
ESSEX Property Trust, Inc.	$2,043	45.0%	B / B+	24	96.1%
UDR	$2,022	41.0%	B+	19	96.2%
CAMDEN Living Excellence	$1,508	7.0%	B+ / A-	15	95.4%
POST PROPERTIES	$1,465	10.0%	A / A+	14	95.4%

Source: Green Street Advisors, public company filings (as of Q4 2015 unless otherwise noted).

(1) "Gateway Markets" defined as Boston, New York City (including Northern New Jersey), Washington D.C., Los Angeles and San Francisco metropolitan areas.

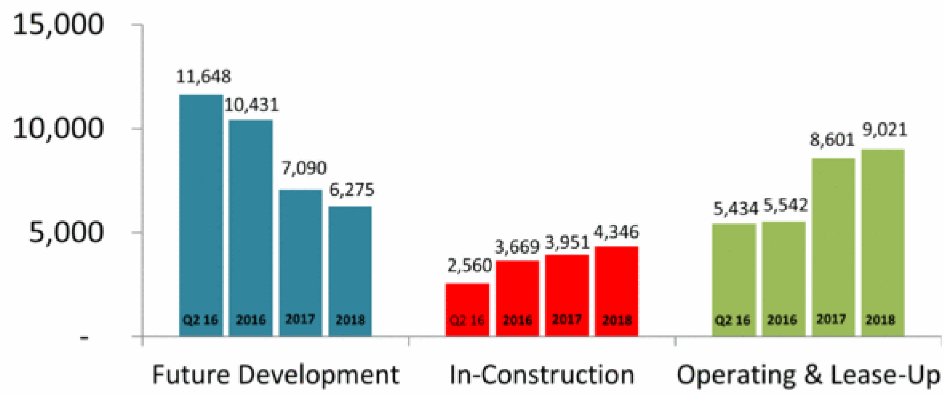
(2) Per Green Street Advisors (except Roseland).

(3) Metrics as of Q3 2015 pro forma for sale of portfolio to Starwood and other non-core dispositions.

Multi-Family Portfolio Overview

Roseland envisions continued improvement across key metrics

- **Portfolio Total**: **13,367** Operating and In-Construction units by year-end 2018 (3,533 in 2012)
- **Average Ownership:** **61%** (38% in 2012)
- **Subordinated Interests:** **Three** remaining interests at year-end 2016 (nine at year-end 2015)



(1) Includes 621 hotel keys.
(2) Includes 1,915 apartments of Identified Repurposing pursuits

2015/2016 Achievements

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Roseland has spent net capital of $52mm* ($105mm acquisitions ; $53mm dispositions) to increase portfolio cash flow and ownership, while concurrently reducing subordinate interests.

Acquisition Activity (generating greater ownership)	Results
Majority JV partner's interest in The Chase at Overlook Ridge (4Q 2015)	**100%** ownership in The Chase at Overlook Ridge
Majority partner's interest in Portside at East Pier; Minority partner's interest in Portside at East Pier, 5/6 and 1-4 (2Q 2016)	**100%** ownership in Portside at East Pier **100%** ownership in Portside 5/6 and 1-4
Minority JV partner's 25% subordinated interest in RiverTrace (1Q 2016)	**50%** subordinated interest in RiverTrace in Port Imperial. We are in discussions to convert this interest to heads-up ownership
Land partner's interest in five land parcels in Port Imperial (2Q 2016)	**100%** ownership in Parcels 11 (in construction), 8-9, 16, 1-3 Office, and Park Parcel (~1,000 units)
JV partner's interest in Port Imperial South Garage and Retail (2Q 2016)	**70%** ownership in Port Imperial Garage and Retail South up from 44%
Land partner's interest in Overlook Ridge (2014)	**100%** ownership in the In-Construction Chase II and remaining land parcels

- **Immediate cash flow increase of approximately $6.9 mm**
- **Material ownership gains of strategic land holdings (East Boston, Overlook Ridge, and Port Imperial**

Note: * Net of $37 mm of refinancing proceeds.

2015/2016 Achievements (cont.)

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Select acquisition highlights:

The Chase at Overlook Ridge
Apts: 371
Operating

Portside at East Pier
Apts: 175
Operating

RiverTrace at Port Imperial
Apts: 316
Operating

RiverHouse 11 at Port Imperial
Apts: 295
Started: Q1 2016

Disposition Activity (reducing subordinate interests)	Results
Subordinate interests in Morristown Station, RiversEdge and RiverParc	Approximately $12.5mm proceeds
100 % interest in non-strategic Andover Place (3Q 2016)	Approximately $40.5mm proceeds

Note: * Net of $37 mm of refinancing proceeds.

2015/2016 Achievements - Development

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Since we met one year ago, Roseland has achieved the following development activity

Lease-Up Commencement		Pending Completions		Construction Starts (1)	
Units: 311 Yield: 6.92%		Units: 871 units Yield: 6.78%		Units: 1,895 Yield: 7.05%	
M2 at Marbella	75% leased	**Quarry Place at Tuckahoe**	Q3 2016	**Marriott Hotels at Port Imperial**	Q3 2015
		URL ® Harborside	Q1 2017	**Residences at City Square I**	Q3 2015
				Chase II at Overlook Ridge	Q3 2015
				Portside II	Q4 2015
				Signature Place at Morris Plains	Q4 2015
				RiverHouse 11 at Port Imperial	Q1 2016
				150 Monument	Q3 2016

(1) In addition, RRT has 1,011 units of pending 2016 starts

Multi-Family Capital Plan

- **The Company's near-term capital requirements are approximately $234mm:**

Capital Requirements (thru 2017) - *by category*	Total
In-Construction Projects	$50,292
2016 Starts (remaining)	80,914
2017 Starts	121,563
Additional Uses of Capital	21,000
Andover Disposition	(40,000)
Net RRT Capital Requirements	**$233,769**

- **We envision the year-end 2017 capital expenditure requirement will be $185mm:**

Capital Requirements (thru 2017) - *by year*	2016	2017	2018
Annual Capital Requirement	18,994	165,957	48,819
Cumulative Capital Requirement	18,994	184,951	233,769

- **The Company is projected to produce $88mm of Operating Property cash flow in 2020 – which is not contingent on any construction starts beyond 2017**

Roseland – NAV Breakdown Plan

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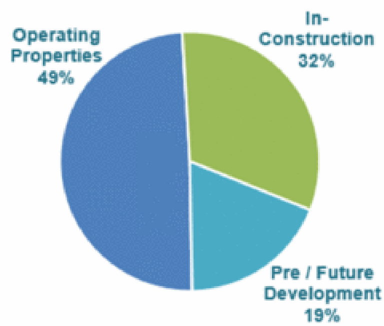
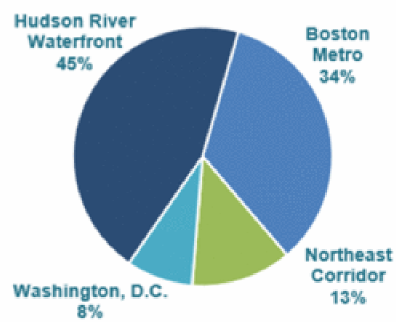
As of June 30, 2016, Roseland's approximate $1.3 billion NAV was comprised of:

NAV by Asset Status



NAV by Market



Top NAV (net equity) contributors (45%)

1. Alterra at Overlook Ridge - $190 mm
2. URL ® Harborside I - $178 mm
3. Chase I & II at Overlook Ridge - $82 mm
4. Portside 7 & 5/6 at East Pier - $79 mm
5. Marriott Hotels at Port Imperial - $56 mm

Repurposing Highlights

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A primary synergistic component of the Mack-Cali/ Roseland combination is the repurposing of select office holdings to higher valued residential use

Construction Start:

Q4 2015 - Signature Place in Morris Plains, NJ (197 units)
Q3 2016 - 150 Monument Road in Bala Cynwyd, PA (206 units)

Pending Starts:

Q4 2016 - 233 Canoe Brook Road in Short Hills, NJ
(200 units; 240 keys)

Future Starts:

RRT holdings: 345 units
Identified Candidates (future RRT transfers: 1,915 units)

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

Bala Cynwyd, PA
Apts: 206
Target Start: 3Q 2016

Short Hills, NJ
Apts: 200
Target Start: 4Q 2016

Port Imperial Waterfront – Operating and In-Construction

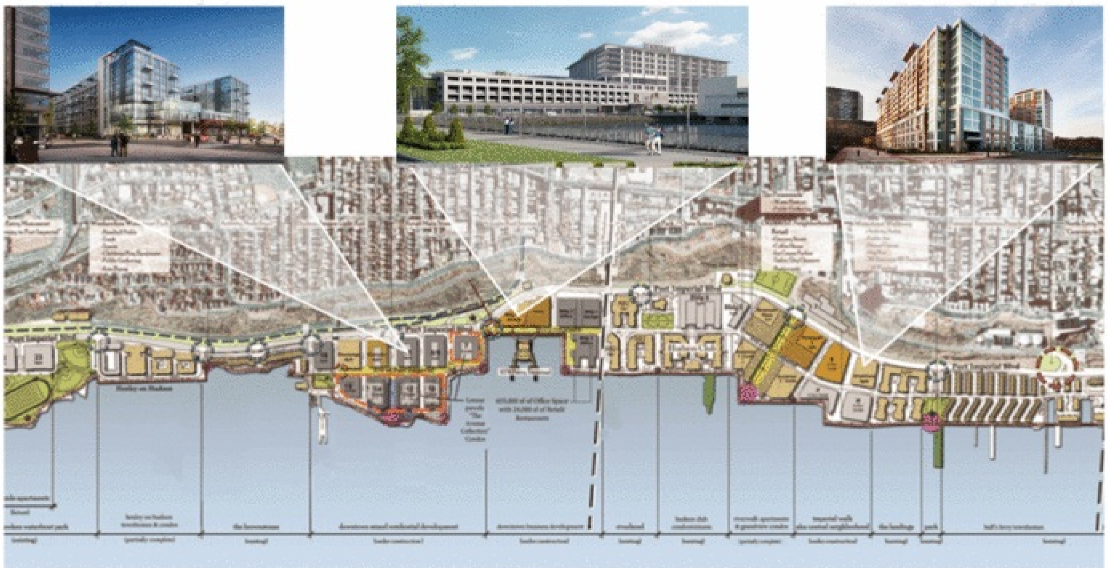
200-acre master plan community with two miles of waterfront directly across from midtown Manhattan

- Operating: 316 units, 1,586 parking spaces and 25mm sq. ft. retail space
- 667 units and keys in-construction

Building 11 – 295 Units
In-Construction

PI Hotel – 372 Keys
In-Construction

RiverTrace – 316 Units
Operating



Port Imperial Master Plan

Port Imperial Waterfront – Future Development

- **Future development opportunities: 2,005 units, and 290,000 sq. ft. office**

P.I. South - Weehawken

• Park Parcel	200 units
• Parcel 2	200 units
• Parcel 16	131 units
• 1/3 Office	290,000 sq. ft.
• Parcel 8/9	275 units

P.I. North – West New York

• Riverwalk C	363 units
• Parcel I	224 units
• Parcel J	141 units
• Parcel 6	471 units

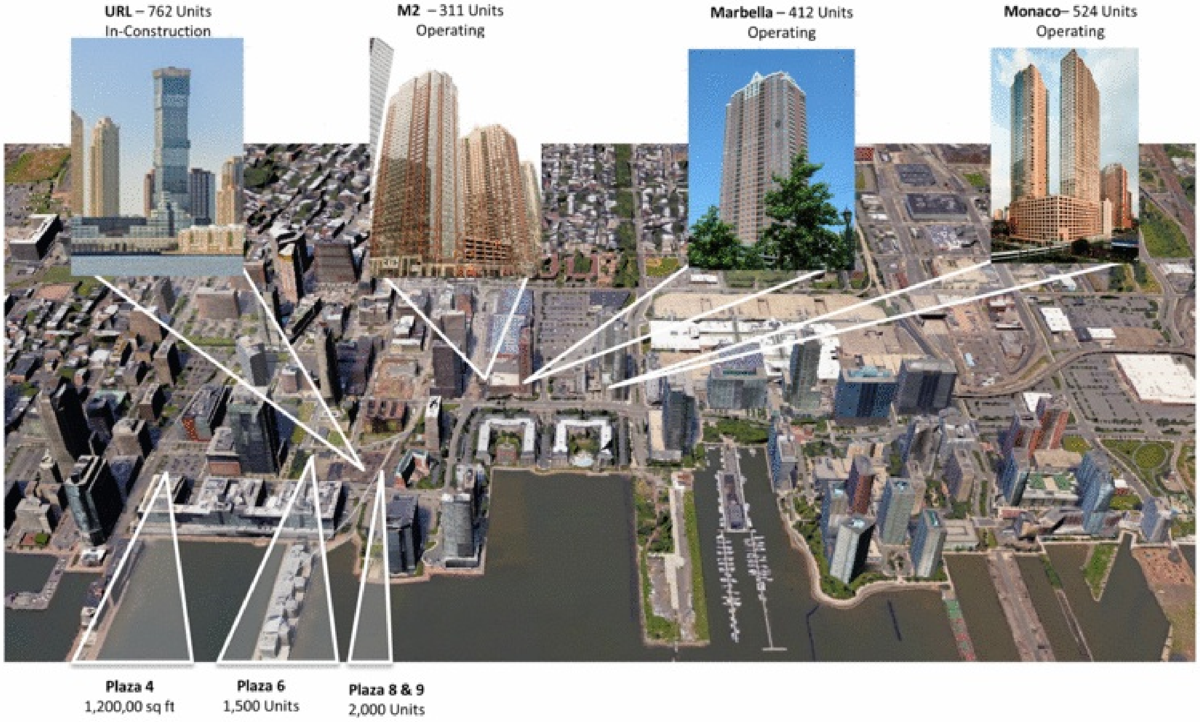
PI South Bld. 8/9 – 275 Units
2017 Start

Riverwalk C – 363 Units
2017 Start

Jersey City Waterfront

Directly across from Downtown Manhattan with 2,009 operating and in-construction units

- Future development opportunities: 3,900 units



2017 Building Blocks

2017 Building Blocks

- Finish the year at $2.07 to $2.13 of FFO per share
- We expect our debt maturity to be lengthened and interest cost reduced
- G & A and optional savings are targeted at $0.10 per share for 2017
- We will continue to sell assets throughout 2017. Every $100mm will cost us $0.04 per share. We expect to sell between $400mm to $500mm through the year
- Rents are expected to roll up in 2017 as they have the first two quarters of 2016
- End of 2017 we will have occupancy drop and will have to replace tenants on the Waterfront
- Roseland will start to contribute significantly in 2017, 2018, and 2019

2017 Building Blocks

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Expect the following tenants to vacate the Waterfront towards the end of 2017:

- Deutsche Bank (Harborside Plaza 1) - 285,000 sq. ft.
- Forest Labs (Harborside Plaza 5) – 215,000 sq. ft.
- Mizuho (Hoboken) – 50,000 sq. ft.

Combined with today's vacancy of 245,000 sq. ft. we therefore will have 795,000 (15%) sq. ft. of leasing to do over the next four quarters or 198,750 per quarter. If we did, the Waterfront would be 100% leased.

Steps to Transform

Large blocks of vacant space will allow us to offer multiple options for leasing.

- The Deutsche space is part of the renovation of Plaza 1.
  This will be our finest building when completed. The Deutsche Bank unit is at $33 psf to $41 psf in current condition market and a $45 to $50 class A market after the renovation.

- The Hoboken space is our least concern as that market is less than 5% vacant with zero terminations in 2017.

- The Plaza 5 space is excellent and the current repositioning plan at Harborside should only make it more attractive.

Financial Overview

Sources and Uses of Funds

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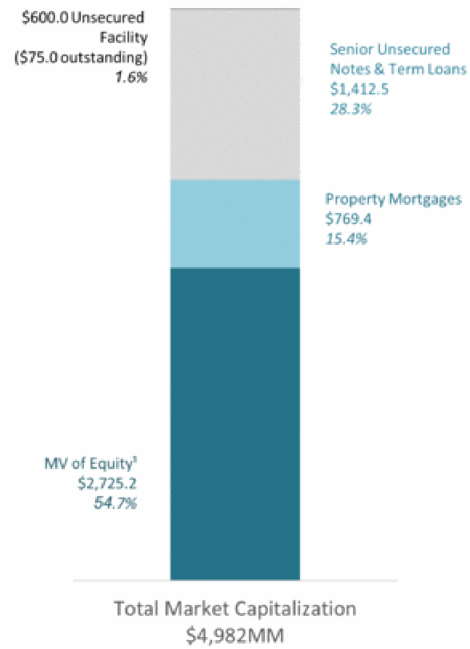
($'s in millions)	Actuals Jan. - Jun.	Projected Jul. - Dec.			Projected Full Year 2016		
Sources							
FFO Net of Straight-Line Rent	$97	$91	-	$99	$188	-	$196
Office Sales Net Proceeds	360	340	-	440	700	-	800
Net Proceeds from Roseland Residential Equity Raise	-	150	-	150	150	-	150
Total Sources	**$457**	**$581**	**-**	**$689**	**$1,038**	**-**	**$1,146**
Uses							
Base Bldg CapEx	$8	$37	-	$42	$45	-	$50
Non-Incremental Leasing Costs	27	28	-	38	55	-	65
Incremental Leasing Costs	30	10	-	20	40	-	50
Multi-Family Acquisitions Net of Secured Debt	106	4	-	4	110	-	110
Office Acquisitions	116	234	-	484	350	-	600
Development Spending Net of Secured Debt	69	46	-	66	115	-	135
Net Investment in Unconsolidated Joint Ventures	5	15	-	15	20	-	20
Dividends / Distributions	30	30	-	30	60	-	60
Cash Available for Strategic Plan/ Reduction of Net Debt	66	177	-	(10)	243	-	56
Total Uses	**$457**	**$581**	**-**	**$689**	**$1,038**	**-**	**$1,146**

As of June 30, 2016

Capitalization and Debt Detail

MACK-CALI®

Market Capitalization ($mm)



Source: Company filings as of June 30, 2016
[1] Market price of $27.00 as of 6/30/16.

Debt Detail ($000s)

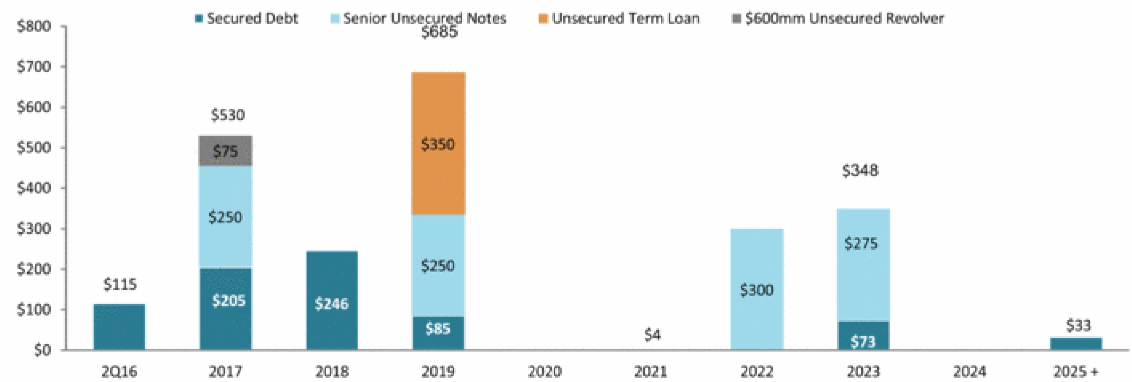
	Effective Interest Rate	Balance	Date of Maturity
2.500% Senior Unsecured Notes	2.803%	249,594	12/15/17
7.750% Senior Unsecured Notes	8.017%	249,333	08/15/19
4.500% Senior Unsecured Notes	4.612%	299,654	04/18/22
3.150% Senior Unsecured Notes	3.517%	270,841	05/15/23
Total Senior Unsecured Notes		$1,069,422	
Unamortized deferred financing costs		(4,480)	
Total Senior Unsecured Notes, Net		$1,064,942	
$600mm Unsecured Revolver	LIBOR+1.300%	75,000	07/31/17[1]
$350mm Unsecured Term Loan	LIBOR+1.300%	347,590	01/07/19[1]
Total Revolving Credit Facilities & Term Loans		$422,590	
4 Becker	9.550%	40,330	05/11/16
Curtis Center	LIBOR+5.912%	75,000	10/09/16[2]
Prudential	6.332%	142,443	01/15/17
150 Main Street	LIBOR+2.35%	20,929	03/30/17
Portside 7	LIBOR+2.35%	42,500	12/04/17
23 Main Street	5.587%	28,195	09/01/18
Port Imperial 4/5 Hotel	LIBOR+4.50%	3,094	10/06/18
Harborside Plaza 5	6.842%	215,723	11/01/18
Chase II	LIBOR+2.25%	8,680	12/15/18
Other mortgages maturing 2019+	Various	197,904	2019 - 2029
Total Secured Debt		$774,798	
Unamortized deferred financing costs		(5,375)	
Total Secured Debt, Net		$769,423	
Total Debt		$2,256,955	

Source: Company filings as of 6/30/16
[1] $600M revolver has two, six-month extension options for a final maturity in 2018. $350M term loan has two, one year extension options for a final maturity in 2021.
[2] Does not include built-in extension options

Debt Breakdown

As of June 30, 2016 ($000s)	Balance	% of Total	Weighted Average Interest Rate	Weighted Average Maturity in Years
Fixed rate unsecured debt and other obligations	$1,425,000	62.64%	4.32%	3.97
Fixed rate secured debt	595,455	26.18%	6.39%	2.91
Variable rate secured debt	179,343	7.88%	4.54%	1.16
Variable rate unsecured debt	75,000	3.30%	1.76%	1.08
Total Debt & Weighted Average Rate	$2,274,798	100.00%	4.79%	3.38
Adjustment for unamortized debt discount	(5,578)			
Unamortized deferred financing costs	(12,265)			
Total Debt, Net & Weighted Average Rate	$2,256,955	100.00%	4.79%	3.38

Manageable Debt Maturity Schedule ($mm)



As of June 30, 2016; maturities exclude scheduled amortization

Note: $600M revolver has two, six-month extension options for a final maturity in 2018. $350M term loan has two, one year extension options for a final maturity in 2021.

Pro Forma Debt Transactions

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Multiple drivers to impact earnings during the execution of the plan:

Fixed Rate Secured Debt

- Portside 7 Apts, E. Boston Refinance - $59mm @ 3.5% executed 7/8/2016, refinanced $42.5mm construction loan
- 101 Hudson St., Jersey City New Loan - $250mm @ ~3.10% expected to close by 9/30/2016
- Prudential Portfolio Loan Repayment - $141mm @ 6.3% in 4Q-2016
- Harborside Plaza V Early Refinance - $250mm @ ~4.25% for 10-12 years in 1Q-2017
- Alterra Mortgage -$100mm @ ~3.10% expected 1/1/2017 for 7 year term

Fixed Rate Unsecured Debt

- Unsecured Term Loan Issuance - $250mm to refinance the 2.5% Bonds maturing 12/15/2017
- Unsecured Term Loan (Issued Jan. 2016) - Assume exercise both 1 year extension options from 1/7/2019 to 1/7/2021

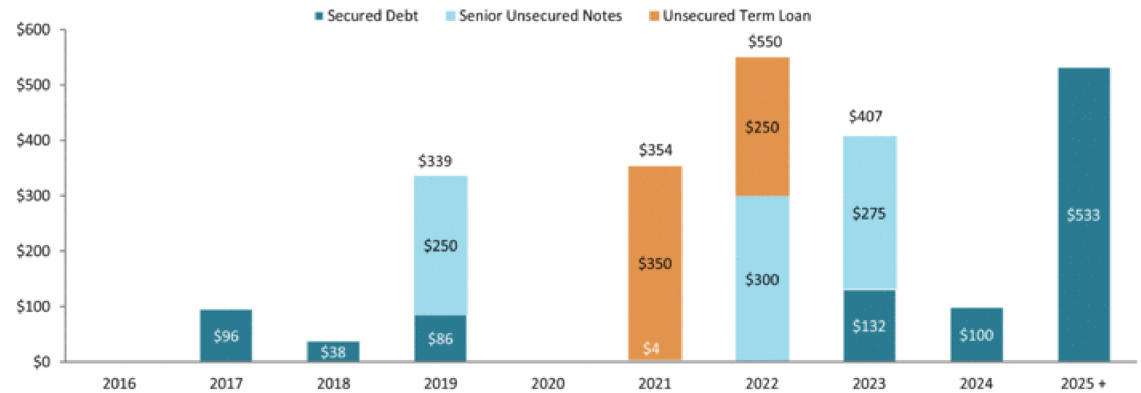
Variable Rate Secured Debt

- Curtis Center - Exercise one year extension from 10/9/2016 to 10/9/2017

Pro Forma Debt Breakdown

Pro Forma as of 6/30/16 ($000s)	Balance	% of Total	Weighted Average Interest Rate	Weighted Average Maturity in Years
Fixed rate unsecured debt and other obligations	$1,425,000	59.05%	4.40%	5.34
Fixed rate secured debt	851,533	35.28%	3.95%	9.13
Variable rate secured debt	136,842	5.67%	5.10%	1.62
Variable rate unsecured debt	-	0.00%	0.00%	-
Total Debt & Weighted Average Rate	**$2,413,375**	**100.00%**	**4.28%**	**6.47**

Manageable Pro Forma Term Debt Maturity Schedule ($mm)



As of June 30, 2016; maturities exclude scheduled amortization
Note: $600mm revolver has two, six-month extension options for a final maturity in 2018. $350mm term loan has two, one year extension options for a final maturity in 2021.

NAV Building Blocks Today

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	Rentable Area (MSF) / Apt Units	Adjusted 2H-16 Annualized Cash NOI Projection	Cap Rate Range Low	Cap Rate Range High	Value Range Low	Value Range High
Commercial						
NJ Waterfront - NOI (1)	4.884	$ 98.5	6.00%	6.50%	$ 1,515	$ 1,642
NJ Waterfront - Assumes $9.1M NOI to begin in 2017 (2)			6.00%	6.50%	140	152
NJ Waterfront					1,655	1,794
Flex	5.208	48.8	6.00%	6.50%	750	813
Core Suburban Office (3)	9.664	126.6	7.50%	8.00%	1,583	1,688
Non - Core (4)	3.898	34.4			350	350
Commercial (Hotel / Office) Unconsolidated JV interests (5)					158	173
Land - Harborside Plaza 4, 1.067msf (6)					84	84
Commercial Land, CIP & Other (7)					100	100
Total Commercial Share of Portfolio	**23.654**	**$ 308.3**			**$ 4,680**	**$ 5,002**
Multi- Family						
Operating Properties	Units					
Wholly Owned (8)	1,847	$ 25.2	4.65%	5.00%	$ 504	$ 542
Joint Ventures (8)	1,624				216	233
Subordinated Interests (8)	1,963				76	84
Operating Properties Sub-total					796	859
In Construction Properties						
Wholly Owned & Unconsolidated (9)	2,560				400	441
Pre/Future - Development Properties						
Wholly Owned & Unconsolidated (10)	11,648				224	248
Fee Income Business / Other (11)					10	10
Total Multi-Family Share of Portfolio	**19,642**				**$ 1,430**	**$ 1,558**
Total Commercial & Multi-Family Gross Asset Value					**$ 6,110**	**$ 6,560**
Less:						
Market Management Fee (12)		$ (18.0)	7.50%	7.50%	(240)	(240)
Total Debt and Other Liabilities						
Office / Commercial Share of Consolidated Debt (13)					$ (2,228)	$ (2,228)
Multi- Family Share of Consolidated Debt (13)					(209)	(209)
Total Debt and Other Liabilities					**$ (2,437)**	**$ (2,437)**
Approximate Net Asset Value range					$ 3,433	$ 3,883
Approximate Net Asset Value per share range (100.4MM shares) (14)					**$ 34.19**	**$ 38.67**

Source: Company filings as of June 30, 2016

NAV Analysis Footnotes

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(1) Includes projected NOI for 111 River Acquisition $235MM on July 1, 2016. Waterfront square footage includes 566,000 SF for this acquisition.

(2) Company has signed approximately 200,000 SF of leases in Jersey City to begin around the end of 2016.

(3) Includes projected NOI for 101 Wood Acquisition $82MM on June 2, 2016.

(4) NOI from non-core properties owned after all completed sales through July 2016. Non-core square footage excludes 375,800 SF for completed asset sales in July 2016.

(5) Estimated market values for Hyatt Hotel ($7MM @ 7.0%) less share of ($32MM) debt, Curtis Center ($88MM), Red Bank ($5MM) and 12 Vreeland ($4MM). For further detail on these ventures, please refer to p. 48 in the Mack-Cali supplemental.

(6) Land value assumed at $75 PSF based on new building construction proforma with lease rates of $50 PSF. Asking rents in Plaza 5, adjacent to this site, are mid-$40's PSF. For further detail, please refer to the Mack-Cali supplemental p. 53.

(7) Estimated market values for land in Princeton (1.007 MSF), Parsippany (0.274 MSF) and in other land parcels (0.477 MSF), totaling 1.757msf. Estimated value for Wegman's Shopping Center Project (0.170msf) $1.8MM NOI capped @ 4.5% and potential additional $0.6MM in ground rent capped @ 5.0%. Includes $28.75MM in 1031 proceeds. For further detail, please refer to the Mack-Cali supplemental p. 53.

(8) For further detail on these projects, please refer to the Roseland supplemental p. 23-27.

(9) For further detail on these projects, please refer to the Roseland supplemental p. 28-31.

(10) Source: Roseland supplemental p. 32 & 33.

(11) Source: Roseland supplemental p.12.

(12) Represents an estimate of the cost for a management fee based on 3.0% percent of revenues, as the NOI presented is before any cost for managing the portfolio.

(13) Source: Mack-Cali supplemental p. 26 & 46; Roseland supplemental p. 17. Includes proforma $210 MM increase in line borrowings for 111 River acquisition and $26MM decrease for asset sales completed as of July 31, 2016.

(14) Source: Mack-Cali supplemental p. 25.

Definitions:

Net Asset Value (NAV): We consider NAV to be a useful metric for investors to estimate the fair value of the Mack-Cali and Roseland platforms. 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.

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

Source: Company filings as of June 30, 2016

Conclusion

MACK-CALI®

Realty Corporation

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

MACK-CALI REALTY CORPORATION ANNOUNCES
INVESTOR AND ANALYST DAY

Jersey City, New Jersey—September 6, 2016—Mack-Cali Realty Corporation (NYSE: CLI) today announced that it will be hosting an Investor and Analyst meeting to outline its corporate strategy for 2017 and 2018. The meeting will be held at the Four Seasons Hotel, 57 East 57th Street, New York, on September 12, 2016 from 11:00 a.m. to 1:00 p.m. Eastern Time. Michael J. DeMarco, president and chief operating officer, Mitchell E. Rudin, chief executive officer, Anthony Krug, chief financial officer, and Marshall Tycher, chairman of Mack-Cali's Roseland subsidiary will participate in the meeting.

The live audio-webcast of the presentation in listen-only mode will be available on the Company's website at www.mack-cali.com/investors/events-presentations. Presentation materials will also be available on the Company's website prior to the webcast at www.mack-cali.com/investors/company-filings-reports. A replay of the webcast will be available for 30 days.

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 provides 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.

Statements made in this press release may be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can be identified by the use of words such as "may," "will," "plan," "potential," "projected," "should," "expect," "anticipate," "estimate," "target," "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.

Contacts:	Michael DeMarco Mack-Cali Realty Corporation President and Chief Operating Officer (732) 590-1589 mdemarco@mack-cali.com	Anthony Krug Mack-Cali Realty Corporation Chief Financial Officer (732) 590-1030 tkrug@mack-cali.com	Deidre Crockett Mack-Cali Realty Corporation Director of Investor Relations (732) 590-1025 dcrockett@mack-cali.com

###

Exhibit 99.3

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

MACK-CALI ANNOUNCES GOALS AND ACCOMPLISHMENTS AS PART OF STRATEGIC PLAN UPDATE

Jersey City, New Jersey—September 12, 2016—Mack-Cali Realty Corporation (NYSE: CLI) announced today that it has published an investor presentation highlighting the substantial progress made toward achieving the objectives laid out last year in its “20 / 15” strategic plan. The Company’s executive leadership also will detail today their successes and future plans at the Company’s previously announced meeting and webcast for investors and analysts scheduled for 11:00 a.m. Eastern Time today. The presentation illustrates how Mack-Cali is continuing to redefine itself through an aggressive plan to focus on Waterfront and transit-based office holdings in the Northeast, grow its luxury multi-family portfolio, focus only on key markets while exiting others, and undertake dramatic capital improvements to key assets, including to its signature Harborside complex on the Jersey City Waterfront.

“Our leadership team will continue to set ambitious yet achievable goals with a laser-like focus on driving our operating performance,” said Michael J. DeMarco, President of Mack-Cali Realty Corporation. “We are pleased with the success we’ve achieved over the course of our first year — and look forward as we continue on the path to returning a premium relative to NAV and providing significant value to our shareholders.”

During this year’s meeting with investors, the Company will outline plans to strengthen its balance sheet, launch a strategic capital improvement plan, and create long-term cash flow. The Company expects to further reduce expenses in office operations and reduce credit costs through refinancing opportunities in 2016 and 2017. Leadership is targeting an increased leased percentage of the office portfolio to 90 percent by year-end 2016, and to 93 percent in 2017.

Roseland Residential Trust, the Company’s wholly-owned multi-family subsidiary, was created last year to increase transparency. Roseland is currently operating 5,434 multi-family units with a leased percentage of 97 percent. There are an additional 2,560 units under construction with a pipeline of 11,600 units to be developed. Roseland continues to build out and monetize its geographically desirable land portfolio while assessing strategic repurposings of Mack-Cali office holdings. Roseland’s ownership percentage of operating and in-construction projects has increased to 61 percent currently from 38 percent in 2012. It also projects further reductions in the number of projects in which it owns subordinated interests to three by year-end 2016, compared to nine at year-end 2014.

“The Roseland platform is well-positioned for material NAV and cash flow growth,” said Marshall Tycher, Chairman of Roseland Residential Trust. “Our synergy with Mack-Cali is presenting exciting opportunities through the repositioning of under-utilized office assets where we plan significant future growth/development.”

The work to reshape the existing office portfolio through capital improvements is continuing. Over the next 12 to 18 months Mack-Cali plans to upgrade existing amenities and enhance offerings with six major capital investment programs. The most prominent among these projects is the approximate $50 to $75 million transformation and reimagination of Harborside. The new design is inspired by the complex’s industrial past. The transformed Harborside will feature high-end dining and shopping experiences in an open layout with easy access to the Waterfront Esplanade and spectacular views of the Hudson River and Manhattan skyline.

“Our evolving office portfolio is continuing to attract substantial tenant interest — especially in our core Hudson Waterfront holdings where our office and multi-family holdings continue to propel growth,” said Mitchell E. Rudin, Chief Executive Officer of Mack-Cali. “We are committed to implementing operating initiatives that deliver real results and strengthen our balance sheet.”

The materials presented today are included in a Form 8-K furnished by the Company with the Securities and Exchange Commission today are available on the Company’s website at https://www.mack-cali.com/investors/company-filings-reports/. A replay of the webcast will be available for 30 days at www.mack-cali.com/investors/events-presentations.

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 provides 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.

Statements made in this press release may be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can be identified by the use of words such as “may,” “will,” “plan,” “potential,” “projected,” “should,” “expect,” “anticipate,” “estimate,” “target,” “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.

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