UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

(Mark One)
[X] QUARTERLY REPORT UNDER SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 1999

OR

[ ] TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from......................to.......................
Commission file number 1-13274

Mack-Cali Realty Corporation

(Exact name of registrant as specified in its charter)

Maryland	22-3305147
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification Number)

11 Commerce Drive, Cranford, New Jersey 07016-3501

(Address or principal executive office)
(Zip Code)

(908) 272-8000

(Registrant's telephone number, including area code)

Not Applicable

(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding twelve (12) months (or such shorter period that the Registrant was required to file such report) YES |X| NO |_| and (2) has been subject to such filing requirements for the past ninety (90) days YES |X| NO |_|.

APPLICABLE ONLY TO CORPORATE ISSUERS:

As of October 31, 1999, there were 58,394,948 shares of $0.01 par value common stock outstanding.

MACK-CALI REALTY CORPORATION

FORM 10-Q

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MACK-CALI REALTY CORPORATION

PART I - FINANCIAL INFORMATION

ITEM I. FINANCIAL STATEMENTS

The accompanying unaudited consolidated balance sheets, statements of operations, of changes in stockholders' equity, and of cash flows and related notes, have been prepared in accordance with generally accepted accounting principles ("GAAP") for interim financial information and in conjunction with the rules and regulations of the Securities and Exchange Commission ("SEC"). Accordingly, they do not include all of the disclosures required by GAAP for complete financial statements. The financial statements reflect all adjustments consisting only of normal, recurring adjustments, which are in the opinion of management, necessary for a fair presentation for the interim periods.

The aforementioned financial statements should be read in conjunction with the notes to the aforementioned financial statements and Management's Discussion and Analysis of Financial Condition and Results of Operations and the financial statements and notes thereto included in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 1998.

The results of operations for the three and nine month periods ended September 30, 1999 are not necessarily indicative of the results to be expected for the entire fiscal year or any other period.

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MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS (IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

ASSETS	September 30, 1999	December 31, 1998
<S>	<C>	<C>
Rental property		
Land and leasehold interests	$ 548,572	$ 510,534
Buildings and improvements	2,966,769	2,887,115
Tenant improvements	98,577	64,464
Furniture, fixtures and equipment	5,865	5,686
	3,619,783	3,467,799
Less - accumulated depreciation and amortization	(241,746)	(177,934)
Total rental property	3,378,037	3,289,865
Cash and cash equivalents	1,068	5,809
Investments in unconsolidated joint ventures	95,457	66,508

Unbilled rents receivable	51,356	41,038
Deferred charges and other assets, net	60,700	39,020
Restricted cash	6,184	6,026
Accounts receivable, net of allowance for doubtful accounts of $918 and $670	5,328	3,928
Total assets	$ 3,598,130	$ 3,452,194
LIABILITIES AND STOCKHOLDERS' EQUITY		
Senior Unsecured Notes	$ 782,706	--
Revolving credit facilities	249,956	$ 671,600
Mortgages and loans payable	545,567	749,331
Dividends and distributions payable	42,488	40,564
Accounts payable and accrued expenses	46,359	33,253
Rents received in advance and security deposits	31,838	29,980
Accrued interest payable	3,238	2,246
Total liabilities	1,702,152	1,526,974
Minority interest of unitholders in Operating Partnership	458,253	501,313
Commitments and contingencies		
STOCKHOLDERS' EQUITY:		
Preferred stock, 5,000,000 shares authorized, none issued	--	--
Common stock, $0.01 par value, 190,000,000 shares authorized, 58,390,984 and 57,266,137 shares outstanding	584	573
Additional paid-in capital	1,548,413	1,514,648
Dividends in excess of net earnings	(106,470)	(91,314)
Unamortized stock compensation	(4,802)	--
Total stockholders' equity	1,437,725	1,423,907
Total liabilities and stockholders' equity	$ 3,598,130	$ 3,452,194

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THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE CONSOLIDATED FINANCIAL STATEMENTS.

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MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF OPERATIONS (IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	Three Months Ended September 30,		Nine Months Ended September 30,	
REVENUES	1999	1998	1999	1998
<S>	<C>	<C>	<C>	<C>
Base rents	$ 118,086	$ 112,976	$ 350,665	$ 311,753
Escalations and recoveries from tenants	14,829	14,182	46,055	36,897
Parking and other	5,112	2,684	12,073	7,502
Equity in earnings of unconsolidated joint ventures	834	324	1,462	419
Interest income	159	728	629	2,187

Total revenues	139,020	130,894	410,884	358,758
EXPENSES				
Real estate taxes	14,849	13,488	42,900	35,415
Utilities	11,634	11,300	31,055	28,717
Operating services	16,258	15,807	50,401	44,128
General and administrative	5,897	6,118	19,801	18,708
Depreciation and amortization	22,967	21,213	67,401	56,537
Interest expense	26,474	23,881	75,793	64,146
Non-recurring charges	--	--	16,458	--
Total expenses	98,079	91,807	303,809	247,651
Income before minority interest and extraordinary item	40,941	39,087	107,075	111,107
Minority interest	8,421	8,375	23,805	23,464
Income before extraordinary item	32,520	30,712	83,270	87,643
Extraordinary item - loss on early retirement of debt (net of minority interest's share of $297 in 1998)	--	--	--	(2,373)
Net income	$ 32,520	$ 30,712	$ 83,270	$ 85,270
BASIC EARNINGS PER SHARE:				
Income before extraordinary item	$ 0.55	$ 0.53	$ 1.42	$ 1.58
Extraordinary item - loss on early retirement of debt	--	--	--	(0.04)
Net income	$ 0.55	$ 0.53	$1.42	$ 1.54
DILUTED EARNINGS PER SHARE:				
Income before extraordinary item	$ 0.55	$ 0.53	$ 1.42	$ 1.57
Extraordinary item - loss on early retirement of debt	--	--	--	(0.04)
Net income	$ 0.55	$ 0.53	$ 1.42	$ 1.53
Dividends declared per common share	$ 0.58	$ 0.55	$ 1.68	$ 1.55
Basic weighted average shares outstanding	58,679	57,720	58,452	55,391
Diluted weighted average shares outstanding	67,113	65,884	67,294	63,093

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MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF CHANGES IN STOCKHOLDERS' EQUITY (IN THOUSANDS)

	Common Stock		Additional Paid-In Capital	Dividends in Excess of Net Earnings	Unamortized Stock Compensation	Total Stockholders' Equity
	Shares	Par Value				
<S>	<C>	<C>	<C>	<C>	<C>	<C>
Balance at January 1, 1999	57,266	$573	$ 1,514,648	$ (91,314)	--	$ 1,423,907
Net income	--	--	--	83,270	--	83,270
Dividends	--	--	--	(98,426)	--	(98,426)
Redemption of common units for shares of common stock	1,795	18	52,439	--	--	52,457
Proceeds from stock options exercised	47	--	1,032	--	--	1,032
Proceeds from dividend reinvestment and stock purchase plan	1	--	32	--	--	32
Deferred compensation plan for directors	--	--	64	--	--	64
Issuance of Restricted Stock Awards	194	2	5,189	--	$ (5,191)	--
Amortization of stock compensation	--	--	--	--	389	389
Repurchase of common stock	(912)	(9)	(24,991)	--	--	(25,000)
Balance at September 30, 1999	58,391	$584	$ 1,548,413	$ (106,470)	$ (4,802)	$ 1,437,725

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THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE CONSOLIDATED FINANCIAL STATEMENTS.

<TABLE>
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MACK-CALI REALTY CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS (IN THOUSANDS)

	Nine Months Ended September 30,	
CASH FLOWS FROM OPERATING ACTIVITIES	1999	1998
<S>	<C>	<C>
Net income	$ 83,270	$ 85,270
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	67,401	56,537
Amortization of deferred financing costs	2,413	1,122
Amortization of stock compensation	389	--
Equity in earnings of unconsolidated joint ventures	(1,462)	(419)
Minority interest	23,805	23,464
Extraordinary item - loss on early retirement of debt	--	2,373
Changes in operating assets and liabilities:		
Increase in unbilled rents receivable	(10,318)	(9,603)
Increase in deferred charges and other assets, net	(17,682)	(15,098)
Increase in accounts receivable, net	(1,400)	(2,584)
Increase in accounts payable and accrued expenses	13,106	4,187
Increase in rents received in advance and security deposits	1,858	7,705

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (DOLLARS IN THOUSANDS, EXCEPT PER SHARE/UNIT AMOUNTS)

Increase (decrease) in accrued interest payable	992	(1,162)
Net cash provided by operating activities	$ 162,372	$ 151,792
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to rental property	$ (143,198)	$ (666,513)
Issuance of mortgage note receivable	--	(20,000)
Repayment of mortgage note receivable	--	20,000
Investments in unconsolidated joint ventures	(39,626)	(53,908)
Distributions from unconsolidated joint ventures	12,008	1,000
(Increase) decrease in restricted cash	(158)	1,167
Net cash used in investing activities	$ (170,974)	$ (718,254)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from Senior Unsecured Notes	$ 782,535	--
Proceeds from revolving credit facilities	303,256	$1,339,746
Proceeds from mortgages and loans payable	45,500	150,000
Repayments of revolving credit facilities	(724,900)	(806,258)
Repayments of mortgages and loans payable	(249,308)	(270,912)
Repurchase of common stock	(25,000)	(20,525)
Redemption of common units	--	(3,163)
Payment of financing costs	(7,039)	(8,347)
Net proceeds from common stock offerings	--	284,453
Proceeds from stock options exercised	1,032	5,378
Proceeds from dividend reinvestment and stock purchase plan	32	--
Payment of dividends and distributions	(122,247)	(99,760)
Net cash provided by financing activities	$ 3,861	$ 570,612
Net (decrease) increase in cash and cash equivalents	$ (4,741)	$ 4,150
Cash and cash equivalents, beginning of period	$ 5,809	$ 2,704
Cash and cash equivalents, end of period	$ 1,068	$ 6,854

</TABLE>

THE ACCOMPANYING NOTES ARE AN INTEGRAL PART OF THESE CONSOLIDATED FINANCIAL STATEMENTS.

1. ORGANIZATION AND BASIS OF PRESENTATION

ORGANIZATION

Mack-Cali Realty Corporation, a Maryland corporation, and subsidiaries (the "Company"), is a fully-integrated, self-administered, self-managed real estate investment trust ("REIT") providing leasing, management, acquisition, development, construction and tenant-related services for its properties. As of September 30, 1999, the Company owned or had interests in 256 properties plus developable land (collectively, the "Properties"). The Properties aggregate approximately 28.4 million square feet, and are comprised of 161 office buildings and 82 office/flex buildings totaling approximately 28.0 million square feet (which includes four office buildings and one office/flex building, aggregating 1.0 million square feet, owned by unconsolidated joint ventures in which the Company has investment interests), six industrial/warehouse buildings totaling approximately 387,400 square feet, two multi-family residential complexes consisting of 453 units, two stand-alone retail properties and three land leases. The Properties are located in 12 states, primarily in the Northeast, plus the District of Columbia.

BASIS OF PRESENTATION

The accompanying consolidated financial statements include all accounts of the Company and its majority-owned subsidiaries, which consist principally of Mack-Cali Realty, L.P. (the "Operating Partnership"). See Investments in

Unconsolidated Joint Ventures in Note 2 for the Company`s treatment of unconsolidated joint venture interests. All significant intercompany accounts and transactions have been eliminated.

The preparation of financial statements in conformity with generally accepted accounting principles ("GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

2. SIGNIFICANT ACCOUNTING POLICIES

RENTAL PROPERTY

Rental properties are stated at cost less accumulated depreciation and amortization. Costs directly related to the acquisition and development of rental properties are capitalized. Capitalized development costs include interest, property taxes, insurance and other project costs incurred during the period of construction. Ordinary repairs and maintenance are expensed as incurred; major replacements and betterments, which improve or extend the life of the asset, are capitalized and depreciated over their estimated useful lives. Fully-depreciated assets are removed from the accounts.

Properties are depreciated using the straight-line method over the estimated useful lives of the assets. The estimated useful lives are as follows:

Leasehold interests	Remaining lease term
Buildings and improvements	5 to 40 years
Tenant improvements	The shorter of the term of the related lease or useful life
Furniture, fixtures and equipment	5 to 10 years

On a periodic basis, management assesses whether there are any indicators that the value of the real estate properties may be impaired. A property's value is impaired only if management's estimate of the aggregate future cash flows (undiscounted and without interest charges) to be generated by the property are less than the carrying value of the property. To the extent impairment has occurred, the loss shall be measured as the excess of the carrying amount of the property over the fair value of the property. Management does not believe that the value of any of its rental properties is impaired.

INVESTMENTS IN UNCONSOLIDATED JOINT VENTURES

The Company accounts for its investments in unconsolidated joint ventures under the equity method of accounting as the Company exercises significant influence, but does not control these entities. These investments are recorded initially at cost, as Investments in Unconsolidated Joint Ventures, and subsequently adjusted for equity in earnings (loss) and cash contributions and distributions. Any difference between the carrying amount of these investments on the balance sheet of the Company and the underlying equity in net assets is amortized as an adjustment to equity in earnings (loss) of unconsolidated joint ventures over 40 years. See Note 4.

CASH AND CASH EQUIVALENTS

All highly liquid investments with a maturity of three months or less when purchased are considered to be cash equivalents.

DEFERRED FINANCING COSTS

Costs incurred in obtaining financing are capitalized and amortized on a straight-line basis, which approximates the effective interest method, over the term of the related indebtedness. Amortization of such costs is included in interest expense and was $895 and $468 for the three months ended September 30, 1999 and 1998, respectively, and $2,413 and $1,122 for the nine months ended September 30, 1999 and 1998, respectively.

DEFERRED LEASING COSTS

Costs incurred in connection with leases are capitalized and amortized on a straight-line basis over the terms of the related leases and included in depreciation and amortization. Unamortized deferred leasing costs are charged to amortization expense upon early termination of the lease. Certain employees of the Operating Partnership provide leasing services to the Properties and receive compensation based on space leased. The portion of such compensation which is capitalized and amortized, approximated $690 and $589 for the three months ended September 30, 1999 and 1998, respectively, and $2,091 and $1,825 for the nine months ended September 30, 1999 and 1998, respectively.

REVENUE RECOGNITION

Base rental revenue is recognized on a straight-line basis over the terms of the respective leases. Unbilled rents receivable represents the amount by which straight-line rental revenue exceeds rents currently billed in accordance with the lease agreements. Parking revenue includes income from parking spaces leased to tenants. Rental income on residential property under operating leases having terms generally of one year or less is recognized when earned.

Reimbursements are received from tenants for certain costs as provided in the lease agreements. These costs generally include real estate taxes, utilities, insurance, common area maintenance and other recoverable costs. See Note 13.

INCOME AND OTHER TAXES

The Company has elected to be taxed as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended (the "Code"). As a REIT, the Company generally will not be subject to federal income tax to the extent it distributes at least 95 percent of its REIT taxable income to its shareholders and satisfies certain other requirements. REITs are subject to a number of organizational and operational requirements. If the Company fails to qualify as a REIT in any taxable year, the Company will be subject to federal income tax (including any applicable alternative minimum tax) on its taxable income at regular corporate tax rates. The Company is subject to certain state and local taxes.

INTEREST RATE CONTRACTS

Interest rate contracts are utilized by the Company to reduce interest rate risks. The Company does not hold or issue derivative financial instruments for trading purposes. The differentials to be received or paid under contracts designated as hedges are recognized over the life of the contracts as adjustments to interest expense.

In certain situations, the Company uses forward treasury lock agreements to mitigate the potential effects of changes in interest rates for prospective transactions. Gains and losses are deferred and amortized as adjustments to interest expense over the remaining life of the associated debt to the extent that such debt remains outstanding.

EARNINGS PER SHARE

In accordance with the Statement of Financial Accounting Standards No. 128 ("FASB No. 128"), the Company presents both basic and diluted earnings per share ("EPS"). Basic EPS excludes dilution and is computed by dividing net income available to common stockholders by the weighted average number of shares outstanding for the period. Diluted EPS reflects the potential dilution that could occur if securities or other contracts to issue common stock were exercised or converted into common stock, where such exercise or conversion would result in a lower EPS amount.

DIVIDENDS AND DISTRIBUTIONS

PAYABLE

The dividends and distributions payable at September 30, 1999 represents dividends payable to shareholders of record on October 5, 1999 (58,390,984 shares), distributions payable to minority interest common unitholders (8,286,464 common units) on that same date and preferred distributions to preferred unitholders (229,304 preferred units) for the third quarter 1999. The third quarter 1999 dividends and common unit distributions of $0.58 per share and per common unit (pro-rated for units issued during the quarter), as well as the third quarter preferred unit distribution of $16.875 per preferred unit, were approved by the Board of Directors on September 22, 1999 and paid on October 22, 1999.

UNDERWRITING COMMISSIONS AND COSTS

Underwriting commissions and costs incurred in connection with the Company's stock offerings are reflected as a reduction of additional paid-in-capital.

STOCK OPTIONS

The Company accounts for stock-based compensation using the intrinsic value method prescribed in Accounting Principles Board Opinion No. 25, "Accounting for Stock Issued to Employees," and related Interpretations ("APB No. 25"). Under APB No. 25, compensation cost is measured as the excess, if any, of the quoted market price of the Company's stock at the date of grant over the exercise price of the option granted. Compensation cost for stock options, if any, is recognized ratably over the vesting period. The Company's policy is to grant options with an exercise price equal to the quoted closing market price of the Company's stock on the business day preceding the grant date. Accordingly, no compensation cost has been recognized for the Company's stock option plans. See Note 14.

EXTRAORDINARY ITEM

Extraordinary item represents the effect resulting from the early settlement of certain debt obligations, including related deferred financing costs, prepayment penalties, yield maintenance payments and other related items.

NON-RECURRING CHARGES

The Company considers non-recurring charges as costs incurred specific to significant non-recurring events that impact the comparative measurement of the Company's performance.

3. ACQUISITIONS/TRANSACTIONS

OPERATING PROPERTY ACQUISITIONS

The Company acquired the following operating properties during the nine months ended September 30, 1999:

Acquisition Date	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet	Investment by Company (a)
OFFICE					
3/05/99	Pacifica Portfolio - Phase III (b)	Colorado Springs, El Paso County, CO	2	94,737	$ 5,709
7/21/99	1201 Connecticut Avenue, NW	Washington, D.C.	1	169,549	32,781
TOTAL OFFICE PROPERTY ACQUISITIONS:			3	264,286	$ 38,490

The Company acquired the following operating properties during the year ended

December 31, 1998:

Acquisition Date	Property/Portfolio Name	Location	# of Bldgs.	Rentable Square Feet	Investment by Company (a)
OFFICE					
2/05/98	500 West Putnam Avenue (c)	Greenwich, Fairfield County, CT	1	121,250	$ 20,125
2/25/98	10 Mountainview Road	Upper Saddle River, Bergen County, NJ	1	192,000	24,754
3/12/98	1250 Capital of Texas Highway South	Austin, Travis County, TX	1	270,703	37,266
3/27/98	Prudential Business Campus (d)	Parsippany, Morris County, NJ	5	703,451	130,437
3/27/98	Pacifica Portfolio- Phase I (b) (e)	Denver & Colorado Springs, CO	10	620,017	74,966
3/30/98	Morris County Financial Center	Parsippany, Morris County, NJ	2	301,940	52,763
5/13/98	3600 South Yosemite	Denver, Denver County, CO	1	133,743	13,555
5/22/98	500 College Road East (f)	Princeton, Mercer County, NJ	1	158,235	21,334
6/01/98	1709 New York Ave./1400 L Street N.W.	Washington, D.C.	2	325,000	90,385
6/03/98	400 South Colorado Boulevard	Denver, Denver County, CO	1	125,415	12,147
6/08/98	Pacifica Portfolio - Phase II (b)(e)(g)	Denver & Colorado Springs, CO	6	514,427	85,910
7/16/98	4200 Parliament Drive (h)	Lanham, Prince George's County, MD	1	122,000	15,807
9/10/98	40 Richards Avenue (e)	Norwalk, Fairfield County, CT	1	145,487	19,587
9/15/98	Seven Skyline Drive (i)	Hawthorne, Westchester County, NY	1	109,000	13,379
TOTAL OFFICE PROPERTY ACQUISITIONS:			34	3,842,668	$ 612,415
OFFICE/FLEX					
1/30/98	McGarvey Portfolio (j)	Moorestown, Burlington County, NJ	17	748,660	$ 47,526
7/14/98	1510 Lancer Road (k)	Moorestown, Burlington County, NJ	1	88,000	3,700
TOTAL OFFICE/FLEX PROPERTY ACQUISITIONS:			18	836,660	$ 51,226
TOTAL OPERATING PROPERTY ACQUISITIONS:			52	4,679,328	$ 663,641

PROPERTIES PLACED IN SERVICE

The Company placed in service the following properties through the completion of development or redevelopment during the nine months ended September 30, 1999:

Date Placed in Service	Property Name	Location	# of Bldgs.	Rentable Square Feet	Investment by Company (a)
OFFICE					
8/01/99	795 Folsom Street	San Francisco, San Francisco County, CA	1	183,445	

Date Placed in Service	Property Name	Location	# of Bldgs	Rentable Square Feet	Investment by Company (a)
					$ 37,321
8/09/99	2115 Linwood Avenue	Fort Lee, Bergen County, NJ	1	68,000	8,147
TOTAL OFFICE PROPERTIES PLACED IN SERVICE:			2	251,445	$ 45,468
OFFICE/FLEX					
3/01/99	One Center Court	Totowa, Passaic County, NJ	1	38,961	$ 2,140
9/17/99	12 Skyline Drive	Hawthorne, Westchester County, NY	1	47,000	5,023
TOTAL OFFICE/FLEX PROPERTIES PLACED IN SERVICE:			2	85,961	$ 7,163
LAND LEASE					
2/01/99	Horizon Center Business Park (l)	Hamilton Township, Mercer County, NJ	N/A	27.7 acres	$ 1,007
TOTAL LAND LEASE TRANSACTIONS:				27.7 acres	$ 1,007
TOTAL PROPERTIES PLACED IN SERVICE:			4	337,406	$ 53,638

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SEE FOOTNOTES TO THESE SCHEDULES ON SUBSEQUENT PAGE.

The Company placed in service the following properties through the completion of development or redevelopment during the year ended December 31, 1998:

<TABLE>
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Date Placed in Service	Property Name	Location	# of Bldgs	Rentable Square Feet	Investment by Company (a)
<S>	<C>	<C>	<C>	<C>	<C>
OFFICE					
1/15/98	224 Strawbridge Drive	Moorestown, Burlington County, NJ	1	74,000	$ 7,796
8/01/98	228 Strawbridge Drive	Moorestown, Burlington County, NJ	1	74,000	7,986
TOTAL OFFICE PROPERTIES PLACED IN SERVICE:			2	148,000	$ 15,782
OFFICE/FLEX					
6/08/98	Two Center Court	Totowa, Passaic County, NJ	1	30,600	$ 2,231
10/23/98	650 West Avenue	Stamford, Fairfield County, CT	1	40,000	4,952
TOTAL OFFICE/FLEX PROPERTIES PLACED IN SERVICE:			2	70,600	$ 7,183
TOTAL PROPERTIES PLACED IN SERVICE:			4	218,600	$ 22,965

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(a) Unless otherwise noted, transactions were funded by the Company primarily with funds made available through draws on the Company's credit facilities.
(b) The Company may be required to pay additional consideration due to earn-out provisions in the agreement. William L. Mack, a director and equity holder of the Company, was an indirect owner of an interest in certain of the buildings contained in the Pacifica portfolio.
(c) The acquisition was funded with cash as well as the assumption of mortgage debt (estimated fair value of approximately $12,104, with annual effective interest rate of 6.52 percent).
(d) The acquisition was funded primarily from proceeds received from the sale of 2,705,628 shares of common stock (see Note 14). Also included in the acquisition, but excluded from this schedule, is (i) Nine Campus Drive, which the Company has a 50 percent interest through an unconsolidated joint venture (see Note 4), and (ii) developable land adjacent to the acquired portfolio (see "1998 Redevelopment Properties/Developable Land Acquisitions").
(e) The acquisition was funded with cash and the issuance of common units to the seller (see Note 10).
(f) The property was acquired subject to a ground lease, which is prepaid through 2031, and has two 10-year renewal options, at rent levels as defined in the lease agreement.
(g) Also included in the acquisition, but excluded from this schedule, is developable land adjacent to the acquired portfolio (see "1998 Redevelopment Properties/Developable Land Acquisitions").
(h) Includes land adjacent to the operating property, which may be sub-divided for future development.
(i) The property was acquired through the exercise of a purchase option obtained in connection with the Company's acquisition of 65 properties from Robert Martin Company, LLC in January 1997. The acquisition was funded with cash, net of the repayment by the seller of the remaining balance of a note receivable.
(j) The acquisition was funded with cash as well as the assumption of mortgage debt (aggregate estimated fair value of approximately $8,354, with a weighted average annual effective interest rate of 6.24 percent). The Company is under contract to acquire an additional four office/flex properties and has a right of first refusal to acquire six additional office/flex properties.
(k) The property was acquired through the exercise of a purchase option obtained in the acquisition of the McGarvey portfolio in January 1998.
(l) On February 1, 1999, the Company entered into a ground lease agreement to lease 27.7 acres of developable land located at the Company's Horizon Center Business Park, located in Hamilton Township, Mercer County, New Jersey on which Home Depot is developing a 134,000 square-foot retail store.

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1999 REDEVELOPMENT PROPERTIES/DEVELOPABLE LAND TRANSACTIONS
On February 26, 1999, the Company acquired approximately 2.3 acres of vacant land adjacent to one of the Company's operating properties located in San Antonio, Bexar County, Texas for approximately $1,524, which was made available from the Company's cash reserves.

On March 15, 1999, the Company entered into a joint venture with SJP 106 Allen Road to form MC-SJP Pinson Development, LLC, which acquired vacant land located in Bernards Township, Somerset County, New Jersey. The venture has commenced construction of a 135,000 square-foot office building on this site. The Company provided a construction loan with a total commitment of $22,859 (aggregate borrowings of $10,613 as of September 30, 1999) to the venture. Upon completion of the building, the Company's construction loan will convert to an equity interest in the venture. The Company accounts for its investment in the joint venture on a consolidated basis.

On May 4, 1999, the Company acquired, from an entity whose principals include Timothy M. Jones, Martin S. Berger and Robert F. Weinberg, each of whom are affiliated with the Company as the President of the Company, a current member of the Board of Directors and a former member of the Board of Directors of the Company, approximately 2.5 acres of vacant land in the Stamford Executive Park, located in Stamford, Fairfield County, Connecticut. The Company acquired the land for approximately $2,181. $1,681 of the purchase price was funded from the Company's cash reserves with an additional $500 due three years from the closing date contingent upon certain conditions per the acquisition contract and subject to interest over the term.

On June 1, 1999, the Company acquired 795 Folsom Street, a 183,445 square-foot office building located in San Francisco, San Francisco County, California. The building was acquired for approximately $34,282, which was made available from drawing on one of the Company's credit facilities. In August 1999, the Company completed redevelopment of the property and placed the office building in service (see "Properties Placed in Service").

On August 31, 1999, the Company acquired, from an entity whose principals include Brant Cali, Executive Vice President and Chief Operating Officer of the Company and a member of the Board of Directors of the Company and certain immediate family of John J. Cali, Chairman of the Board of Directors of the Company, approximately 28.1 acres of developable land adjacent to two of the Company's operating properties located in Roseland, Essex County, New Jersey for approximately $6,097. The acquisition was funded with cash and the issuance of common units to the seller (see Note 10).

1998 REDEVELOPMENT PROPERTIES/DEVELOPABLE LAND TRANSACTIONS

On January 23, 1998, the Company acquired, from an entity whose principals include Timothy M. Jones, Martin S. Berger and Robert F. Weinberg, each of whom are affiliated with the Company as the President of the Company, a current member of the Board of Directors and a former member of the Board of Directors of the Company, approximately 10 acres of vacant land in the Stamford Executive Park, located in Stamford, Fairfield County, Connecticut for approximately $1,341, which was funded from the Company's cash reserves. In October 1998, the Company completed and placed in service a 40,000 square-foot office/flex property on the acquired land (see "Properties Placed in Service").

On February 2, 1998, the Company acquired 2115 Linwood Avenue, a 68,000 square-foot vacant office building located in Fort Lee, Bergen County, New Jersey. The building was acquired for approximately $5,164, which was made available from drawing on one of the Company's credit facilities. In August 1999, the Company completed redevelopment of the property and placed the office building in service (see "Properties Placed in Service").

On March 27, 1998, as part of the purchase of the Prudential Business Campus (see "Operating Property Acquisitions"), the Company acquired approximately 95 acres of vacant land adjacent to the operating properties for approximately $27,500.

On June 8, 1998, as part of the Pacifica portfolio-phase II acquisition (see "Operating Property Acquisitions"), the Company acquired vacant land adjacent to the operating properties for approximately $2,006.

On September 4, 1998, the Company acquired approximately 128 acres of vacant land located at the Company's Horizon Center Business Park, Hamilton Township, Mercer County, New Jersey, through the exercise of a purchase option obtained in the Company's acquisition of the Horizon Center Business Park in November 1995. The land was acquired for approximately $1,698, which was funded from the Company's cash reserves. Subsequently in February 1999, the Company leased 27.7 acres of the acquired land to Home Depot (see "Properties Placed in Service").

On November 10, 1998, the Company acquired approximately 10.1 acres of land located at Three Vaughn Drive, Princeton, Mercer County, New Jersey. The Company acquired the land for approximately $2,146, which was funded from the Company's cash reserves.

On December 3, 1998, the Company acquired, from an entity whose principals include Timothy M. Jones, Martin S. Berger and Robert F. Weinberg, each of whom are affiliated with the Company as the President of the Company, a current member of the Board of Directors and a former member of the Board of Directors in the Company, approximately 2.7 acres of land located at 12 Skyline Drive, Hawthorne, Westchester County, New York. The Company acquired the land for approximately $1,540, which was funded from the Company's cash reserves. In September 1999, the Company completed and placed in service a 47,000 square-foot office/flex property on the acquired land (see "Properties Placed in Service").

4. INVESTMENTS IN UNCONSOLIDATED JOINT VENTURES

PRU-BETA 3 (NINE CAMPUS DRIVE)

On March 27, 1998, the Company acquired a 50 percent interest in an existing joint venture with The Prudential Insurance Company of America ("Prudential"), known as Pru-Beta 3, which owns and operates Nine Campus Drive, a 156,495 square-foot office building, located in the Prudential Business Campus office complex in Parsippany, Morris County, New Jersey (see Note 3). The Company performs management and leasing services for the property owned by the joint venture and recognized $112 and $50 in fees for such services in the nine months ended September 30, 1999 and 1998, respectively.

HPMC (CONTINENTAL GRAND II/SUMMIT RIDGE/LAVA RIDGE)

On April 23, 1998, the Company entered into a joint venture agreement with HCG Development, L.L.C. and Summit Partners I, L.L.C. to form HPMC Development Partners, L.P. and, on July 21, 1998, entered into a second joint venture HPMC Development Partners II, L.P. (formerly known as HPMC Lava Ridge Partners, L.P.), with these same parties. HPMC Development Partners, L.P.'s efforts have focused on two development projects, commonly referred to as Continental Grand II and Summit Ridge. Continental Grand II is a 4.2 acre site located in El Segundo, Los Angeles County, California, acquired by the venture upon which it has commenced construction of a 237,000 square-foot office property. Summit Ridge is a 7.3 acre site located in San Diego, San Diego County, California, acquired by the venture upon which it has commenced construction of a 132,000 square-foot office/flex property. HPMC Development Partners II, L.P. has commenced construction of three two-story buildings aggregating 183,200 square-feet of office space on a 12.1 acre site located in Roseville, Placer County, California and purchased a parcel of land from the City of Daly City, California, for future development into office space, a hotel and other retail establishments. Among other things, the partnership agreements provide for a preferred return on the Company's invested capital in each venture, in addition to 50 percent of such venture's profit above the preferred returns, as defined in each agreement.

G&G MARTCO (CONVENTION PLAZA)
On April 30, 1998, the Company acquired a 49.9 percent interest in an existing joint venture, known as G&G Martco, which owns Convention Plaza, a 305,618 square-foot office building, located in San Francisco, San Francisco County, California. A portion of its initial investment was financed through the issuance of common units (see Note 10), as well as funds drawn from the Company's credit facilities. Subsequently, on June 4, 1999, the Company acquired an additional 0.1 percent interest in G&G Martco through the issuance of common units (see Note 10). The Company performs management and leasing services for the property owned by the joint venture and recognized $176 and $8 in fees for such services in the nine months ended September 30, 1999 and 1998, respectively.

AMERICAN FINANCIAL EXCHANGE L.L.C.
On May 20, 1998, the Company entered into a joint venture agreement with Columbia Development Corp. to form American Financial Exchange L.L.C. The venture was initially formed to acquire land for future development, located on the Hudson River waterfront in Jersey City, Hudson County, New Jersey, adjacent to the Company's Harborside Financial Center office complex. The Company holds a 50 percent interest in the joint venture. Among other things, the partnership agreement provides for a preferred return on the Company's invested capital in the venture, in addition to the Company's proportionate share of the venture's profit, as defined in the agreement. The joint venture acquired land on which it constructed a parking facility, which is currently leased to a parking operator under a 10-year agreement. Such parking facility serves a ferry service between the Company's Harborside property and Manhattan.

RAMLAND REALTY ASSOCIATES L.L.C. (ONE RAMLAND ROAD)
On August 20, 1998, the Company entered into a joint venture agreement with S.B. New York Realty Corp. to form Ramland Realty Associates L.L.C. The venture was formed to own, manage and operate One Ramland Road, a 232,000 square-foot office/flex building plus adjacent developable land, located in Orangeburg, Rockland County, New York. In August 1999, the joint venture completed redevelopment of the property and placed the office/flex building in service. The Company holds a 50 percent interest in the joint venture. The Company performs management and leasing services for the property owned by the joint venture and recognized $7 and none in fees for such services in the nine months ended September 30, 1999 and 1998, respectively.

ASHFORD LOOP ASSOCIATES L.P. (1001 SOUTH DAIRY ASHFORD/2100 WEST LOOP SOUTH)
On September 18, 1998, the Company entered into a joint venture agreement with Prudential to form Ashford Loop Associates L.P. The venture was formed to own, manage and operate 1001 South Dairy Ashford, a 130,000 square-foot office building acquired on September 18, 1998 and 2100 West Loop South, a 168,000 square-foot office building acquired on November 25, 1998, both located in Houston, Harris County, Texas. The Company holds a 20 percent interest in the joint venture. The joint venture may be required to pay additional consideration due to earn-out provisions in the acquisition contracts. During the nine months ended September 30, 1999, the venture paid $9,991 ($1,998

representing the Company's share) in accordance with the earn-out provisions in the acquisition contracts. The Company performs management and leasing services for the properties owned by the joint venture and recognized $96 and none in fees for such services in the nine months ended September 30, 1999 and 1998, respectively.

ARCAP INVESTORS, L.L.C.
On March 18, 1999, the Company invested in ARCap Investors, L.L.C., a joint venture with several participants, which was formed to invest in sub-investment grade tranches of commercial mortgage-backed securities ("CMBS"). The Company has invested $20,000 in the venture. William L. Mack, a director and equity holder of the Company, is a principal of the managing member of the venture. At September 30, 1999, the venture held approximately $232,400 face value of CMBS bonds at an aggregate cost of $132,847.

SUMMARIES OF UNCONSOLIDATED JOINT VENTURES

The following is a summary of the financial position of the unconsolidated joint ventures in which the Company had investment interests as of September 30, 1999 and December 31, 1998:

<TABLE>
<CAPTION>

	September 30, 1999							
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap	Combined Total
ASSETS:								
Rental property, net	$22,051	$ 56,671	$ 13,063	$ 10,768	$ 17,590	$ 28,879	--	$ 149,022
Other assets	3,193	4,694	3,148	598	2,130	818	$ 226,677	241,258
Total assets	$25,244	$ 61,365	$ 16,211	$ 11,366	$ 19,720	$ 29,697	$ 226,677	$ 390,280
LIABILITIES AND PARTNERS'/ MEMBERS' CAPITAL:								
Mortgages and loans payable	--	$ 31,615	$ 42,963	--	$ --	--	$ 106,510	$ 181,088
Other liabilities	$ 218	2,841	1,012	$ 1	606	$ 537	24,688	29,903
Partners'/members' capital	25,026	26,909	(27,764)	11,365	19,114	29,160	95,479	179,289
Total liabilities and partners'/members' capital	$25,244	$ 61,365	$ 16,211	$ 11,366	$ 19,720	$ 29,697	$ 226,677	$ 390,280
Company's net investment in unconsolidated joint ventures	$17,148	$ 22,217	$ 8,790	$ 11,414	$ 9,931	$ 6,176	$ 19,781	$ 95,457

<CAPTION>

	December 31, 1998							
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap	Combined Total
ASSETS:								
Rental property, net	$22,711	$ 30,278	$ 11,099	$ 10,621	$8,467	$ 19,166	--	$ 102,342
Other assets	3,995	1,097	4,058	389	1,101	378	--	11,018
Total assets	$26,706	$ 31,375	$ 15,157	$ 11,010	$9,568	$ 19,544	--	$ 113,360
LIABILITIES AND PARTNERS'/ MEMBERS' CAPITAL:								
Mortgages and loans payable	--	$ 632	$ 39,762	--	--	--	--	$ 40,394
Other liabilities	$ 484	3,522	2,096	$ 79	$ 6	$ 509	--	6,696
Partners'/members' capital	26,222	27,221	(26,701)	10,931	9,562	19,035	--	66,270

Total liabilities and partners'/members' capital	$26,706	$ 31,375	$ 15,157	$ 11,010	$9,568	$ 19,544	--	$ 113,360
Company's net investment in unconsolidated joint ventures	$17,980	$ 17,578	$ 10,964	$ 10,983	$4,851	$ 4,152	--	$ 66,508

</TABLE>

The following is a summary of the results of operations of the unconsolidated joint ventures for the period in which the Company had investment interests during the three and nine month periods ended September 30, 1999 and 1998:

<TABLE>
<CAPTION>

	Three Months Ended September 30, 1999							
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap	Combined Total
Total revenues	$ 1,227	--	$ 2,422	$ 250	$ 580	$ 971	$ 3,223	$ 8,673
Operating and other expenses	(389)	--	(814)	(33)	(103)	(597)	(1,201)	(3,137)
Depreciation and amortization	(304)	--	(233)	(24)	(178)	(163)	--	(902)
Interest expense	--	--	(813)	--	--	--	(1,014)	(1,827)
Net income	$ 534	--	$ 562	$ 193	$ 299	$ 211	$ 1,008	$ 2,807
Company's equity in earnings of unconsolidated joint ventures	$ 228	--	$ 124	$ 193	$ 150	$ 42	$ 97	$ 834

<CAPTION>

	Three Months Ended September 30, 1998							
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap	Combined Total
Total revenues	$ 1,159	--	$1,438	$ 265	--	$ 50	--	$ 2,912
Operating and other expenses	(377)	--	(680)	(31)	--	(24)	--	(1,112)
Depreciation and amortization	(330)	--	(252)	--	--	(9)	--	(591)
Interest expense	--	--	(787)	--	--	--	--	(787)
Net income (loss)	$ 452	--	$ (281)	$ 234	--	$ 17	--	$ 422
Company's equity in earnings (loss) of unconsolidated joint ventures	$ 226	--	$ (140)	$ 234	--	$ 4	--	$ 324

<CAPTION>

	Nine Months Ended September 30, 1999							
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap	Combined Total
Total revenues	$ 3,697	--	$6,572	$ 667	$ 580	$ 2,959	$5,998	$20,473
Operating and other expenses	(1,134)	--	(2,204)	(163)	(103)	(1,645)	(3,213)	(8,462)
Depreciation and amortization	(929)	--	(696)	(70)	(178)	(379)	--	(2,252)
Interest expense	--	--	(2,261)	--	--	--	(1,558)	(3,819)
Net income	$ 1,634	--	$1,411	$ 434	$ 299	$ 935	$1,227	$ 5,940
Company's equity in earnings (loss) of unconsolidated joint ventures	$ 584	--	$ (153)	$ 384	$ 150	$ 176	$ 321	$ 1,462

<CAPTION>

	Nine Months Ended September 30, 1998							
	Pru-Beta 3	HPMC	G&G Martco	American Financial Exchange	Ramland Realty	Ashford Loop	ARCap	Combined Total
Total revenues	$ 2,294	--	$2,109	$ 265	--	$ 50	--	$ 4,718
Operating and other expenses	(729)	--	(986)	(31)	--	(24)	--	(1,770)
Depreciation and amortization	(674)	--	(387)	--	--	(9)	--	(1,070)
Interest expense	--	--	(1,292)	--	--	--	--	(1,292)
Net income (loss)	$ 891	--	$ (556)	$ 234	--	$ 17	--	$ 586
Company's equity in earnings (loss) of unconsolidated joint ventures	$ 458	--	$ (277)	$ 234	--	$ 4	--	$ 419

</TABLE>

5. DEFERRED CHARGES AND OTHER ASSETS

<TABLE>
<CAPTION>

	September 30, 1999	December 31, 1998
Deferred leasing costs	$ 50,836	$ 35,151
Deferred financing costs	17,177	9,962

	68,013	45,113
Accumulated amortization	(18,009)	(13,527)
Deferred charges, net	50,004	31,586
Prepaid expenses and other assets	10,696	7,434
Total deferred charges and other assets, net	$ 60,700	$ 39,020

</TABLE>

6. RESTRICTED CASH

Restricted cash includes security deposits for the Company's residential properties and certain commercial properties, and escrow and reserve funds for debt service, real estate taxes, property insurance, capital improvements, tenant improvements, and leasing costs established pursuant to certain mortgage financing arrangements, and is comprised of the following:

<TABLE>
<CAPTION>

	September 30, 1999	December 31, 1998
<S>	<C>	<C>
Security deposits	$ 6,017	$ 5,696
Escrow and other reserve funds	167	330
Total restricted cash	$ 6,184	$ 6,026

</TABLE>

7. SENIOR UNSECURED NOTES

On March 16, 1999, the Operating Partnership issued $600,000 of unsecured corporate debt with interest payable semi-annually in arrears. The total proceeds from the issuance (net of selling commissions and discount) of approximately $593,500 were used to pay down outstanding borrowings under the 1998 Unsecured Facility, as defined in Note 8, and to pay off certain mortgage loans. The unsecured corporate debt was issued at a discount of approximately $2,748, which is being amortized over the terms of the respective tranches as an adjustment to interest expense.

On August 2, 1999, the Operating Partnership issued an additional $185,283 of unsecured corporate debt with interest payable monthly. The Company used the proceeds to retire the TIAA Mortgage, as defined in Note 9.

The Operating Partnership issued the $785,283 of total unsecured corporate debt ("Senior Unsecured Notes") under a shelf registration statement which was declared effective by the SEC in September 1998. The Senior Unsecured Notes are redeemable at any time at the option of the Company, subject to certain conditions including yield maintenance.

A summary of the terms of the Senior Unsecured Notes outstanding as of September 30, 1999 is presented below:

<TABLE>
<CAPTION>

	AMOUNT	EFFECTIVE RATE (1)
<S>	<C>	<C>
7.18% Senior Unsecured Notes, due December 31, 2003	$185,283	7.23%
7.00% Senior Unsecured Notes, due March 15, 2004	$299,644	7.27%
7.25% Senior Unsecured Notes, due March 15, 2009	$297,779	7.49%
Total Senior Unsecured Notes	$782,706	7.34%

</TABLE>

(1) Includes the cost of terminated treasury lock agreements (if any), offering and other transaction costs and the discount on the notes, as applicable.

The terms of the Senior Unsecured Notes include certain restrictions and covenants which require compliance with financial ratios relating to the maximum amount of debt leverage, the maximum amount of secured indebtedness, the minimum amount of debt service coverage and the maximum amount of unsecured debt as a percent of unsecured assets.

8. REVOLVING CREDIT FACILITIES

ORIGINAL UNSECURED FACILITY
The Original Unsecured Facility ("Original Unsecured Facility") was repaid in full and retired in connection with the Company obtaining the 1998 Unsecured Facility in April 1998, as defined below. On account of prepayment fees, loan origination fees, legal fees, and other costs incurred in the retirement of the Original Unsecured Facility, an extraordinary loss of $2,203, net of minority interest's share of the loss ($275), was recorded for the year ended December 31, 1998.

1998 UNSECURED FACILITY
In April 1998, the Company repaid in full and terminated the Original Unsecured Facility and obtained a new unsecured revolving credit facility ("1998 Unsecured Facility") with a current borrowing capacity of $1,000,000 from a group of 28 lenders. The interest rate is based on the Company's achievement of investment grade unsecured debt ratings and at the Company's election, bears interest at either 90 basis points over London Inter-Bank Offered Rate ("LIBOR") or the higher of the lender's prime rate or the Federal Funds rate plus 50 basis points. The interest rate is currently LIBOR (5.40 percent at September 30, 1999) plus 90 basis points. The 1998 Unsecured Facility matures in April 2001.

The terms of the 1998 Unsecured Facility include certain restrictions and covenants which limit, among other things, the payment of dividends (as discussed below), the incurrence of additional indebtedness, the incurrence of liens and the disposition of assets, and which require compliance with financial ratios relating to the maximum leverage ratio, the maximum amount of secured indebtedness, the minimum amount of tangible net worth, the minimum amount of debt service coverage, the minimum amount of fixed charge coverage, the maximum amount of unsecured indebtedness, the minimum amount of unencumbered property debt service coverage and certain investment limitations. The dividend restriction referred to above provides that, except to enable the Company to continue to qualify as a REIT under the Code, the Company will not during any four consecutive fiscal quarters make distributions with respect to common stock or other equity interests in an aggregate amount in excess of 90 percent of funds from operations for such period, subject to certain other adjustments. The 1998 Unsecured Facility also requires a 17.5 basis point fee on the unused balance payable quarterly in arrears.

PRUDENTIAL FACILITY
The Company has a revolving credit facility ("Prudential Facility") from Prudential Securities Corp. ("PSC") in the amount of $100,000, which currently bears interest at 110 basis points over one-month LIBOR, with a maturity date of September 30, 2000. The Prudential Facility is a recourse liability of the Operating Partnership and is secured by the Company's equity interest in Harborside. The Prudential Facility limits the ability of the Operating Partnership to make any distributions during any fiscal quarter in an amount in excess of 100 percent of the Operating Partnership's available funds from operations for the immediately preceding fiscal quarter (except to the extent such excess distributions or dividends are attributable to gains from the sale of the Operating Partnership's assets or are required for the Company to maintain its status as a REIT under the Code); provided, however, that the Operating Partnership may make distributions and pay dividends in excess of 100 percent of available funds from operations for the preceding fiscal quarter for not more than three consecutive quarters. In addition to the foregoing, the Prudential Facility limits the liens placed upon the subject property and certain collateral, the use of proceeds from the Prudential Facility, and the maintenance of ownership of the subject property and assets derived from said ownership.

SUMMARY
As of September 30, 1999, the Company had outstanding borrowings of $249,956 under its revolving credit facilities (with aggregate borrowing capacity of $1,100,000). The outstanding borrowings were comprised of $249,956 from the 1998 Unsecured Facility, with no outstanding borrowings on its Prudential Facility.

9. MORTGAGES AND LOANS PAYABLE

<TABLE>
<CAPTION>

	September 30, 1999	December 31, 1998
<S>	<C>	<C>
Portfolio Mortgages	$ 150,000	$ 335,283
Property Mortgages	395,567	414,048

Total Mortgages and Loans Payable	$ 545,567	$ 749,331

</TABLE>

PORTFOLIO MORTGAGES
TIAA MORTGAGE
The Company had a $185,283 non-recourse mortgage loan with Teachers Insurance and Annuity Association of America, with interest only payable monthly at a fixed annual rate of 7.18 percent ("TIAA Mortgage"). The TIAA Mortgage was secured and cross collateralized by 43 properties. The Company had the option to convert, without any yield maintenance obligation or prepayment premium, the TIAA Mortgage to unsecured public debt as a result of the achievement of an investment grade credit rating. The TIAA Mortgage was prepayable in whole or in part subject to certain provisions, including yield maintenance.

Using the proceeds from the issuance of $185,283 of unsecured corporate debt on August 2, 1999 (see Note 7), the Company repaid in full and retired the TIAA Mortgage.

$150,000 PRUDENTIAL MORTGAGE LOAN
On April 30, 1998, the Company obtained a $150,000, interest-only, non-recourse mortgage loan from Prudential ("$150,000 Prudential Mortgage Loan"). The loan, which is secured by 12 properties, has an effective annual interest rate of 7.10 percent and a seven-year term. The Company has the option to convert the mortgage loan to unsecured debt as a result of the achievement of an investment grade credit rating. The mortgage loan is prepayable in whole or in part subject to certain provisions, including yield maintenance.

Certain mortgages and loans payable were repaid and retired in connection with the Company obtaining the $150,000 Prudential Mortgage Loan. On account of prepayment fees, loan origination fees, legal fees, and other costs incurred in the retirement of certain mortgages and loans payable in April 1998, an extraordinary loss of $170, net of minority interest's share of the loss ($22), was recorded in the year ended December 31, 1998.

PROPERTY MORTGAGES
Property mortgages are comprised of various non-recourse loans which are collateralized by certain of the Company's rental properties. Payments on property mortgages are generally due in monthly installments of principal and interest, or interest only.

A summary of the Company's property mortgages as of September 30, 1999 and December 31, 1998 is as follows:

<TABLE>
<CAPTION>

			PRINCIPAL BALANCE AT		
PROPERTY NAME	LENDER	INTEREST RATE	SEPTEMBER 30, 1999	DECEMBER 31, 1998	DATE OF MATURITY
<S>	<C>	<C>	<C>	<C>	<C>
Mack-Cali Centre VI	CIGNA	7.600%	$ --	$29,223	03/31/99
Mack-Cali Airport	CIGNA	7.600%	--	6,849	03/31/99
Mack-Cali Murray Hill	Horace Mann	7.850%	--	8,027	05/01/99
Mack-Cali Manhasset	IDA Financing	TENR	8,000	8,000	12/01/99
201 Commerce Drive	Sun Life Assurance Co.	6.240%	1,075	1,121	09/01/00
3 & 5 Terri Lane	First Union National Bank	6.220%	4,445	4,476	10/31/00
101 & 225 Executive Drive	Sun Life Assurance Co.	6.270%	2,420	2,553	06/01/01
Mack-Cali Morris Plains	Corestates Bank	7.510%	2,245	2,292	12/31/01
Harborside Financial Center (1)	Contingent Obligation (1)	6.764%	6,462	6,150	11/04/02
Mack-Cali Willowbrook	CIGNA	8.670%	10,376	10,918	10/01/03
1717 Route 208, Fair Lawn	Prudential Insurance Co.	8.250%	--	17,586	10/01/03
400 Chestnut Ridge	Prudential Insurance Co.	9.440%	14,581	14,983	07/01/04
Mack-Cali Centre VI	Principal Life Insurance Co.	6.865%	35,000	--	04/01/05
Mack-Cali Bridgewater I	New York Life Ins. Co.	7.000%	23,000	23,000	09/10/05
Mack-Cali Woodbridge II	New York Life Ins. Co.	7.500%	17,500	17,500	09/10/05
Mack-Cali Short Hills	Prudential Insurance Co.	7.740%	26,808	27,696	10/01/05
500 West Putnam Avenue	New York Life Ins. Co.	6.520%	10,952	11,471	10/10/05
Harborside - Plaza I	U.S. West Pension Trust	6.990%	50,740	48,148	01/01/06
Harborside - Plaza II and III	Northwestern Mutual Life Ins.	7.320%	99,260	101,852	01/01/06
Mack-Cali Airport	Allstate Life Insurance Co.	7.050%	10,500	--	04/01/07
Kemble Plaza II	Mitsubishi Tr & Bk Co.	LIBOR+0.65%	40,025	40,025	01/31/08
Kemble Plaza I	Mitsubishi Tr & Bk Co.	LIBOR+0.65%	32,178	32,178	01/31/09
Total Property Mortgages			$395,567	$414,048	

=
</TABLE>

(1) As part of the Harborside acquisition in November 1996, the Company agreed to make payments (with an estimated net present value of approximately $5,252 at acquisition date) to the seller for development rights ("Contingent Obligation") if and when the Company commences construction on the acquired site during the next several years. However, the agreement provides, among other things, that even if the Company does not commence construction, the seller may nevertheless require the Company to acquire these rights during the six-month period after the end of the sixth year. After such period, the seller's option lapses, but any development in years 7 through 30 will require a payment, on an increasing scale, for the development rights. The Company is currently in the pre-development phase of a long-range plan to develop the Harborside site on a multi-property, multi-use basis. On November 2, 1999, the Company paid off the Contingent Obligation in full to the seller for the development rights.

INTEREST RATE CONTRACTS
On May 24, 1995, the Company entered into an interest rate swap agreement with a commercial bank. The swap agreement fixes the Company's one-month LIBOR base to 6.285 percent per annum on a notional amount of $24,000.
The swap agreement expired in August 1999.

On January 23, 1996, the Company entered into an interest rate swap agreement with a commercial bank. The swap agreement fixed the Company's one-month LIBOR base to 5.265 percent per annum on a notional amount of $26,000.
The swap agreement expired in January 1999.

On October 1, 1998, the Company entered into a forward treasury rate lock agreement with a commercial bank. The agreement locked an interest rate of 4.089 percent per annum for the three-year U.S. Treasury Note effective November 4, 1999, on a notional amount of $50,000. The agreement will be used to fix the Index Rate on $50,000 of the Harborside- Plaza I mortgage, for which the Company's interest rate re-sets for three years beginning November 4, 1999 to the three-year U.S. Treasury Note plus 110 basis points (see "Property Mortgages: Harborside-Plaza I").

In connection with the issuance of the Senior Unsecured Notes in March 1999, the Company entered into and settled forward treasury rate lock agreements. These agreements were settled at a cost of approximately $517, which is being amortized to interest expense over the terms of the respective tranches.

The Company is exposed to credit loss in the event of non-performance by the other parties to the interest rate contracts. However, the Company does not anticipate non-performance by any of the counterparties. The Company is also exposed to market risk from the movement in interest rates pertaining to the forward treasury rate lock agreement.

SCHEDULED PRINCIPAL PAYMENTS
Scheduled principal payments and related weighted average annual interest rates for the Company's Senior Unsecured Notes, revolving credit facilities and mortgages and loans payable as of September 30, 1999 are as follows:

<TABLE>
<CAPTION>

YEAR	SCHEDULED AMORTIZATION	PRINCIPAL MATURITIES	TOTAL	WEIGHTED AVG. INTEREST RATE OF FUTURE REPAYMENTS (A)
<S>	<C>	<C>	<C>	<C>
October through December 1999	$ 490	$ 8,000	$ 8,490	6.22%
2000	2,808	5,419	8,227	6.67%
2001	3,010	254,168	257,178	6.31%
2002	3,201	7,814	11,015	7.02%
2003	3,680	192,093	195,773	7.28%
Thereafter	4,721	1,092,825	1,097,546	7.22%
Totals/Weighted Average	$ 17,910	$ 1,560,319	$ 1,578,229	7.07%

</TABLE>

Scheduled principal payments during the three and nine month periods ended September 30, 1999 amounted to $805 and $2,621, respectively.

(a) Assumes a weighted average LIBOR rate at September 30, 1999 of 5.38 percent in calculating revolving credit facility and other variable rate debt interest rates.

CASH PAID FOR INTEREST & INTEREST CAPITALIZED

Cash paid for interest for the nine months ended September 30, 1999 and 1998 was $76,902 and $67,550, respectively. Interest capitalized by the Company for the nine months ended September 30, 1999 and 1998 was $4,726 and $2,308, respectively.

SUMMARY OF INDEBTEDNESS
As of September 30, 1999, the Company's total indebtedness of $1,578,229 (weighted average interest rate of 7.07 percent) was comprised of $330,160 of credit facility borrowings and other variable rate mortgage debt (weighted average rate of 6.21 percent), fixed rate debt of $1,241,607 (weighted average rate of 7.31 percent), and a Contingent Obligation of $6,462.

10. MINORITY INTEREST

Minority interest in the accompanying consolidated financial statements relates to common units in the Operating Partnership, in addition to preferred units ("Preferred Units") and warrants to purchase common units ("Unit Warrants") issued in connection with the Company's December 1997 acquisition of 54 office properties ("Mack Properties") from the Mack Company and Patriot American Office Group ("Mack Transaction"), held by parties other than the Company.

PREFERRED UNITS
In connection with the Mack Transaction in December 1997, the Company issued 15,237 Series A Preferred Units and 215,325 Series B Preferred Units, with an aggregate value of $236,491. The Preferred Units have a stated value of $1,000 per unit and are preferred as to assets over any class of common units or other class of preferred units of the Company, based on circumstances per the applicable unit certificates.

The quarterly distribution on each Preferred Unit (representing 6.75 percent of the Preferred Unit stated value of $1,000 on an annualized basis) is an amount equal to the greater of (i) $16.875 or (ii) the quarterly distribution attributable to a Preferred Unit determined as if such unit had been converted into common units, subject to adjustment for customary anti-dilution rights. Each of the Series A Preferred Units may be converted at any time into common units at a conversion price of $34.65 per unit, and, after the one year anniversary of the date of the Series A Preferred Units' initial issuance, common units received pursuant to such conversion may be redeemed into common stock. Each of the Series B Preferred Units may be converted at any time into common units at a conversion price of $34.65 per unit, and, after the three year anniversary of the date of the Series B Preferred Units' initial issuance, common units received pursuant

to such conversion may be redeemed into common stock. Each of the common units are redeemable for an equal number of shares of common stock.

During 1998, the Company issued 19,694 additional Preferred Units (11,895 of Series A and 7,799 of Series B), convertible into 568,369 common units and valued at approximately $20,200, in connection with the achievement of certain performance goals at the Mack Properties in redemption of an equivalent number of contingent Preferred Units.

During the nine months ended September 30, 1999, 20,952 Series A Preferred Units were converted into 604,675 common units.

As of September 30, 1999, there was 229,304 Preferred Units outstanding (convertible into 6,617,721 common units).

COMMON UNITS
Certain individuals and entities own common units in the Operating Partnership. A common unit and a share of common stock of the Company have substantially the same economic characteristics in as much as they effectively share equally in the net income or loss of the Operating Partnership.

Common units are redeemable by the common unitholders at their option, subject to certain restrictions, on the basis of one common unit for either one share of common stock or cash equal to the fair market value of a share at the time of the redemption. The Company has the option to deliver shares of common stock in exchange for all or any portion of the cash requested. When a unitholder redeems a common unit, minority interest is reduced and the Company's investment in the Operating Partnership is increased.

During 1998, the Operating Partnership redeemed a total of 82,880 common units in exchange for an aggregate of $3,163 in cash. Additionally, the Operating Partnership redeemed an aggregate of 29,300 common units for an equivalent number of shares of common stock in the Company.

On March 26, 1998, in connection with the Pacifica portfolio-phase I acquisition, the Company issued 100,175 common units, valued at approximately $3,779.

On April 30, 1998, in connection with the acquisition of a 49.9 percent interest in the G&G Martco joint venture (see Note 4), the Company issued 218,105 common units, valued at approximately $8,334.

On June 8, 1998, in connection with the Pacifica portfolio-phase II acquisition, the Company issued 585,263 common units, valued at approximately $20,753.

On July 20, 1998, in connection with the expansion of one of the Mack Properties, the Company issued 52,245 common units, valued at approximately $1,632.

On September 10, 1998, in connection with the acquisition of 40 Richards Avenue, the Company issued 414,114 common units, valued at approximately $12,615.

During 1998, the Company also issued 1,731,386 common units, valued at approximately $58,936, in connection with the achievement of certain performance goals at the Mack Properties in redemption of an equivalent number of contingent common units.

On June 4, 1999, in connection with the acquisition of a 0.1 percent interest in G&G Martco joint venture (see Note 4), the Company issued 437 common units, valued at approximately $17.

On August 31, 1999, in connection with the acquisition of 28.1 acres of vacant land located in Roseland, New Jersey, the Company issued 121,624 common units, valued at approximately $3,345.

During the nine months ended September 30, 1999, the Operating Partnership redeemed an aggregate of 1,795,289 common units for an equivalent number of shares of common stock in the Company.

During the nine months ended September 30, 1999, the Company also issued 268,432 common units, valued at approximately $7,974, in connection with the achievement of certain performance goals at the Mack Properties in redemption of an equivalent number of contingent common units.

As of September 30, 1999, there were 8,286,464 common units outstanding.

CONTINGENT COMMON & PREFERRED UNITS
In connection with the Mack Transaction in December 1997, 2,006,432 contingent common units, 11,895 Series A contingent Preferred Units and 7,799 Series B contingent Preferred Units were issued as contingent non-participating units ("Contingent Units"). Such Contingent Units have no voting, distribution or other rights until such time as they are redeemed into common units, Series A Preferred Units, and Series B Preferred Units, respectively. Redemption of such Contingent Units shall occur upon the achievement of certain performance goals relating to certain of the Mack Properties, specifically the achievement of certain leasing activity. When Contingent Units are redeemed for common and Preferred Units, an adjustment to the purchase price of certain of the Mack Properties is recorded, based on the value of the units issued.

On account of certain of the performance goals at the Mack Properties having been achieved during 1998, the Company redeemed 1,731,386 contingent common units and 19,694 contingent Preferred Units and issued an equivalent number of common and Preferred Units, as indicated above.

On account of certain of the performance goals at the Mack Properties having been achieved during the nine months ended September 30, 1999, the Company redeemed 268,432 contingent common units and issued an equivalent number of common units, as indicated above. There were no contingent Preferred Units outstanding and 6,614 contingent common units outstanding as of September 30, 1999.

UNIT WARRANTS
The Company has 2,000,000 Unit Warrants outstanding. The Unit Warrants are exercisable at $37.80 per common unit and expire on December 11, 2002.

MINORITY INTEREST OWNERSHIP
As of September 30, 1999 and December 31, 1998, the minority interest common unitholders owned 12.4 percent (20.3 percent, including the effect of the conversion of Preferred Units into common units) and 13.7 percent (22.2 percent including the effect of the conversion of Preferred Units into common units) of the Operating Partnership, respectively (excluding any effect for the exercise of Unit Warrants).

11. EMPLOYEE BENEFIT PLAN

All employees of the Company who meet certain minimum age and period of service requirements are eligible to participate in a 401(k) defined contribution plan (the "401(k) Plan"). The 401(k) Plan allows eligible employees to defer up to 15 percent of their annual compensation. The amounts contributed by employees are immediately vested and non-forfeitable. The Company, at management's discretion, may match employee contributions, although no employer contributions have been made to date.

12. COMMITMENTS AND CONTINGENCIES

TAX ABATEMENT AGREEMENTS

GROVE STREET PROPERTY

Pursuant to an agreement with the City of Jersey City, New Jersey, as amended, expiring in 2004, the Company is required to make payments in lieu of property taxes ("PILOT") on its property at 95 Christopher Columbus Drive, Jersey City, Hudson County, New Jersey. Such PILOT, as defined, is $1,267 per annum through May 31, 1999 and $1,584 per annum through May 31, 2004. Such PILOT totaled $1,063 and $950 for the nine months ended September 30, 1999 and 1998, respectively.

HARBORSIDE FINANCIAL CENTER PROPERTY

Pursuant to an agreement with the City of Jersey City, New Jersey obtained by the former owner of the Harborside property in 1988 and assumed by the Company as part of the acquisition of the property in November 1996, the Company is required to make PILOT payments on its Harborside property. The agreement, which commenced in 1990, is for a term of 15 years. Such PILOT is equal to two percent of Total Project Costs, as defined, in year one and increases by $75 per annum through year fifteen. Total Project Costs, as defined, are $145,644. Such PILOT totaled $1,955 and $1,920 for the nine months ended September 30, 1999 and 1998, respectively.

GROUND LEASE AGREEMENTS

Future minimum rental payments under the terms of all non-cancelable ground leases, under which the Company is the lessee as of September 30, 1999, are as follows:

<TABLE>
<CAPTION>

YEAR	AMOUNT
<S>	<C>
October 1, 1999 to December 31, 1999	$ 106
2000	425
2001	427
2002	427
2003	427
Thereafter	21,934
Total	$23,746

</TABLE>

Ground lease payments incurred during the three and nine month periods ended September 30, 1999 amounted to $106 and $316, respectively.

OTHER

On April 19, 1999, the Company announced the following changes in the membership of its Board of Directors and the identities, titles and responsibilities of its executive officers: (i) Thomas A. Rizk resigned from the Board of Directors, the Executive Committee of the Board of Directors, his position as Chief Executive Officer and as an employee of the Company; (ii) Mitchell E. Hersh was appointed Chief Executive Officer of the Company simultaneous with his resignation from his positions as President and Chief Operating Officer of the Company; (iii) Timothy M. Jones was appointed President of the Company simultaneous with his resignation from his positions as Executive Vice President and Chief Investment Officer of the Company; and (iv) Brant Cali was appointed to the Board of Directors of the Company to fill the remainder of Thomas A. Rizk's term as a Class III Director and was appointed Chief Operating Officer of the Company, also remaining as an Executive Vice President and Assistant Secretary of the Company.

Pursuant to the terms of Mr. Rizk's employment agreement entered into with the Company in December 1997 and an agreement entered into simultaneous with his resigning from the Company, Mr. Rizk received a payment of approximately $14,490 in April 1999 and will receive $500 annually over the next three years. All costs associated with Mr. Rizk's resignation are included in non-recurring charges for the nine months ended September 30, 1999.

The Company is a defendant in certain litigation arising in the normal course of business activities. Management does not believe that the resolution of these matters will have a materially adverse effect upon the Company.

13. TENANT LEASES

The Properties are leased to tenants under operating leases with various expiration dates through 2016. Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenant's proportionate share of and/or increases in real estate taxes and certain operating costs, as defined, and the pass through of charges for electrical usage.

14. STOCKHOLDERS' EQUITY

To maintain its qualification as a REIT, not more than 50 percent in value of the outstanding shares of the Company may be owned, directly or indirectly, by five or fewer individuals at any time during the last half of any taxable year of the Company, other than its initial taxable year (defined to include certain entities), applying certain constructive ownership rules. To help ensure that the Company will not fail this test, the Company's Articles of Incorporation provide for, among other things, certain restrictions on the transfer of the common stock to prevent further concentration of stock ownership. Moreover, to evidence compliance with these requirements, the Company must maintain records that disclose the actual ownership of its outstanding common stock and will demand written statements each year from the holders of record of designated percentages of its common stock requesting the disclosure of the beneficial owners of such common stock.

COMMON STOCK
On February 25, 1998, the Company completed an underwritten public offer and sale of 2,500,000 shares of its common stock and used the net proceeds, which totaled approximately $92,194 (after offering costs) to pay down a portion of its outstanding borrowings under the Company's credit facilities and fund the acquisition of 10 Mountainview Road (see Note 3).

On March 18, 1998, in connection with the acquisition of Prudential Business Campus, the Company completed an offer and sale of 2,705,628 shares of its common stock using the net proceeds of approximately $99,899 (after offering costs) in the funding of such acquisition (see Note 3).

On March 27, 1998, the Company completed an underwritten public offer and sale of 650,407 shares of its common stock and used the net proceeds, which totaled approximately $23,690 (after offering costs) to pay down a portion of its outstanding borrowings under the Company's credit facilities.

On April 29, 1998, the Company completed an underwritten offer and sale of 994,228 shares of its common stock and used the net proceeds, which totaled approximately $34,570 (after offering costs), primarily to pay down a portion of its outstanding borrowings under the Company's credit facilities.

On May 29, 1998, the Company completed an underwritten offer and sale of 984,615 shares of its common stock and used the net proceeds, which totaled approximately $34,100 (after offering costs), primarily to pay down a portion of its outstanding borrowings under the Company's credit facilities.

On December 31, 1998, the Company completed an offer and sale of 132,710 shares of its common stock, using the net proceeds of approximately $3,940 for general corporate purposes.

On August 6, 1998, the Board of Directors of the Company authorized a share repurchase program ("Repurchase Program") under which the Company was permitted to purchase up to $100,000 of the Company's outstanding common stock. Purchases could be made from time to time in open market transactions at prevailing prices or through privately negotiated transactions.

For the year ended December 31, 1998, the Company purchased for constructive retirement, 854,700 shares of its outstanding common stock for an aggregate cost of approximately $25,058. Concurrent with these purchases, the Company sold to the Operating Partnership 854,700 common units for approximately $25,058.

For the nine months ended September 30, 1999, the Company purchased for constructive retirement, 911,700 shares of its outstanding common stock for an aggregate cost of approximately $25,000. Concurrent with these purchases, the Company sold to the Operating Partnership 911,700 common units for approximately $25,000.

DIVIDEND REINVESTMENT AND STOCK PURCHASE PLAN
The Company filed a registration statement with the SEC for the Company's dividend reinvestment and stock purchase plan ("Plan") which was declared effective in February 1999. The Plan commenced on March 1, 1999.

During the nine months ended September 30, 1999, 1,082 shares were issued and proceeds of approximately $32 were received from stock purchases and/or dividend reinvestments under the Plan.

SHAREHOLDER RIGHTS PLAN
On June 10, 1999, the Board of Directors of the Company authorized a dividend

distribution of one preferred share purchase right ("Right") for each outstanding share of common stock to be distributed to all holders of record of the common stock on July 6, 1999. Each Right entitles the registered holder to purchase from the Company one one-thousandth of a share of Series A junior participating preferred stock, par value $0.01 per share ("the Preferred Shares"), at a price of $100.00 per one one-thousandth of a Preferred Share ("Purchase Price"), subject to adjustment as provided in the rights agreement. The Rights expire on July 6, 2009, unless the expiration date is extended or the Right is redeemed or exchanged earlier by the Company.

The Rights will be attached to each share of common stock. The Rights will generally be exercisable only if a person or group becomes the beneficial owner of 15 percent or more of the outstanding common stock or announces a tender offer for 15 percent or more of the outstanding common stock ("Acquiring Person"). In the event that a person or group becomes an Acquiring Person, each holder of a Right will have the right to receive, upon exercise, common stock having a market value equal to two times the Purchase Price of the Right.

STOCK OPTION PLANS
In 1994, and as subsequently amended, the Company established the Mack-Cali Employee Stock Option Plan ("Employee Plan") and the Mack-Cali Director Stock Option Plan ("Director Plan") under which a total of 5,380,188 shares (subject to adjustment) of the Company's common stock have been reserved for issuance (4,980,188 shares under the Employee Plan and 400,000 shares under the Director Plan). Stock options granted under the Employee Plan in 1994 and 1995 become exercisable over a three-year period and those options granted under the Employee Plan in 1996, 1997 and 1998 become exercisable over a five-year period. All stock options granted under the Director Plan become exercisable in one year. All options were granted at the fair market value at the dates of grant and have terms of ten years. As of September 30, 1999 and December 31, 1998, the stock options outstanding had a weighted average remaining contractual life of approximately 7.6 and 8.5 years, respectively.

Information regarding the Company's stock option plans is summarized below:

<TABLE>
<CAPTION>

	Shares Under Options	Weighted Average Exercise Price
Outstanding at January 1, 1998	3,287,290	$31.47
Granted	1,048,620	$35.90
Exercised	(267,660)	$20.47
Lapsed or canceled	(128,268)	$36.61
Outstanding at December 31, 1998	3,939,982	$33.22
Granted	37,000	$31.63
Exercised	(46,583)	$22.42
Lapsed or canceled	(517,717)	$37.10
Outstanding at September 30, 1999	3,412,682	$32.77
Options exercisable at December 31, 1998	1,334,137	$27.84
Options exercisable at September 30, 1999	1,749,379	$29.83
Available for grant at December 31, 1998	709,223	
Available for grant at September 30, 1999	996,347	

</TABLE>

STOCK WARRANTS
The Company has outstanding a total of 400,000 warrants to purchase an equal number of shares of common stock ("Stock Warrants") at $33 per share (the market price at date of grant). Such warrants generally vest equally over a three-year period through January 31, 2000 and expire on January 31, 2007.

The Company also has outstanding a total of 514,976 Stock Warrants to purchase an equal number of shares of common stock at $38.75 per share (the market price at date of grant). Such warrants vest equally over a five-year period through December 12, 2002 and expire on December 12, 2007.

As of September 30, 1999 and December 31, 1998, there were 914,976 Stock Warrants outstanding. As of September 30, 1999 and December 31, 1998, there were 585,989 and 565,991 Stock Warrants exercisable, respectively. No Stock Warrants have been exercised or canceled.

EXECUTIVE STOCK COMPENSATION
Effective July 1, 1999, the Company entered into amended and restated employment contracts with six of its key executive officers which provided for, among other things, compensation in the form of stock awards ("Restricted Stock Awards") and associated tax obligation payments. In connection with the Restricted Stock Awards, the executive officers are to receive up to a total of 193,593 shares of the Company's common stock vesting over a five-year period contingent upon the Company meeting certain performance and/or stock price appreciation objectives.

DEFERRED STOCK COMPENSATION PLAN FOR DIRECTORS
The Deferred Compensation Plan for Directors ("Deferred Compensation Plan") commenced January 1, 1999 and is a plan which allows non-employee directors of the Company to elect to defer up to 100 percent of their annual retainer fee into deferred stock units. The deferred stock units are convertible into an equal number of shares of common stock upon the directors' termination of service from the Board of Directors or a change in control of the Company, as defined in the plan. Deferred stock units are credited to each director quarterly using the closing price of the Company's common stock on the applicable dividend record date for the respective quarter. Each participating director's account is also credited for an equivalent amount of deferred stock units based on the dividend rate for each quarter.

During the nine months ended September 30, 1999, 2,284 deferred stock units were earned.

EARNINGS PER SHARE
FASB No. 128 requires a dual presentation of basic and diluted EPS on the face of the income statement for all companies with complex capital structures even where the effect of such dilution is not material. Basic EPS excludes dilution and is computed by dividing net income available to common stockholders by the weighted average number of shares outstanding for the period. Diluted EPS reflects the potential dilution that could occur if securities or other contracts to issue common stock were exercised or converted into common stock.

The following information presents the Company's results for the three and nine month periods ended September 30, 1999 and 1998 in accordance with FASB No. 128.

<TABLE>
<CAPTION>

	Three Months Ended September 30,			
	1999		1998	
	Basic EPS	Diluted EPS	Basic EPS	Diluted EPS
<S>	<C>	<C>	<C>	<C>
Net income	$ 32,520	$ 32,520	$ 30,712	$ 30,712
Add: Net income attributable to potentially dilutive securities		4,552	--	4,181
Adjusted net income	$ 32,520	$ 37,072	$ 30,712	$ 34,893
Weighted average shares	58,679	67,113	57,720	65,884
Per Share	$ 0.55	$ 0.55	$ 0.53	$ 0.53

<CAPTION>

	Nine Months Ended September 30,			
	1999		1998	
	Basic EPS	Diluted EPS	Basic EPS	Diluted EPS
Net income	$ 83,270	$ 83,270	$ 85,270	$ 85,270
Add: Net income attributable to potentially dilutive securities	--	12,199	--	11,077
Adjusted net income	$ 83,270	$ 95,469	$ 85,270	$ 96,347
Weighted average shares	58,452	67,294	55,391	63,093
Per Share	$ 1.42	$ 1.42	$ 1.54	$ 1.53

</TABLE>

The following schedule reconciles the shares used in the basic EPS calculation to the shares used in the diluted EPS calculation.

<TABLE>
<CAPTION>

	Three Months Ended September 30, 1999	Three Months Ended September 30, 1998	Nine Months Ended September 30, 1999	Nine Months Ended September 30, 1998
<S>	<C>	<C>	<C>	<C>
Basic EPS Shares:	58,679	57,720	58,452	55,391
Add: Operating Partnership units	8,214	7,857	8,573	7,189
Stock options	220	307	269	455
Stock Warrants	--	--	--	58
Diluted EPS Shares:	67,113	65,884	67,294	63,093

</TABLE>

Preferred Units, Contingent Units and Restricted Stock Awards outstanding in 1999 and 1998 were not included in the computation of diluted EPS as such units were anti-dilutive during the period.

Pursuant to the Repurchase Program, during 1998, the Company purchased for constructive retirement, 854,700 shares of its outstanding common stock for approximately $25,058. Additionally, during the nine months ended September 30, 1999, the Company purchased for constructive retirement, 911,700 shares of its outstanding common stock for approximately $25,000.

15. SEGMENT REPORTING

The Company operates in one business segment - real estate. The Company provides leasing, management, acquisition, development, construction and tenant-related services for its portfolio. The Company does not have any foreign operations. The accounting policies of the segments are the same as those described in Note 2, excluding straight-line rent adjustments and depreciation and amortization.

The Company evaluates performance based upon net operating income from the combined properties in the segment.

Selected results of operations for the three and nine month periods ended September 30, 1999 and 1998 and selected asset information as of September 30, 1999 and December 31, 1998 regarding the Company's operating segment are as follows:

<TABLE>
<CAPTION>

	Total Segment	Corporate & Other (e)	Total Company	
<S>	<C>	<C>	<C>	
TOTAL CONTRACT REVENUES (a):				
Three months ended:				
September 30, 1999	$ 135,350	$ 595	$ 135,945	(f)
September 30, 1998	126,355	1,185	127,540	(g)
Nine months ended:				
September 30, 1999	$ 399,469	$ 961	$ 400,430	(h)
September 30, 1998	344,834	4,224	349,058	(i)
TOTAL OPERATING AND INTEREST EXPENSES (b):				
Three months ended:				
September 30, 1999	$ 46,130	$ 28,982	$ 75,112	
September 30, 1998	43,857	26,737	70,594	
Nine months ended:				
September 30, 1999	$ 117,395	$ 119,013	$ 236,408	
September 30, 1998	115,554	75,560	191,114	
NET OPERATING INCOME (c):				
Three months ended:				
September 30, 1999	$ 89,220	$ (28,387)	$ 60,833	(f)
September 30, 1998	82,498	(25,552)	56,946	(g)
Nine months ended:				
September 30, 1999	$ 282,074	$ (118,052)	$ 164,022	(h)
September 30, 1998	229,280	(71,336)	157,944	(i)

TOTAL ASSETS:			
September 30, 1999	$ 3,562,356	$ 35,774	$ 3,598,130
December 31, 1998	3,430,865	21,329	3,452,194
TOTAL LONG-LIVED ASSETS (d):			
September 30, 1999	$ 3,501,184	$ 23,666	$ 3,524,850
December 31, 1998	3,393,313	4,098	3,397,411

</TABLE>

- --

(a) Total contract revenues represents all revenues during the period (including the Company's share of net income from unconsolidated joint ventures), excluding adjustments for straight-lining of rents and the Company's share of straight-line rent adjustments from unconsolidated joint ventures. All interest income is excluded from segment amounts and is classified in Corporate and Other for all periods.
(b) Total operating and interest expenses represents the sum of real estate taxes, utilities, operating services, general and administrative and interest expense. All interest expense (including for property-level mortgages) is excluded from segment amounts and is classified in Corporate and Other for all periods.
(c) Net operating income represents total contract revenues [as defined in Note (a)] less total operating and interest expenses [as defined in Note (b)] for the period.
(d) Long-lived assets is comprised of total rental property, unbilled rents receivable and investments in unconsolidated joint ventures.
(e) Corporate & Other represents all corporate-level items (including interest and other investment income, interest expense and non-property general and administrative expense) as well as intercompany eliminations necessary to reconcile to consolidated Company totals.
(f) Excludes $2,920 of adjustments for straight-lining of rents and $155 for the Company's share of straight-line rent adjustments from unconsolidated joint ventures.
(g) Excludes $3,264 of adjustments for straight-lining of rents and $90 for the Company's share of straight-line rent adjustments from unconsolidated joint ventures.
(h) Excludes $10,343 of adjustments for straight-lining of rents and $111 for the Company's share of straight-line rent adjustments from unconsolidated joint ventures.
(i) Excludes $9,604 of adjustments for straight-lining of rents and $96 for the Company's share of straight-line rent adjustments from unconsolidated joint ventures.

16. IMPACT OF RECENTLY-ISSUED ACCOUNTING STANDARDS

In April 1998, the Accounting Standards Executive Committee of the American Institute of Certified Public Accountants issued Statement of Position 98-5, "Reporting on the Cost of Start-Up Activities" ("SOP 98-5"), which is effective for fiscal years beginning after December 15, 1998. SOP 98-5 requires costs of start-up and organizational activities be expensed as incurred. The adoption of SOP 98-5 did not have a material effect on the Company's financial statements.

In June 1998, the FASB issued Statement of Financial Accounting Standards No. 133, Accounting for Derivative Instruments and Hedging Activities ("FASB No. 133"). FASB No. 133 is effective for all fiscal quarters of all fiscal years beginning after June 15, 1999. In June 1999, the FASB delayed the implementation date of FASB No. 133 by one year (January 1, 2001 for the Company). FASB No. 133 requires that all derivative instruments be recorded on the balance sheet at their fair value. Changes in the fair value of derivatives are recorded each period in current earnings or other comprehensive income, depending on whether a derivative is designated as part of a hedge transaction and, if it is, the type of hedge transaction. Management of the Company anticipates that, due to its limited use of derivative instruments, the adoption of FASB No. 133 will not have a significant effect on the Company's results of operations or its financial position.

17. PRO FORMA FINANCIAL INFORMATION

The following pro forma financial information for the nine months ended September 30, 1999 and 1998 are presented as if all acquisitions and common stock offerings (if any) completed during the nine months ended September 30, 1999 and the year ended December 31, 1998 had occurred on January 1, 1998. In management's opinion, all adjustments necessary to reflect the effects of these transactions have been made.

This pro forma financial information is not necessarily indicative of what the actual results of operations of the Company would have been assuming such transactions had been completed as of January 1, 1998, nor do they represent the results of operations of future periods.

<TABLE>

<CAPTION>

	Nine Months Ended September 30, 1999	1998
Total revenues	$ 413,439	$ 390,737
Operating and other expenses	125,093	117,079
General and administrative	19,855	20,129
Depreciation and amortization	67,745	61,373
Interest expense	77,391	79,732
Non-recurring charges	16,458	--
Income before minority interest	106,897	112,424
Minority interest	23,796	24,333
Net income	$ 83,101	$ 88,091
Basic earnings per common share	$ 1.42	$ 1.52
Diluted earnings per common share	$ 1.42	$ 1.51
Basic weighted average shares outstanding	58,452	57,814
Diluted weighted average shares outstanding	67,294	66,363

</TABLE>

ITEM 2:
MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

The following discussion should be read in conjunction with the Consolidated Financial Statements of Mack-Cali Realty Corporation and the notes thereto. Certain defined terms used herein have the meaning ascribed to them in the Consolidated Financial Statements.

The following comparisons for the three and nine month periods ended September 30, 1999 ("1999"), as compared to the three and nine month periods ended September 30, 1998 ("1998") make reference to the following: (i) the effect of the "Same-Store Properties," which represents all in-service properties owned by the Company at June 30, 1998 (for the three-month period comparisons), and which represents all in-service properties owned by the Company at December 31, 1997 (for the nine-month period comparisons) and (ii) the effect of the "Acquired Properties," which represents all properties acquired or placed in service by the Company from July 1, 1998 through September 30, 1999 (for the three-month period comparisons) and which represents all properties acquired or placed in service by the Company from January 1, 1998 through September 30, 1999 (for the nine-month period comparisons).

<TABLE>
<CAPTION>

THREE MONTHS ENDED SEPTEMBER 30, 1999 COMPARED TO THREE MONTHS ENDED SEPTEMBER 30, 1998

(IN THOUSANDS)	Quarter Ended September 30, 1999	1998	Dollar Change	Percent Change (%)
REVENUE FROM RENTAL OPERATIONS:				
Base rents	$118,086	$112,976	$5,110	4.5%
Escalations and recoveries from tenants	14,829	14,182	647	4.6
Parking and other	5,112	2,684	2,428	90.5
Sub-total	138,027	129,842	8,185	6.3
Interest income	159	728	(569)	(78.2)
Equity in earnings of unconsolidated joint ventures	834	324	510	157.4

Total revenues	139,020	130,894	8,126	6.2
PROPERTY EXPENSES:				
Real estate taxes	14,849	13,488	1,361	10.1
Utilities	11,634	11,300	334	3.0
Operating services	16,258	15,807	451	2.9
Sub-total	42,741	40,595	2,146	5.3
General and administrative	5,897	6,118	(221)	(3.6)
Depreciation and amortization	22,967	21,213	1,754	8.3
Interest expense	26,474	23,881	2,593	10.9
Total expenses	98,079	91,807	6,272	6.8
Income before minority interest and extraordinary item	40,941	39,087	1,854	4.7
Minority interest	(8,421)	(8,375)	(46)	0.5
Net income	$32,520	$30,712	$1,808	5.9%

</TABLE>

The following is a summary of the changes in revenue from rental operations and property expenses divided into Acquired Properties and Same-Store Properties (in thousands).

<TABLE>
<CAPTION>

	Total Company		Acquired Properties		Same-Store Properties	
	Dollar Change	Percent Change	Dollar Change	Percent Change	Dollar Change	Percent Change
<S>	<C>	<C>	<C>	<C>	<C>	<C>
REVENUE FROM RENTAL OPERATIONS:						
Base rents	$5,110	4.5%	$3,124	2.8%	$1,986	1.7%
Escalations and recoveries from tenants	647	4.6	208	1.5	439	3.1
Parking and other	2,428	90.5	65	2.4	2,363	88.1
Total	$8,185	6.3%	$3,397	2.6%	$4,788	3.7%
PROPERTY EXPENSES:						
Real estate taxes	$1,361	10.1%	$430	3.2%	$931	6.9%
Utilities	334	3.0	337	3.0	(3)	0.0
Operating services	451	2.9	600	3.8	(149)	(0.9)
Total	$2,146	5.3%	$1,367	3.4%	$779	1.9%
OTHER DATA:						
Number of wholly-owned properties	251		12		239	
Square feet (in thousands)	27,369		1,090		26,279	

</TABLE>

Base rents for the Same-Store Properties increased $2.0 million, or 1.7 percent, for 1999 as compared to 1998, due primarily to rental rate increases in 1999. Escalations and recoveries from tenants for the Same-Store Properties increased $0.4 million, or 3.1 percent, for 1999 over 1998, due to the recovery of an increased amount of total property expenses, as well as additional settle-up billings in 1999. Parking and other income for the Same-Store Properties increased $2.4 million, or 88.1 percent, due primarily to lease termination fees received in 1999.

Real estate taxes on the Same-Store Properties increased $0.9 million, or 6.9 percent, for 1999 as compared to 1998, due primarily to property tax rate increases in certain municipalities in 1999. Utilities for the Company increased $0.3 million, or 3.0 percent, for 1999 as compared to 1998, due substantially to the Acquired Properties. Operating services for the Same-Store Properties decreased $0.1 million, or 0.9 percent, due primarily to a reduction in maintenance costs incurred.

Equity in earnings of unconsolidated joint ventures increased $0.5 million in 1999 as compared to 1998. This is due to additional joint ventures being entered into by the Company (see Note 4 to the Financial Statements).

Interest income decreased by approximately $0.6 million, or 78.2 percent, for 1999 as compared to 1998. This decrease was due primarily to repayment by a borrower of a mortgage note receivable in 1998 with no interest income from mortgage note receivables in 1999.

General and administrative decreased by $0.2 million, or 3.6 percent for 1999 as compared to 1998. This decrease is due primarily to decreased payroll and related costs in 1999.

Depreciation and amortization increased by $1.8 million, or 8.3 percent, for 1999 over 1998. Of this increase, $0.7 million or 3.1 percent, is attributable to the Acquired Properties, and $1.1 million, or 5.2 percent, is due to the Same-Store Properties.

Interest expense increased $2.6 million, or 10.9 percent, for 1999 as compared to 1998. This increase is due primarily to the replacement in 1999 of short-term credit facility borrowings with long-term fixed rate unsecured debt and net additional drawings from the Company's revolving credit facilities generally as a result of Company acquisitions in 1998. These increases were partially offset by the reduction in spread over LIBOR due to the 1998 Unsecured Facility signed in April 1998 and the achievement by the Company of investment grade credit ratings in November 1998.

Income before minority interest and extraordinary item increased to $40.9 million in 1999 from $39.1 million in 1998. The increase of $1.8 million is due to the factors discussed above.

Net income increased by $1.8 million for 1999, from $30.7 million in 1998 to $32.5 million in 1999. This increase is a result of increase in income before minority interest and extraordinary item of $1.8 million (as discussed above).

<TABLE>
<CAPTION>

NINE MONTHS ENDED SEPTEMBER 30, 1999 COMPARED TO NINE MONTHS ENDED SEPTEMBER 30, 1998

(IN THOUSANDS)	Nine Months Ended September 30, 1999	1998	Dollar Change	Percent Change (%)
<S>	<C>	<C>	<C>	<C>
REVENUE FROM RENTAL OPERATIONS:				
Base rents	$ 350,665	$ 311,753	$ 38,912	12.5%
Escalations and recoveries from tenants	46,055	36,897	9,158	24.8
Parking and other	12,073	7,502	4,571	60.9
Sub-total	408,793	356,152	52,641	14.8
Interest income	629	2,187	(1,558)	(71.2)
Equity in earnings of unconsolidated joint ventures	1,462	419	1,043	248.9
Total revenues	410,884	358,758	52,126	14.5
PROPERTY EXPENSES:				
Real estate taxes	42,900	35,415	7,485	21.1
Utilities	31,055	28,717	2,338	8.1
Operating services	50,401	44,128	6,273	14.2
Sub-total	124,356	108,260	16,096	14.9
General and administrative	19,801	18,708	1,093	5.8
Depreciation and amortization	67,401	56,537	10,864	19.2
Interest expense	75,793	64,146	11,647	18.2
Non-recurring charges	16,458	--	16,458	--
Total expenses	303,809	247,651	56,158	22.7

Income before minority interest and extraordinary item	107,075	111,107	(4,032)	(3.6)
Minority interest	(23,805)	(23,464)	(341)	1.5
Income before extraordinary item	83,270	87,643	(4,373)	(5.0)
Extraordinary item - loss on early retirement of debt (net of minority interest's share of $297 in 1998)	--	(2,373)	2,373	(100.0)
Net income	$ 83,270	$ 85,270	$ (2,000)	(2.3)%

</TABLE>

The following is a summary of the changes in revenue from rental operations and property expenses divided into Acquired Properties and Same-Store Properties (in thousands).

<TABLE>
<CAPTION>

	Total Company		Acquired Properties		Same-Store Properties	
	Dollar Change	Percent Change	Dollar Change	Percent Change	Dollar Change	Percent Change
<S>	<C>	<C>	<C>	<C>	<C>	<C>
REVENUE FROM RENTAL OPERATIONS:						
Base rents	$38,912	12.5%	$29,395	9.4%	$9,517	3.1%
Escalations and recoveries from tenants	9,158	24.8	5,042	13.7	4,116	11.1
Parking and other	4,571	60.9	2,074	27.6	2,497	33.3
Total	$52,641	14.8%	$36,511	10.3%	$16,130	4.5%
PROPERTY EXPENSES:						
Real estate taxes	$7,485	21.1%	$5,580	15.7%	$1,905	5.4%
Utilities	2,338	8.1	2,415	8.4	(77)	(0.3)
Operating services	6,273	14.2	5,742	13.0	531	1.2
Total	$16,096	14.9%	$13,737	12.7%	$2,359	2.2%
OTHER DATA:						
Number of wholly-owned properties	251		62		189	
Square feet (in thousands)	27,369		5,404		21,965	

</TABLE>

Base rents for the Same-Store Properties increased $9.5 million, or 3.1 percent, for 1999 as compared to 1998, due primarily to rental rate increases in 1999. Escalations and recoveries from tenants for the Same-Store Properties increased $4.1 million, or 11.1 percent, for 1999 over 1998, due to the recovery of an increased amount of total property expenses, as well as additional settle-up billings in 1999. Parking and other income for the Same-Store Properties increased $2.5 million, or 33.3 percent, which is primarily attributable to lease termination fees received in 1999.

Real estate taxes on the Same-Store Properties increased $1.9 million, or 5.4 percent, for 1999 as compared to 1998, due primarily to property tax rate increases in certain municipalities in 1999. Utilities for the Same-Store Properties decreased $0.1 million, or 0.3 percent, for 1999 as compared to 1998, due primarily to decreased electric rates and usage in early 1999. Operating services for the Same-Store Properties increased $0.5 million, or 1.2 percent, due primarily to increased snow removal costs incurred at the Same-Store Properties in 1999.

Equity in earnings of unconsolidated joint ventures increased $1.0 million in 1999 as compared to 1998. This is due to additional joint ventures being entered into by the Company (see Note 4 to the Financial Statements).

Interest income decreased by approximately $1.6 million, or 71.2 percent, for 1999 as compared to 1998. This decrease was due primarily to repayment by a borrower of a mortgage note receivable in 1998 with no interest income from mortgage note receivables in 1999.

General and administrative increased by $1.1 million, or 5.8 percent for 1999 as compared to 1998. This increase is due primarily to an increase in payroll and related costs and professional fees as a result of the Company's expansion in 1998.

Depreciation and amortization increased by $10.9 million, or 19.2 percent, for 1999 over 1998. Of this increase, $7.1 million or 12.5 percent, is attributable to the Acquired Properties, and $3.8 million, or 6.7 percent, is due to the Same-Store Properties.

Interest expense increased $11.6 million, or 18.2 percent, for 1999 as compared to 1998. This increase is due primarily to the replacement in 1999 of short-term credit facility borrowings with long-term fixed rate unsecured debt and net additional drawings from the Company's revolving credit facilities generally as a result of Company acquisitions in 1998. These increases were partially offset by a reduction in LIBOR in 1999, the reduction in spread over LIBOR due to the 1998 Unsecured Facility signed in April 1998 and the achievement by the Company of investment grade credit ratings in November 1998.

Non-recurring charges of $16.5 million were incurred in 1999, as a result of the resignation of Thomas A. Rizk (see Note 12 to the Financial Statements).

Income before minority interest and extraordinary item decreased to $107.1 million in 1999 from $111.1 million in 1998. The decrease of $4.0 million is due to the factors discussed above.

Net income decreased by $2.0 million for 1999, from $85.3 million in 1998 to $83.3 million in 1999. This decrease is a result of a decrease in income before minority interest and extraordinary item of $4.0 million (as discussed above), and an increase of $0.4 million in minority interest, offset by an extraordinary item of $2.4 million (net of minority interest) in 1998.

LIQUIDITY AND CAPITAL RESOURCES

STATEMENT OF CASH FLOWS

During the nine months ended September 30, 1999, the Company generated $162.4 million in cash flows from operating activities, and together with $1.1 billion in borrowings from the Company's revolving credit facilities, the issuance of unsecured notes and funds from additional mortgage debt, $12.0 million in distributions received from unconsolidated joint ventures, $1.0 million in proceeds from stock options exercised and $4.7 million from cash and cash equivalents, used an aggregate of approximately $1.3 billion to acquire properties and land parcels and pay for other tenant and building improvements totaling $143.2 million, repay outstanding borrowings on its revolving credit facilities and other mortgage debt of $974.2 million, pay quarterly dividends and distributions of $122.2 million, invest $39.6 million in unconsolidated joint ventures, repurchase 911,700 shares of its outstanding common stock for $25.0 million, pay deferred financing costs of $7.0 million and add $0.2 million to restricted cash.

CAPITALIZATION

During the nine months ended September 30, 1999, in conjunction with the redemption of certain of the contingent units issued in the Mack Transaction, the Company issued a total of 268,432 common units with a total value of approximately $8.0 million at time of issuance.

In August 1998, the Board of Directors of the Company authorized a share repurchase program under which the Company was permitted to purchase up to $100.0 million of the Company's outstanding common stock. Purchases could be made from time to time in open market transactions at prevailing prices or through privately negotiated transactions. Subsequently, through September 30, 1999, the Company purchased for constructive retirement, 1,766,400 shares of its outstanding common stock for an aggregate cost of approximately $50.1 million. Concurrent with these purchases, the Company sold to the Operating Partnership 1,766,400 common units for approximately $50.1 million.

On June 10, 1999, the Board of Directors of the Company authorized a dividend distribution of one preferred share purchase right for each outstanding share of common stock to be distributed to all holders of record of the common stock on July 6, 1999. Each Right entitles the registered holder to purchase from the Company one one-thousandth of a share of Series A junior participating preferred stock, par value $0.01 per share, at a price of $100.00 per one one-thousandth of a Preferred Share, subject to adjustment as provided in the rights agreement. The Rights expire on July 6, 2009, unless the expiration date is extended or the Right is redeemed or exchanged earlier by the Company.

The Rights will be attached to each share of common stock. The Rights will generally be exercisable only if a person or group becomes the beneficial owner of 15 percent or more of the outstanding common stock or announces a tender offer for 15 percent or more of the outstanding common stock. In the event that a person or group becomes an Acquiring Person, each holder of a Right will have the right to receive, upon exercise, common stock having a market value equal to two times the Purchase Price of the Right. The Company's adoption of the shareholder rights plan was not taken in response to any known effort to acquire control of the Company.

As of September 30, 1999, the Company's total indebtedness of $1.6 billion (weighted average interest rate of 7.07 percent) was comprised of $330.2 million of revolving credit facility borrowings and other variable rate mortgage debt (weighted average rate of 6.21 percent), fixed rate debt of $1.2 billion (weighted average rate of 7.31 percent), and a Contingent Obligation of $6.5 million.

As of September 30, 1999, the Company had outstanding borrowings of $250.0 million under its revolving credit facilities (with aggregate borrowing capacity of $1.1 billion). The total outstanding borrowings were from the 1998 Unsecured Facility, with no outstanding borrowings on its Prudential Facility. The 1998 Unsecured Facility, with 28 lender banks, carries an interest rate, at the Company's election, of either 90 basis points over LIBOR or the higher of

the lender's prime rate or the Federal Funds rate plus 50 basis points and matures in April 2001. The interest rate is currently LIBOR plus 90 basis points. The Prudential Facility carries an interest rate of 110 basis points over LIBOR and matures in September 2000.

The terms of the 1998 Unsecured Facility include certain restrictions and covenants which limit, among other things, the payment of dividends (as discussed below), the incurrence of additional indebtedness, the incurrence of liens and the disposition of assets, and which require compliance with financial ratios relating to the maximum leverage ratio, the maximum amount of secured indebtedness, the minimum amount of tangible net worth, the minimum amount of debt service coverage, the minimum amount of fixed charge coverage, the maximum amount of unsecured indebtedness, the minimum amount of unencumbered property debt service coverage and certain investment limitations. The dividend restriction referred to above provides that, except to enable the Company to continue to qualify as a REIT under the Code, the Company will not during any four consecutive fiscal quarters make distributions with respect to common stock or other equity interests in an aggregate amount in excess of 90 percent of funds from operations for such period, subject to certain other adjustments. The 1998 Unsecured Facility also requires a 17.5 basis point fee on the unused balance payable quarterly in arrears.

The Company has three investment grade credit ratings. Duff & Phelps Credit Rating Co. ("DCR") and Standard & Poors Rating Services ("S&P") have each assigned their BBB rating to the $785.3 million of total unsecured corporate debt of the Operating Partnership. DCR and S&P have also assigned their BBB- rating to prospective preferred stock offerings of the Company. Moody's Investors Service has assigned its Baa3 rating to the unsecured corporate debt and its Ba1 rating to prospective preferred stock offerings of the Company.

The terms of the unsecured corporate debt include certain restrictions and covenants which require compliance with financial ratios relating to the maximum amount of debt leverage, the maximum amount of secured indebtedness, the minimum amount of debt service coverage and the maximum amount of unsecured debt as a percent of unsecured assets.

In October 1998, the Company entered into a forward treasury rate lock agreement with a commercial bank. The agreement locked an interest rate of 4.089 percent per annum for the three-year U.S. Treasury Note effective November 4, 1999, on a notional amount of $50.0 million. The agreement will be used to fix the Index Rate on $50.0 million of the Harborside-Plaza I mortgage, for which the Company's interest rate re-sets for three years beginning November 4, 1999 to the interpolated three-year U.S. Treasury Note plus 110 basis points (see Note 9 to the Financial Statements - "Property Mortgages: Harborside-Plaza I").

As of September 30, 1999, the Company had 218 unencumbered properties, totaling 20.2 million square feet, representing 74.0 percent of the Company's total portfolio on a square footage basis. The Company is currently reviewing its option to convert the $150.0 Million Prudential Mortgage Loan, encumbering 12 properties aggregating 2.4 million square feet, to unsecured corporate debt.

The Company has an effective shelf registration statement with the SEC for an aggregate amount of $2.0 billion in equity securities of the Company. The Company and Operating Partnership also have an effective shelf registration statement with the SEC for an aggregate of $2.0 billion in debt securities, preferred stock and preferred stock represented by depositary shares, under which the Operating Partnership has issued an aggregate of $785.3 million of unsecured corporate debt. The Company also has an effective registration statement with the SEC for a dividend reinvestment and stock purchase plan, which commenced on March 1, 1999.

Historically, rental revenue has been the principal source of funds to pay operating expenses, debt service and capital expenditures, excluding non-recurring capital expenditures. Management believes that the Company will have access to the capital resources necessary to expand and develop its business. To the extent that the Company's cash flow from operating activities is insufficient to finance its non-recurring capital expenditures such as property acquisition and construction project costs and other capital expenditures, the Company expects to finance such activities through borrowings under its credit facilities and other debt and equity financing.

The Company expects to meet its short-term liquidity requirements generally through its working capital and net cash provided by operating activities, along with the 1998 Unsecured Facility and the Prudential Facility. The Company is frequently examining potential property acquisitions and construction projects and, at any given time, one or more of such acquisitions or construction projects may be under consideration. Accordingly, the ability to fund property

acquisitions and construction projects is a major part of the Company's financing requirements. The Company expects to meet its financing requirements through funds generated from operating activities, long-term or short-term borrowings (including draws on the Company's revolving credit facilities) and the issuance of additional debt or equity securities. In addition, the Company anticipates utilizing the 1998 Unsecured Facility and the Prudential Facility primarily to fund property acquisitions and construction projects.

As of quarter end, the Company's total debt had a weighted average term to maturity of 5.5 years. The Company does not intend to reserve funds to retire the unsecured corporate debt, Harborside mortgages, $150.0 Million Prudential Mortgage Loan, its other property mortgages or other long-term mortgages and loans payable upon maturity. Instead, the Company will seek to refinance such debt at maturity or retire such debt through the issuance of additional equity or debt securities. The Company is reviewing various refinancing options, including the issuance of additional unsecured corporate debt, preferred stock, and/or obtaining additional mortgage debt, some or all of which may be completed during 1999. The Company anticipates that its available cash and cash equivalents and cash flows from operating activities, together with cash available from borrowings and other sources, will be adequate to meet the Company's capital and liquidity needs both in the short and long-term. However, if these sources of funds are insufficient or unavailable, the Company's ability to make the expected distributions discussed below may be adversely affected.

To maintain its qualification as a REIT, the Company must make annual distributions to its stockholders of at least 95 percent of its REIT taxable income, determined without regard to the dividends paid deduction and by excluding net capital gains. Moreover, the Company intends to continue to make regular quarterly distributions to its stockholders which, based upon current policy, in the aggregate would equal approximately $135.5 million on an annualized basis. However, any such distribution, whether for federal income tax purposes or otherwise, would only be paid out of available cash after meeting both operating requirements and scheduled debt service on mortgages and loans payable.

SIGNIFICANT TENANTS

The following table sets out a schedule of the Company's 20 largest tenants, for the Company's wholly-owned properties as of September 30, 1999, based upon annualized base rents:

<TABLE>
<CAPTION>

	Number of Properties	Annualized Base Rental Revenue ($)(1)	Percentage of Company Annualized Base Rental Revenue (%)	Square Feet Leased	Percentage of Total Company Leased Sq.Ft. (%)	Year of Lease Expiration
<S>	<C>	<C>	<C>	<C>	<C>	<C>
AT&T Corporation	6	15,433,136	3.4	1,034,779	4.0	2009 (2)
Donaldson, Lufkin & Jenrette Securities Corp.	2	11,713,357	2.6	543,282	2.1	2009 (3)
AT&T Wireless Services	2	8,199,960	1.8	382,030	1.5	2007 (4)
International Business						

Machines Corporation	5	7,522,499	1.7	390,370	1.5	2007 (5)
Allstate Insurance Company	10	6,377,507	1.4	293,820	1.1	2009 (6)
Prentice-Hall Inc.	1	5,794,893	1.3	474,801	1.8	2014
Nabisco Inc.	2	5,467,178	1.2	300,378	1.2	2000
Toys 'R' US - NJ, Inc.	1	5,342,672	1.2	242,518	0.9	2012
American Institute of Certified Public Accountants	1	4,981,357	1.1	249,768	1.0	2012
CMP Media Inc.	1	4,826,107	1.1	206,274	0.8	2014
Board of Gov./Federal Reserve	1	4,605,091	1.0	117,008	0.5	2009 (7)
Dean Witter Trust Company	1	4,319,507	0.9	221,019	0.9	2008
Winston & Strawn	1	4,214,885	0.9	108,100	0.4	2003
KPMG Peat Marwick, LLP	2	3,824,080	0.8	161,760	0.6	2007 (8)
Rent Net Inc.	1	3,701,763	0.8	94,917	0.4	2006
Bank of Tokyo - Mitsubishi Ltd.	1	3,378,924	0.7	137,076	0.5	2009
Telerate Systems, Inc.	1	3,340,823	0.7	179,286	0.7	2006 (9)
Bankers Trust Harborside Inc.	1	3,272,500	0.7	385,000	1.5	2003
Dean Witter Reynolds Inc.	4	3,185,372	0.7	137,181	0.5	2008 (10)
Deloitte & Touche USA LLP	1	3,162,933	0.7	118,864	0.5	2000
Totals	45	112,664,544	24.7	5,778,231	22.4	

</TABLE>

(1) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
(2) 39,183 square feet expire February 2000; 66,268 square feet expire December 2000; 3,950 square feet expire August 2002; 63,278 square feet expire May 2004; 475,100 square feet expire January 2008; 387,000 square feet expire January 2009.
(3) 426,691 square feet expire July 2009; 15,776 square feet expire September 2009; 100,815 square feet expire November 2009.
(4) 12,150 square feet expire September 2004; 345,799 square feet expire March 2007; 24,081 square feet expire June 2007.
(5) 29,157 square feet expire October 2000; 85,000 square feet expire December 2000; 26,749 square feet expire January 2002; 1,065 square feet expire November 2002; 248,399 square feet expire December 2007.
(6) 22,444 square feet expire July 2001; 70,517 square feet expire June 2002; 71,030 square feet expire September 2002; 18,882 square feet expire April 2003; 2,867 square feet expire January 2004; 36,305 square feet expire January 2005; 23,024 square feet expire October 2005; 6,108 square feet expire August 2006; 31,143 square feet expire April 2008; 11,500 square feet expire April 2009.
(7) 94,719 square feet expire May 2005; 22,289 square feet expire July 2009.
(8) 104,556 square feet expire September 2002; 57,204 square feet expire July 2007.
(9) 129,399 square feet expire June 2000; 4,700 square feet expire March 2001; 45,187 square feet expire June 2006.
(10) 13,140 square feet expire April 2005; 19,390 square feet expire October 2007; 85,151 square feet expire February 2008; 19,500 square feet expire June 2008.

SCHEDULE OF LEASE EXPIRATIONS

The following table sets forth a schedule of the lease expirations for the total of the Company's wholly-owned office, office/flex, industrial/warehouse and stand-alone retail properties beginning October 1, 1999, assuming that none of the tenants exercises renewal options:

<TABLE>
<CAPTION>

Year Of Expiration	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases ($) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases ($)	Percentage Of Annual Base Rent Under Expiring Leases (%)
10/1/99-12/31/99...	148	707,437	2.7	12,390,441	17.51	2.7
2000...............	521	3,503,101	13.6	61,431,744	17.54	13.5
2001...............	494	2,882,291	11.1	47,835,702	16.60	10.5
2002...............	498	3,479,390	13.5	60,892,235	17.50	13.4
2003...............	383	3,847,104	14.9	66,256,428	17.22	14.5
2004...............	283	2,268,519	8.8	41,203,386	18.16	9.0
2005...............	111	1,648,840	6.4	31,771,923	19.27	7.0
2006...............	58	1,036,981	4.0	21,847,131	21.07	4.8
2007...............	44	1,237,123	4.8	23,989,253	19.39	5.3
2008...............	37	1,537,693	5.9	24,378,236	15.85	5.3
2009...............	39	1,471,920	5.7	27,987,138	19.01	6.1
2010 and thereafter	44	2,220,021	8.6	36,068,738	16.25	7.9
Totals/Weighted Average	2,660	25,840,420	100.0(4)	456,052,355	17.65	100.0

</TABLE>

(1) Includes office, office/flex, industrial/warehouse and stand-alone retail property tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.
(2) Excludes all space vacant as of September 30, 1999.
(3) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
(4) Reconciliation to Company's total net rentable square footage is as follows:

<TABLE>
<CAPTION>

	SQUARE FEET	PERCENTAGE OF TOTAL
Square footage leased to commercial tenants	25,840,420	94.4%
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	471,518	1.7
Square footage vacant	1,056,587	3.9
Total net rentable square footage (does not include residential, land lease, retail or not-in-service properties)	27,368,525	100.0%

</TABLE>

SCHEDULE OF LEASE EXPIRATIONS: OFFICE PROPERTIES

The following table sets forth a schedule of the lease expirations for the office properties beginning October 1, 1999, assuming that none of the tenants exercises renewal options:

<TABLE>
<CAPTION>

Year Of Expiration	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases ($) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases ($)	Percentage Of Annual Base Rent Under Expiring Leases (%)
10/1/99-12/31/99.....	122	581,392	2.7	11,130,020	19.14	2.7
2000.................	444	2,979,579	13.7	55,380,906	18.59	13.6
2001.................	411	2,332,009	10.7	41,451,414	17.77	10.1
2002.................	409	2,657,865	12.3	52,331,688	19.69	12.8
2003.................	320	3,253,262	15.0	60,329,775	18.54	14.8
2004.................	241	1,823,349	8.4	36,194,913	19.85	8.9
2005.................	86	1,378,335	6.4	28,657,467	20.79	7.0
2006.................	47	805,306	3.7	17,938,641	22.28	4.4
2007.................	38	1,123,542	5.2	22,384,919	19.92	5.5
2008.................	34	1,388,098	6.4	23,436,378	16.88	5.7
2009.................	28	1,313,670	6.1	25,944,428	19.75	6.3
2010 and thereafter..	35	2,030,555	9.4	33,514,482	16.51	8.2
Totals/Weighted Average	2,215	21,666,962	100.0	408,695,031	18.86	100.0

</TABLE>

(1) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.
(2) Excludes all space vacant as of September 30, 1999.
(3) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

SCHEDULE OF LEASE EXPIRATIONS: OFFICE/FLEX PROPERTIES

The following table sets forth a schedule of the lease expirations for the office/flex properties beginning October 1, 1999, assuming that none of the tenants exercises renewal options:

<TABLE>
<CAPTION>

Year Of Expiration	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases ($) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases ($)	Percentage Of Annual Base Rent Under Expiring Leases (%)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
10/1/99-12/31/99....	23	120,660	3.2	1,208,651	10.02	2.8
2000................	73	503,418	13.3	5,813,259	11.55	13.4
2001................	78	518,735	13.7	5,780,261	11.14	13.4
2002................	87	775,085	20.5	8,062,840	10.40	18.6
2003................	60	502,368	13.3	5,494,905	10.94	12.7
2004................	34	262,350	7.0	3,108,468	11.85	7.2
2005................	25	270,505	7.2	3,114,456	11.51	7.2
2006................	11	231,675	6.1	3,908,490	16.87	9.0
2007................	6	113,581	3.0	1,604,334	14.13	3.7
2008................	3	149,595	4.0	941,858	6.30	2.2
2009................	10	146,450	3.9	1,936,510	13.22	4.5
2010 and thereafter.	8	181,466	4.8	2,289,256	12.62	5.3
Totals/Weighted Average	418	3,775,888	100.0	43,263,288	11.46	100.0

</TABLE>

(1) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month office/flex tenants. Some tenants have multiple leases.
(2) Excludes all space vacant as of September 30, 1999.
(3) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

SCHEDULE OF LEASE EXPIRATIONS: INDUSTRIAL/WAREHOUSE PROPERTIES

The following table sets forth a schedule of the lease expirations for the industrial/warehouse properties beginning October 1, 1999, assuming that none of the tenants exercises renewal options:

Year Of Expiration	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases ($) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases ($)	Percentage Of Annual Base Rent Under Expiring Leases (%)
10/1/99-12/31/99.....	3	5,385	1.4	51,770	9.61	1.4
2000.................	4	20,104	5.3	237,579	11.82	6.6
2001.................	5	31,547	8.3	604,027	19.15	16.6
2002.................	2	46,440	12.2	497,707	10.72	13.7
2003.................	3	91,474	24.1	431,748	4.72	11.9
2004.................	7	173,520	45.6	1,705,005	9.83	46.9
2009.................	1	11,800	3.1	106,200	9.00	2.9
Totals/Weighted Average	25	380,270	100.0	3,634,036	9.56	100.0

(1) Includes industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month industrial/warehouse tenants. Some tenants have multiple leases.
(2) Excludes all space vacant as of September 30, 1999.
(3) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rent revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, the historical results may differ from those set forth above.

SCHEDULE OF LEASE EXPIRATIONS: STAND-ALONE RETAIL PROPERTIES

The following table sets forth a schedule of the lease expirations for the stand-alone retail properties beginning October 1, 1999, assuming that none of the tenants exercises renewal options:

Year Of Expiration	Number Of Leases Expiring (1)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%) (2)	Annualized Base Rental Revenue Under Expiring Leases ($) (3)	Average Annual Rent Per Net Rentable Square Foot Represented By Expiring Leases ($)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2004..........	1	9,300	53.8	195,000	20.97	42.4

2012	1	8,000	46.2	265,000	33.12	57.6
Totals/Weighted Average	2	17,300	100.0	460,000	26.59	100.0

</TABLE>

(1) Includes stand-alone retail property tenants only.
(2) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999 annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.

INDUSTRY DIVERSIFICATION

The following table lists the Company's 30 largest industry classifications based on annualized contractual base rent for the month of September 1999:

<TABLE>
<CAPTION>

Industry Classification	Annualized Base Rental Revenue ($) (1) (2)	Percentage of Company Annualized Base Rental Revenue (%)	Square Feet Leased	Percentage of Company Total Leased Sq. Ft. (%)
<S>	<C>	<C>	<C>	<C>
Securities, Commodity Contracts & Other Financial	46,702,227	10.2	2,370,242	9.2
Manufacturing	44,274,194	9.7	2,731,460	10.6
Telecommunications	34,976,699	7.7	2,211,130	8.6
Insurance Carriers & Related Assistance	31,831,333	7.0	1,686,953	6.5
Computer System Design Svcs.	30,025,620	6.6	1,638,894	6.3
Legal Services	25,647,623	5.7	1,231,485	4.8
Credit Intermediation & Related Activities	22,870,659	5.0	1,358,786	5.3
Wholesale Trade	18,833,730	4.1	1,330,562	5.1
Health Care & Social Assistance	17,591,042	3.9	962,709	3.7
Information Services	16,888,979	3.7	828,099	3.2
Accounting/Tax Prep.	14,924,779	3.3	718,136	2.8
Other Professional	13,478,417	3.0	828,362	3.2
Publishing Industries	13,177,407	2.9	562,168	2.2
Retail Trade	12,751,401	2.8	784,426	3.0
Arts, Entertainment & Recreation	10,510,745	2.3	791,534	3.1
Transportation	9,806,177	2.2	728,660	2.8
Public Administration	8,874,718	1.9	312,030	1.2
Other Services (except Public Administration)	8,505,491	1.8	643,701	2.5
Advertising/Related Services	7,573,900	1.7	372,430	1.4
Data Processing Services	7,031,427	1.5	318,119	1.2
Management of Companies & Finance	6,462,814	1.4	366,311	1.4
Architectural/Engineering	6,439,680	1.4	385,446	1.5
Scientific Research/Development	6,421,898	1.4	375,569	1.4
Management/Scientific	5,727,197	1.3	302,081	1.2
Real Estate & Rental & Leasing	5,526,210	1.2	312,373	1.2
Monetary Authorities - Central Banks	4,617,017	1.0	273,024	1.1
Construction	4,346,551	0.9	258,203	1.0
Educational Services	4,288,213	0.9	255,045	1.0
Utilities	3,987,263	0.9	196,366	0.8
Admin & Support, Waste Mgt. & Remediation Svcs.	3,321,837	0.7	239,425	0.9
Other	8,637,107	1.9	466,691	1.8
Totals	456,052,355	100.0	25,840,420	100.0

</TABLE>

(1) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
(2) Includes office, office/flex and industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.

MARKET DIVERSIFICATION

The following table lists the Company's 25 largest markets (MSAs), based on annualized contractual base rent for the month of September 1999:

<TABLE>
<CAPTION>

Market (MSA)	Annualized Base Rental Revenue ($) (1) (2)	Percentage of Company Annualized Base Rental Revenue (%)	Total Property Size Rentable Area	Percentage of Rentable Area (%)
<S>	<C>	<C>	<C>	<C>
Bergen-Passaic, NJ	78,314,803	17.2	4,530,091	16.5
New York, NY (Westchester-Rockland Counties)	70,380,162	15.3	4,355,070	15.9
Newark, NJ (Essex-Morris-Union Counties)	68,810,307	15.1	3,671,218	13.4
Jersey City, NJ	46,625,068	10.2	2,508,700	9.2
Philadelphia, PA-NJ	32,810,387	7.2	2,458,458	9.0
Washington, DC-MD-VA	17,155,936	3.8	616,549	2.2
Denver, CO	16,738,421	3.7	1,007,931	3.7
Dallas, TX	15,036,172	3.3	959,463	3.5
Trenton, NJ (Mercer County)	14,292,659	3.1	742,915	2.7
Middlesex-Somerset-Hunterdon, NJ	12,149,438	2.7	659,041	2.4
San Antonio, TX	11,415,427	2.5	940,302	3.4
San Francisco, CA	9,598,327	2.1	450,891	1.6
Houston, TX	8,516,811	1.9	700,008	2.5
Stamford-Norwalk, CT	8,492,240	1.9	461,250	1.7
Monmouth-Ocean, NJ	6,675,456	1.5	577,423	2.1
Nassau-Suffolk, NY	6,382,207	1.4	261,849	1.0
Phoenix-Mesa, AZ	6,126,837	1.3	536,268	2.0
Austin-San Marcos, TX	5,432,957	1.2	270,703	1.0
Boulder-Longmont, CO	3,502,029	0.8	270,421	1.0
Omaha, NE-IA	3,018,071	0.7	319,535	1.2
Bridgeport, CT	2,919,710	0.6	145,487	0.5
Tampa-St. Peters, FL	2,667,732	0.6	297,429	1.1
Colorado Springs, CO	2,624,878	0.6	209,987	0.8
Dutchess County, NY	2,136,199	0.5	118,727	0.4
Atlantic-Cape May, NJ	1,509,816	0.3	80,344	0.3
Other	2,720,305	0.5	218,465	0.9
Totals	456,052,355	100.0	27,368,525	100.0

</TABLE>

(1) Annualized base rental revenue is based on actual September 1999 billings times 12. For leases whose rent commences after September 30, 1999, annualized base rental revenue is based on the first month's billing times 12. As annualized base rental revenue is not derived from historical GAAP results, historical results may differ from those set forth above.
(2) Includes office, office/flex and industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month office tenants. Some tenants have multiple leases.

PROPERTY LISTING

OFFICE PROPERTIES

<TABLE>
<CAPTION>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
<S>	<C>	<C>	<C>	<C>	<C>	<C>

ATLANTIC COUNTY, NEW JERSEY
EGG HARBOR

100 Decadon Drive	1987	40,422	100.0	780	0.17
19.30					
200 Decadon Drive	1991	39,922	99.8	708	0.15
17.77					

BERGEN COUNTY, NEW JERSEY
FAIR LAWN

17-17 Route 208 North	1987	143,000	94.5	3,327	0.71
24.62					

FORT LEE

One Bridge Plaza	1981	200,000	95.2	4,765	1.02
25.03					
2115 Linwood Ave (4)	1981	68,000	39.2	110	0.02
4.13					

LITTLE FERRY

200 Riser Road	1974	286,628	100.0	1,858	0.40
6.48					

MONTVALE

95 Chestnut Ridge Road	1975	47,700	100.0	565	0.12
11.84					
135 Chestnut Ridge Road	1981	66,150	100.0	1,217	0.26
18.40					

PARAMUS

140 Ridgewood Avenue	1981	239,680	100.0	5,090	1.09
21.24					
15 East Midland Avenue	1988	259,823	100.0	6,748	1.45
25.97					
461 From Road	1988	253,554	99.8	6,011	1.29
23.75					
650 From Road	1978	348,510	97.6	7,464	1.60
21.94					
61 South Paramus Avenue	1985	269,191	93.9	5,396	1.16
21.35					

ROCHELLE PARK

120 Passaic Street	1972	52,000	100.0	575	0.12
11.06					
365 West Passaic Street	1976	212,578	88.0	3,499	0.75
18.70					

SADDLE RIVER

1 Lake Street	1973/94	474,801	100.0	7,465	1.60
15.72					

UPPER SADDLE RIVER

10 Mountainview Road	1986	192,000	99.0	3,699	0.79
19.46					

WOODCLIFF LAKE

400 Chestnut Ridge Road	1982	89,200	100.0	2,120	0.45
23.77					
470 Chestnut Ridge Road	1987	52,500	100.0	1,192	0.26
22.70					
530 Chestnut Ridge Road	1986	57,204	100.0	1,166	0.25
20.38					
50 Tice Boulevard	1984	235,000	99.8	4,657	1.00
19.86					
300 Tice Boulevard	1991	230,000	100.0	5,012	1.08
21.79					

BURLINGTON COUNTY, NEW JERSEY
MOORESTOWN

224 Strawbridge Drive	1984	74,000	67.7	952	0.20
19.00					
228 Strawbridge Drive	1984	74,000	100.0	1,434	0.31
19.38					

ESSEX COUNTY, NEW JERSEY
MILLBURN

150 J.F. Kennedy Parkway	1980	247,476	86.8	6,187	1.33
28.80					

ROSELAND

101 Eisenhower Parkway	1980	237,000	89.9	4,114	0.88
19.31					
103 Eisenhower Parkway.............	1985	151,545	93.7	3,053	0.66

21.50

HUDSON COUNTY, NEW JERSEY						
JERSEY CITY						
95 Christopher Columbus Drive	1989	621,900	100.0	12,864	2.76	20.68
Harborside Financial Center Plaza I	1983	400,000	98.8	3,287	0.71	8.32
Harborside Financial Center Plaza II	1990	761,200	100.0	17,838	3.83	23.43
Harborside Financial Center Plaza III	1990	725,600	100.0	17,004	3.65	23.43

</TABLE>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

<S> <C> <C> <C> <C> <C> <C>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
MERCER COUNTY, NEW JERSEY						
PRINCETON						
5 Vaughn Drive	1987	98,500	100.0	2,187	0.47	22.20
400 Alexander Road	1987	70,550	100.0	1,270	0.27	18.00
103 Carnegie Center	1984	96,000	96.0	2,073	0.44	22.49
100 Overlook Center	1988	149,600	100.0	3,801	0.82	25.41
MIDDLESEX COUNTY, NEW JERSEY						
EAST BRUNSWICK						
377 Summerhill Road	1977	40,000	100.0	373	0.08	9.33
PLAINSBORO						
500 College Road East	1984	158,235	100.0	3,393	0.73	21.44
SOUTH BRUNSWICK						
3 Independence Way	1983	111,300	99.9	1,792	0.38	16.12
WOODBRIDGE						
581 Main Street	1991	200,000	100.0	4,150	0.89	20.75
MONMOUTH COUNTY, NEW JERSEY						
NEPTUNE						
3600 Route 66	1989	180,000	100.0	2,411	0.52	13.39
WALL TOWNSHIP						
1305 Campus Parkway	1988	23,350	92.3	403	0.09	18.70
1350 Campus Parkway	1990	79,747	94.7	1,347	0.29	17.84
MORRIS COUNTY, NEW JERSEY						
FLORHAM PARK						
325 Columbia Parkway	1987	168,144	100.0	3,830	0.82	

						22.78
PARSIPPANY						
1 Sylvan Way	1989	150,557	100.0	3,241	0.70	21.53
2 Dryden Way	1990	6,216	100.0	67	0.01	10.78
2 Hilton Court	1991	181,592	100.0	4,397	0.94	24.21
5 Sylvan Way	1989	151,383	96.7	3,393	0.73	23.18
7 Campus Drive	1982	154,395	100.0	2,548	0.55	16.50
7 Sylvan Way	1987	145,983	100.0	2,920	0.63	20.00
8 Campus Drive	1987	215,265	92.8	4,597	0.99	23.01
600 Parsippany Road	1978	96,000	94.0	1,568	0.34	17.38
MORRIS PLAINS						
201 Littleton Road	1979	88,369	100.0	1,708	0.37	19.33
250 Johnson Road	1977	75,000	100.0	1,090	0.23	14.53
MORRIS TOWNSHIP						
340 Mt. Kemble Avenue	1985	387,000	100.0	5,530	1.19	14.29
412 Mt. Kemble Avenue	1986	475,100	100.0	6,902	1.48	14.53
PASSAIC COUNTY, NEW JERSEY						
CLIFTON						
777 Passaic Avenue	1983	75,000	77.4	1,024	0.22	17.64
TOTOWA						
999 Riverview Drive	1988	56,066	92.0	968	0.21	18.77
WAYNE						
201 Willowbrook Boulevard	1970	178,329	99.0	2,446	0.52	13.85

</TABLE>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
SOMERSET COUNTY, NEW JERSEY						
BASKING RIDGE						
222 Mt. Airy Road	1986	49,000	100.0	613	0.13	12.51
233 Mt. Airy Road	1987	66,000	100.0	762	0.16	11.55
BRIDGEWATER						
721 Route 202/206	1989	192,741	100.0	4,011	0.86	20.81
UNION COUNTY, NEW JERSEY						

CLARK						
100 Walnut Avenue	1985	182,555	100.0	4,488	0.96	24.58
CRANFORD						
6 Commerce Drive	1973	56,000	96.9	1,115	0.24	20.55
11 Commerce Drive (5)	1981	90,000	100.0	1,102	0.24	12.24
12 Commerce Drive	1967	72,260	88.1	607	0.13	9.53
20 Commerce Drive	1990	176,600	92.7	3,375	0.72	20.62
65 Jackson Drive	1984	82,778	100.0	1,645	0.35	19.87
NEW PROVIDENCE						
890 Mountain Road	1977	80,000	100.0	2,044	0.44	25.55
TOTAL NEW JERSEY OFFICE		12,010,199	97.6	229,348	49.21	19.57
DUTCHESS COUNTY, NEW YORK						
FISHKILL						
300 South Lake Drive	1987	118,727	99.8	2,062	0.44	17.40
NASSAU COUNTY, NEW YORK						
NORTH HEMPSTEAD						
111 East Shore Road	1980	55,575	100.0	1,518	0.33	27.31
600 Community Drive	1983	206,274	100.0	4,966	1.07	24.07
ROCKLAND COUNTY, NEW YORK						
SUFFERN						
400 Rella Boulevard	1988	180,000	98.2	3,445	0.74	19.49
WESTCHESTER COUNTY, NEW YORK						
ELMSFORD						
100 Clearbrook Road (5)	1975	60,000	98.3	938	0.20	15.90
101 Executive Boulevard	1971	50,000	92.8	807	0.17	17.39
570 Taxter Road	1972	75,000	86.2	1,382	0.30	21.38
HAWTHORNE						
1 Skyline Drive	1980	20,400	99.0	269	0.06	13.32
2 Skyline Drive	1987	30,000	98.9	437	0.09	14.73
17 Skyline Drive	1989	85,000	100.0	1,233	0.26	14.51
30 Saw Mill River Road	1982	248,400	100.0	5,216	1.12	21.00
7 Skyline Drive	1987	109,000	100.0	2,165	0.46	19.86
TARRYTOWN						
200 White Plains Road	1982	89,000	92.3	1,813	0.39	22.07
220 White Plains Road	1984	89,000	95.2	1,567	0.34	18.49
WHITE PLAINS						
1 Barker Avenue	1975	68,000	99.0	1,519	0.33	22.56
3 Barker Avenue	1983	65,300	97.5	1,382	0.30	21.71
1 Water Street	1979	45,700	99.8	929	0.20	20.37
11 Martine Avenue	1987	180,000	100.0	3,731	0.80	20.73
50 Main Street	1985	309,000	98.3	7,560	1.62	

24.89
</TABLE>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
YONKERS						
1 Executive Boulevard	1982	112,000	100.0	2,273	0.49	20.29
3 Executive Plaza	1987	58,000	100.0	699	0.15	12.05
TOTAL NEW YORK OFFICE		2,254,376	98.3	45,911	9.86	20.71
CHESTER COUNTY, PENNSYLVANIA						
BERWYN						
1000 Westlakes Drive	1989	60,696	100.0	1,372	0.29	22.60
1055 Westlakes Drive	1990	118,487	100.0	2,298	0.49	19.39
1205 Westlakes Drive	1988	130,265	99.8	2,802	0.60	21.55
1235 Westlakes Drive	1986	134,902	96.6	2,869	0.62	22.02
DELAWARE COUNTY, PENNSYLVANIA						
MEDIA						
1400 Providence Road - Center I	1986	100,000	87.9	1,909	0.41	21.72
1400 Providence Road - Center II ...	1990	160,000	98.2	3,160	0.68	20.11
LESTER						
100 Stevens Drive	1986	95,000	16.1	1,822	0.39	119.12
200 Stevens Drive	1987	208,000	99.7	4,168	0.89	20.10
300 Stevens Drive	1992	68,000	50.9	1,350	0.29	39.00
MONTGOMERY COUNTY, PENNSYLVANIA						
LOWER PROVIDENCE						
1000 Madison Avenue	1990	100,700	96.5	1,667	0.36	17.15
PLYMOUTH MEETING						
Five Sentry Parkway East	1984	91,600	100.0	1,497	0.32	16.34
Five Sentry Parkway West	1984	38,400	100.0	640	0.14	16.67
1150 Plymouth Meeting Mall	1970	167,748	91.9	3,307	0.71	21.45
TOTAL PENNSYLVANIA OFFICE		1,473,798	89.8	28,861	6.19	21.81

FAIRFIELD COUNTY, CONNECTICUT						
GREENWICH						
500 West Putnam	1973	121,250	96.9	2,730	0.59	23.24
NORWALK						
40 Richards Avenue	1985	145,487	98.6	2,925	0.63	20.39
SHELTON						
1000 Bridgeport Avenue	1986	133,000	100.0	2,593	0.56	19.50
TOTAL CONNECTICUT OFFICE		399,737	98.6	8,248	1.78	20.94
DISTRICT OF COLUMBIA						
WASHINGTON						
1201 Connecticut Ave, NW (4)	1940	169,549	86.3	4,471	0.96	30.56
1400 L Street, NW	1987	159,000	94.9	5,715	1.23	37.88
1709 New York Avenue, NW	1972	166,000	91.0	5,996	1.29	39.69
TOTAL DISTRICT OF COLUMBIA OFFICE		494,549	90.6	16,182	3.48	36.10
PRINCE GEORGE'S COUNTY, MARYLAND						
LANHAM						
4200 Parliament Place	1989	122,000	95.8	2,139	0.46	18.30
TOTAL MARYLAND OFFICE		122,000	95.8	2,139	0.46	18.30

</TABLE>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
BEXAR COUNTY, TEXAS						
SAN ANTONIO						
111 Soledad	1918	248,153	85.7	2,296	0.49	10.80
1777 N.E. Loop 410	1986	256,137	95.3	3,508	0.75	14.37
84 N.E. Loop 410	1971	187,312	88.3	2,480	0.53	14.99

200 Concord Plaza Drive	1986	248,700	97.7	4,533	0.97	18.66
COLLIN COUNTY, TEXAS						
PLANO						
555 Republic Place	1986	97,889	96.1	1,368	0.29	14.54
DALLAS COUNTY,TEXAS						
DALLAS						
3030 LBJ Freeway (5)	1984	367,018	93.7	6,059	1.30	17.62
3100 Monticello	1984	173,837	97.2	2,790	0.60	16.51
8214 Westchester	1983	95,509	92.6	1,359	0.29	15.37
IRVING						
2300 Valley View	1985	142,634	99.7	2,667	0.57	18.75
RICHARDSON						
1122 Alma Road	1977	82,576	100.0	607	0.13	7.35
HARRIS COUNTY, TEXAS						
HOUSTON						
10497 Town & Country Way	1981	148,434	88.0	1,904	0.41	14.58
14511 Falling Creek	1982	70,999	93.1	656	0.14	9.92
1717 St. James Place	1975	109,574	98.2	1,328	0.29	12.34
1770 St. James Place	1973	103,689	98.4	1,340	0.29	13.13
5225 Katy Freeway	1983	112,213	95.1	1,211	0.26	11.35
5300 Memorial	1982	155,099	100.0	2,022	0.43	13.04
POTTER COUNTY, TEXAS						
AMARILLO						
6900 IH - 40 West	1986	71,771	79.9	528	0.11	9.21
TARRANT COUNTY, TEXAS						
EULESS						
150 West Parkway	1984	74,429	95.9	1,061	0.23	14.86
TRAVIS COUNTY, TEXAS						
AUSTIN						
1250 Capital of Texas Hwy. South	1985	270,703	98.9	5,513	1.18	20.59
TOTAL TEXAS OFFICE		3,016,676	94.5	43,230	9.26	15.17
MARICOPA COUNTY, ARIZONA						
GLENDALE						
5551 West Talavi Boulevard	1991	181,596	100.0	1,736	0.37	9.56
PHOENIX						
19640 North 31st Street	1990	124,171	100.0	1,575	0.34	12.68
20002 North 19th Avenue	1986	119,301	100.0	661	0.14	5.54
SCOTTSDALE						
9060 E. Via Linda Boulevard	1984	111,200	100.0	2,402	0.52	21.60
TOTAL ARIZONA OFFICE		536,268	100.0	6,374	1.37	

11.89

PROPERTY LISTING

OFFICE PROPERTIES (CONTINUED)

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
SAN FRANCISCO COUNTY, CALIFORNIA						
SAN FRANCISCO						
760 Market Street	1908	267,446	90.0	6,963	1.49	28.93
795 Folsom Street (4)	1977	183,445	86.2	2,094	0.45	13.24
TOTAL CALIFORNIA OFFICE		450,891	88.5	9,057	1.94	22.71
ARAPAHOE COUNTY, COLORADO						
AURORA						
750 South Richfield Street	1997	108,240	100.0	2,911	0.62	26.89
DENVER						
400 South Colorado Boulevard	1983	125,415	100.0	1,840	0.39	14.67
ENGLEWOOD						
5350 South Roslyn Street (5)	1982	63,754	98.3	1,058	0.23	16.88
9359 East Nichols Avenue	1997	72,610	100.0	903	0.19	12.44
BOULDER COUNTY, COLORADO						
BROOMFIELD						
105 South Technology Court	1997	37,574	100.0	526	0.11	14.00
303 South Technology Court-A	1997	34,454	100.0	384	0.08	11.15
303 South Technology Court-B	1997	40,416	100.0	451	0.10	11.16
LOUISVILLE						
1172 Century Drive	1996	49,566	100.0	613	0.13	12.37
248 Centennial Parkway	1996	39,266	100.0	486	0.10	12.38
285 Century Place	1997	69,145	100.0	1,094	0.23	15.82
DENVER COUNTY, COLORADO						
DENVER						
3600 South Yosemite	1974	133,743	100.0	1,287	0.28	9.62
DOUGLAS COUNTY, COLORADO						
ENGLEWOOD						

384 Inverness Drive South	1985	51,523	100.0	826	0.18	16.03
400 Inverness Drive	1997	111,608	99.9	2,688	0.58	24.11
5975 South Quebec Street	1996	102,877	99.8	2,306	0.49	22.46
67 Inverness Drive East	1996	54,280	100.0	639	0.14	11.77
PARKER						
9777 Pyramid Court	1995	120,281	100.0	1,323	0.28	11.00
EL PASO COUNTY, COLORADO						
COLORADO SPRINGS						
1975 Research Parkway	1997	115,250	100.0	1,606	0.34	13.93
2375 Telstar Drive (4)	1998	47,369	57.1	461	0.10	17.04
8415 Explorer (4)	1998	47,368	100.0	459	0.10	9.69
JEFFERSON COUNTY, COLORADO						
LAKEWOOD						
141 Union Boulevard	1985	63,600	97.0	993	0.21	16.10
TOTAL COLORADO OFFICE		1,488,339	98.4	22,854	4.88	15.60

</TABLE>

PROPERTY LISTING

OFFICE PROPERTIES
(CONTINUED)

<TABLE>
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PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
HILLSBOROUGH COUNTY, FLORIDA						
TAMPA						
501 Kennedy Boulevard	1982	297,429	91.3	3,423	0.73	12.61
TOTAL FLORIDA OFFICE		297,429	91.3	3,423	0.73	12.61
POLK COUNTY, IOWA						
WEST DES MOINES						
2600 Westown Parkway	1988	72,265	97.5	1,133	0.24	16.08
TOTAL IOWA OFFICE		72,265	97.5	1,133	0.24	16.08

DOUGLAS COUNTY, NEBRASKA						
OMAHA						
210 South 16th Street	1894	319,535	96.5	3,253	0.70	10.55
TOTAL NEBRASKA OFFICE		319,535	96.5	3,253	0.70	10.55
TOTAL OFFICE PROPERTIES		22,936,062	96.4	420,013	90.10	18.99

</TABLE>

PROPERTY LISTING

OFFICE/FLEX PROPERTIES

<TABLE>
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PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
BURLINGTON COUNTY, NEW JERSEY						
BURLINGTON						
3 Terri Lane	1991	64,500	77.7	450	0.10	8.98
5 Terri Lane	1992	74,555	100.0	550	0.12	7.38
MOORESTOWN						
1 Executive Drive	1989	20,570	43.0	74	0.02	8.37
101 Commerce Drive	1988	64,700	100.0	336	0.07	5.19
101 Executive Drive	1990	29,355	45.8	172	0.04	12.79
102 Executive Drive	1990	64,000	100.0	370	0.08	5.78
1256 North Church	1984	63,495	49.9	380	0.08	11.99
1507 Lancer Drive	1995	32,700	100.0	83	0.02	2.54
1510 Lancer Drive	1998	88,000	100.0	370	0.08	4.20
201 Commerce Drive	1986	38,400	100.0	194	0.04	5.05
225 Executive Drive	1990	50,600	100.0	289	0.06	5.71
30 Twosome Drive	1997	39,675	100.0	223	0.05	5.62
40 Twosome Drive	1996	40,265	100.0	263	0.06	6.53
50 Twosome Drive	1997	34,075	100.0	269	0.06	7.89
840 North Lenola	1995	38,300	100.0	271	0.06	7.08
844 North Lenola	1995	28,670	100.0	213	0.05	7.43
97 Foster Road	1982	43,200	100.0	186	0.04	4.31
WEST DEPTFORD						
1451 Metropolitan Drive	1996	21,600	100.0	148	0.03	6.85

MERCER COUNTY, NEW JERSEY						
HAMILTON TOWNSHIP						
100 Horizon Drive	1989	13,275	0.0	107	0.02	N/A
200 Horizon Drive	1991	45,770	85.3	445	0.10	11.40
300 Horizon Drive	1989	69,780	100.0	912	0.20	13.07
500 Horizon Drive	1990	41,205	81.9	404	0.09	11.97
MONMOUTH COUNTY, NEW JERSEY						
WALL TOWNSHIP						
1320 Wykoff Avenue	1986	20,336	0.0	56	0.01	N/A
1324 Wykoff Avenue	1987	21,168	75.0	227	0.05	14.30
1325 Campus Parkway	1988	35,000	92.9	335	0.07	10.30
1340 Campus Parkway	1992	72,502	94.6	774	0.17	11.28
1345 Campus Parkway	1995	76,300	100.0	702	0.15	9.20
1433 Highway 34	1985	69,020	65.3	458	0.10	10.16
PASSAIC COUNTY, NEW JERSEY						
TOTOWA						
1 Center Court (4)	1999	38,961	100.0	149	0.03	3.82
2 Center Court	1998	30,600	99.3	348	0.07	11.45
11 Commerce Way	1989	47,025	100.0	352	0.08	7.49
20 Commerce Way	1992	42,540	85.9	371	0.08	10.15
29 Commerce Way	1990	48,930	100.0	470	0.10	9.61
40 Commerce Way	1987	50,576	100.0	544	0.12	10.76
45 Commerce Way	1992	51,207	100.0	470	0.10	9.18
60 Commerce Way	1988	50,333	56.9	346	0.07	12.08
80 Commerce Way	1996	22,500	89.1	274	0.06	13.67
100 Commerce Way	1996	24,600	100.0	300	0.06	12.20
120 Commerce Way	1994	9,024	100.0	89	0.02	9.86
140 Commerce Way	1994	26,881	99.5	264	0.06	9.87
TOTAL NEW JERSEY OFFICE/FLEX		1,744,193	89.2	13,238	2.87	8.51

</TABLE>

PROPERTY LISTING

OFFICE/FLEX PROPERTIES
(CONTINUED)

<TABLE>
<CAPTION>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)

<S>	<C>	<C>	<C>	<C>	<C>	<C>
WESTCHESTER COUNTY, NEW YORK						
ELMSFORD						
- --------						
1 Westchester Plaza	1967	25,000	100.0	292	0.06	11.68
2 Westchester Plaza	1968	25,000	100.0	448	0.10	17.92
3 Westchester Plaza	1969	93,500	100.0	1,116	0.24	11.94
4 Westchester Plaza	1969	44,700	99.8	598	0.13	13.40
5 Westchester Plaza	1969	20,000	76.3	276	0.06	18.09
6 Westchester Plaza	1968	20,000	100.0	238	0.05	11.90
7 Westchester Plaza	1972	46,200	100.0	634	0.14	13.72
8 Westchester Plaza	1971	67,200	100.0	921	0.20	13.71
11 Clearbrook Road	1974	31,800	100.0	326	0.07	10.25
75 Clearbrook Road	1990	32,720	100.0	816	0.18	24.94
150 Clearbrook Road	1975	74,900	100.0	1,040	0.22	13.89
175 Clearbrook Road	1973	98,900	98.5	1,202	0.26	12.34
200 Clearbrook Road	1974	94,000	99.8	1,018	0.22	10.85
250 Clearbrook Road	1973	155,000	94.5	1,141	0.24	7.79
50 Executive Boulevard	1969	45,200	97.2	388	0.08	8.83
77 Executive Boulevard	1977	13,000	100.0	180	0.04	13.85
85 Executive Boulevard	1968	31,000	83.3	322	0.07	12.47
300 Executive Boulevard	1970	60,000	99.7	575	0.12	9.61
350 Executive Boulevard	1970	15,400	98.8	243	0.05	15.97
399 Executive Boulevard	1962	80,000	100.0	892	0.19	11.15
400 Executive Boulevard	1970	42,200	100.0	614	0.13	14.55
500 Executive Boulevard	1970	41,600	100.0	546	0.12	13.13
525 Executive Boulevard	1972	61,700	100.0	846	0.18	13.71
HAWTHORNE						
- ---------						
4 Skyline Drive	1987	80,600	100.0	1,195	0.26	14.83
8 Skyline Drive	1985	50,000	98.9	646	0.14	13.06
10 Skyline Drive	1985	20,000	100.0	281	0.06	14.05
11 Skyline Drive	1989	45,000	100.0	676	0.15	15.02
12 Skyline Drive (4)	1999	46,850	100.0	228	0.05	4.87
15 Skyline Drive	1989	55,000	100.0	915	0.20	16.64
200 Saw Mill River Road	1965	51,100	100.0	628	0.13	12.29
YONKERS						
- -------						
1 Odell Plaza	1980	106,000	100.0	1,227	0.26	11.58
5 Odell Plaza	1983	38,400	99.6	489	0.10	12.79
7 Odell Plaza	1984	42,600	99.6	650	0.14	15.32
4 Executive Plaza	1986	80,000	99.9	1,029	0.22	12.88
6 Executive Plaza	1987	80,000	90.4	989	0.21	13.68
100 Corporate Boulevard	1987	78,000	89.5	1,011	0.22	14.48
200 Corporate Boulevard South	1990	84,000	99.8	1,357	0.29	16.19

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TOTAL NEW YORK OFFICE/FLEX		2,076,570	98.1	25,993	5.58	12.76
FAIRFIELD COUNTY, CONNECTICUT						
STAMFORD						
419 West Avenue	1986	88,000	97.5	1,516	0.33	17.67
500 West Avenue	1988	25,000	82.3	338	0.07	16.43
550 West Avenue	1990	54,000	100.0	778	0.17	14.41
650 West Avenue (4)	1998	40,000	100.0	559	0.12	13.98
TOTAL CONNECTICUT OFFICE/FLEX		207,000	96.8	3,191	0.69	15.93
TOTAL OFFICE/FLEX PROPERTIES		4,027,763	94.2	42,422	9.14	11.18

</TABLE>

PROPERTY LISTING

THE INDUSTRIAL/WAREHOUSE PROPERTIES

<TABLE>
<CAPTION>

PROPERTY LOCATION	YEAR BUILT	NET RENTABLE AREA (SQ. FT.)	PERCENTAGE LEASED AS OF 09/30/99 (%) (1)	ANNUAL BASE RENT ($000'S) (2)	PERCENTAGE OF TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/ WAREHOUSE BASE RENT (%)	AVERAGE BASE RENT PER SQ. FT. ($) (3)
<S>	<C>	<C>	<C>	<C>	<C>	<C>
WESTCHESTER COUNTY, NEW YORK						
ELMSFORD						
1 Warehouse Lane	1957	6,600	100.0	57	0.01	8.64
2 Warehouse Lane	1957	10,900	100.0	122	0.03	11.19
3 Warehouse Lane	1957	77,200	100.0	290	0.06	3.76
4 Warehouse Lane	1957	195,500	97.4	1,871	0.40	9.83
5 Warehouse Lane	1957	75,100	97.1	681	0.15	9.34
6 Warehouse Lane	1982	22,100	100.0	506	0.11	22.90
TOTAL INDUSTRIAL/WAREHOUSE PROPERTIES		387,400	98.1	3,527	0.76	9.28
TOTAL OFFICE, OFFICE/FLEX, AND INDUSTRIAL/WAREHOUSE PROPERTIES.....		27,351,225	96.1	465,962	100.00	17.72

</TABLE>

(1) Based on all leases in effect as of September 30, 1999.
(2) Total base rent for the 12 months ended September 30, 1999, determined in accordance with generally accepted accounting principles ("GAAP").

Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenant's proportionate share of and/or increases in real estate taxes and certain operating costs, as defined, and the pass through of charges for electrical usage. For those properties acquired or placed in service during the 12 months ended September 30, 1999, amounts are annualized, as per Note 4.

(3) Base rent for the 12 months ended September 30, 1999 divided by net rentable square feet leased at September 30, 1999. For those properties acquired or placed in service during the 12 months ended September 30, 1999, amounts are annualized, as per Note 4.

(4) As this property was acquired or placed in service during the 12 months ended September 30, 1999, the amounts represented for base rent are annualized. These annualized amounts may not be indicative of the property's results had the Company owned or placed such property in service for the entire 12 months ended September 30, 1999.

(5) Excludes office space leased by the Company.

FUNDS FROM OPERATIONS

The Company considers funds from operations ("FFO"), after adjustment for straight-lining of rents, one measure of REIT performance. Funds from operations is defined as net income (loss) before minority interest of unitholders, computed in accordance with generally accepted accounting principles ("GAAP"), excluding gains (or losses) from debt restructuring, other extraordinary and significant non-recurring items, and sales of property, plus real estate-related depreciation and amortization. Funds from operations should not be considered as an alternative to net income as an indication of the Company's performance or to cash flows as a measure of liquidity. Funds from operations presented herein is not necessarily comparable to funds from operations presented by other real estate companies due to the fact that not all real estate companies use the same definition. However, the Company's funds from operations is comparable to the funds from operations of real estate companies that use the current definition of the National Association of Real Estate Investment Trusts ("NAREIT"), after the adjustment for straight-lining of rents.

NAREIT's definition of funds from operations indicates that the calculation should be made before any extraordinary item (determined in accordance with GAAP), and before any deduction of significant non-recurring events that materially distort the comparative measurement of the Company's performance.

Funds from operations for the three and nine month periods ended September 30, 1999 and 1998, as calculated in accordance with NAREIT's definition as published in March 1995, after adjustment for straight-lining of rents, are summarized in the following table (IN THOUSANDS):

<TABLE>
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	Three Months Ended September 30, 1999	Three Months Ended September 30, 1998	Nine Months Ended September 30, 1999	Nine Months Ended September 30, 1998
<S>	<C>	<C>	<C>	<C>
Income before non-recurring charges, distributions to preferred unitholders, minority interest and extraordinary item	$ 40,941	$ 39,087	$ 123,533	$ 111,107
Add: Real estate-related depreciation and amortization (1)	23,419	21,520	69,139	56,850
Deduct: Rental income adjustment for straight-lining of rents (1)	(3,076)	(3,355)	(10,454)	(9,700)
Funds from operations, after adjustment for straight-lining of rents, before distributions to preferred unitholders	$ 61,284	$ 57,252	$ 182,218	$ 158,257
Deduct: Distributions to preferred unitholders	(3,869)	(4,194)	(11,607)	(12,090)
Funds from operations, after adjustment for straight-lining of rents, after distributions to preferred unitholders	$ 57,415	$ 53,058	$ 170,611	$ 146,167
Cash flows provided by operating activities			$ 162,372	$ 151,792
Cash flows used in investing activities			$ (170,974)	$ (718,254)
Cash flows provided by financing activities			$ 3,861	$ 570,612
Basic weighted average shares/units outstanding (2)	66,893	65,577	67,025	62,580

Diluted weighted average shares/units outstanding (2)	73,731	73,044	73,936	69,983

</TABLE>

(1) Includes FFO adjustments related to the Company's investments in unconsolidated joint ventures.
(2) See calculations for the amounts presented in the following reconciliation.

The following schedule reconciles the Company's basic weighted average shares to the basic and diluted weighted average shares/units presented above:

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	Three Months Ended September 30, 1999	1998	Nine Months Ended September 30, 1999	1998
Basic weighted average shares:	58,679	57,720	58,452	55,391
Add: Weighted average common units	8,214	7,857	8,573	7,189
Basic weighted average shares/units:	66,893	65,577	67,025	62,580
Add: Weighted average preferred units (after conversion to common units)	6,618	7,160	6,642	6,890
Stock options	220	307	269	455
Stock Warrants	--	--	--	58
Diluted weighted average shares/units:	73,731	73,044	73,936	69,983

</TABLE>

INFLATION

The Company's leases with the majority of its tenants provide for recoveries and escalation charges based upon the tenant's proportionate share of, and/or increases in, real estate taxes and certain operating costs, which reduce the Company's exposure to increases in operating costs resulting from inflation.

DISRUPTION IN OPERATIONS DUE TO YEAR 2000 PROBLEMS

GENERAL

The Year 2000 issue is the result of computer programs and embedded chips using a two-digit format, as opposed to four digits, to indicate the year. Such computer systems may be unable to interpret dates beyond the year 1999, which could cause a system failure or other computer errors, leading to disruptions in operations. We have developed a three-phase Year 2000 project (the "Project") to determine our Year 2000 systems compliance. Phase I was to identify those systems with which we have exposure to Year 2000 issues. Phase II was the development and implementation of action plans to be Year 2000 compliant in all areas. Phase III is the final testing of each major area of exposure to assure compliance. We have identified three major areas critical for successful Year 2000 compliance: (i) our central accounting and operating computer system at our Cranford, New Jersey headquarters and local networks and related systems in our regional offices, (ii) inquiries of our tenants and key vendors as to their Year 2000 readiness and (iii) assessment of our individual buildings as to the Year 2000 readiness of their operating systems. We believe that progress in all such areas is proceeding on schedule and that we will experience no material adverse effect as a result of the Year 2000 issue. There can, however, be no assurance that this will be the case. Set forth below is a more detailed analysis of the Project and its anticipated impact on us.

CENTRAL ACCOUNTING AND OPERATING SYSTEMS

We have completed a review of key computer hardware and software and other equipment, and have modified, upgraded or replaced all identified hardware and equipment in our corporate and regional offices that we believe may be affected by problems associated with Year 2000. Such hardware includes, but is not limited to, desktop and laptop computers, servers, printers, telecopier machines and telephones. We, as part of our routine modernization efforts, have completed necessary upgrades to identified secondary software systems, such as word processing, spreadsheet applications, telephone voicemail systems and computer calendar programs. The software supplier of our accounting system completed its Year 2000 upgrade and supplied us with Year 2000 compliant software at no cost to us. We have substantially completed our internal testing of such software with satisfactory results.

TENANT COMPLIANCE
We believe that the completion of the Project as scheduled will minimize Year 2000 related issues in our internal operations. However, we may still be adversely impacted by Year 2000 related issues as a result of problems outside our control, such as the inability of tenants to pay rent when due. In order to gauge such risk, we sent questionnaires to each of our then existing tenants in August 1998 to assess their Year 2000 compliance status. The responses to these questionnaires have been received, reviewed and evaluated. Based on the responses received, we do not anticipate any material adverse impact on the orderly payment of monthly rent. Therefore, while there can be no assurance that Year 2000 problems of tenants will

not have a material adverse effect on our operating results or financial condition, the information available to us indicates such an occurrence is not likely.

PROPERTY COMPLIANCE
Our property managers have completed Phase I of the Project, a building by building survey of all of our properties to determine whether building support systems such as heat, power, light, security, garages and elevators will be affected by the advent of the Year 2000. Most of such systems either are already Year 2000 compliant or contain no computerized parts. Our property managers have completed Phase II of the Project, the development and implementation of action plans to modify, upgrade or replace non-compliant building systems. We have successfully completed the implementation of these action plans and replaced or upgraded identified non-compliant building systems. Our property managers have also completed Phase III of the Project, the testing of these installed building systems to assure Year 2000 Compliance. Our testing results have confirmed the compliance of these installed building systems.

We have communicated with vendors of building systems or other services to our buildings regarding their Year 2000 compliance. In many instances, we will rely on the written representations from these vendors regarding the Year 2000 compliance of their product or service. We are also relying on assurances requested from utility providers of their Year 2000 compliance and their continued ability to provide uninterrupted service to our buildings. Substantially all of the cost necessary to modify, upgrade and/or replace identified building support systems for Year 2000 compliance have been incurred and were not material.

WORST CASE EXPOSURE
We are aware that it is generally believed that the Year 2000 problem, if uncorrected, may result in a worldwide economic crisis. We are unable to determine whether such predictions are true or false. However, if such predictions prove true, we assume that all companies (including ours) will experience the effects in one way or another. The most reasonably likely worst case scenario we anticipate in connection with the Year 2000 issue relates to the failure of the upgrade to our accounting system to effectively become Year 2000 compliant. We believe that such an event is most unlikely, but an occurrence of the foregoing might have a material adverse impact on our operations. We cannot currently assess the financial impact of such a worst case scenario.

CONTINGENCY PLANS
We have developed contingency plans to address the Year 2000 non-compliance of (i) critical building support systems and (ii) our accounting system.

CRITICAL BUILDING SYSTEMS. We believe that the failure of any of the following critical building support systems due to Year 2000 issues could have a material adverse impact on the performance of an individual building: security systems, elevator systems or fire/life safety systems. We believe that in the event of a Year 2000 related failure in a building security system, we would be able to maintain adequate security at the building through the use of security guards. We believe that in the event of a Year 2000 related failure in a building elevator system, adequate access would exist at most of our buildings through existing stairways. We believe that in the event of a Year 2000 related failure in a building fire/life safety system, our property management staff would be able to manually operate such system.

ACCOUNTING SOFTWARE. We believe that failure of the Year 2000 compliance upgrade to our accounting software might have a material adverse impact on our operations. However, we believe that financial data within any given fiscal year will remain intact and retrievable. We believe that alternative accounting software and/or manual bookkeeping would minimize the impact of a Year 2000 related failure of our current accounting software.

RISKS
The failure to correct a material Year 2000 problem could result in an interruption in, or a failure of, certain normal business activities or operations. Such failures could materially and adversely affect our results of operations, liquidity and financial condition. Due to the general uncertainty

inherent in the Year 2000 problem, resulting in part from the uncertainty of the Year 2000 readiness of third-party vendors and tenants, we are unable to predict whether the consequences of Year 2000 failures will have a material impact on our results of operations, liquidity or financial condition. However, our completion of the Project has significantly reduced our level of uncertainty about the Year 2000 problem. We believe that we have taken prudent measures to address possible Year 2000 failures and minimized the possibility of significant interruptions to normal operations.

DISCLOSURE REGARDING FORWARD-LOOKING STATEMENTS

The Company considers portions of this information to be forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of The Securities Exchange Act of 1934. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, it can give no assurance that its expectations will be achieved.

Item 3. QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

Approximately $1.2 billion of the Company's long-term debt bears interest at fixed rates, and therefore the fair value of these instruments is affected by changes in the market interest rates. The following table presents principal cash flows (in thousands) based upon maturity dates of the debt obligations and the related weighted-average interest rates by expected maturity dates for the fixed rate debt. The interest rate on the variable rate debt as of September 30, 1999 ranged from LIBOR plus 65 basis points to LIBOR plus 90 basis points.

SEPTEMBER 30, 1999

LONG-TERM DEBT, INCLUDING CURRENT PORTION	1999	2000	2001	2002	2003	THEREAFTER	TOTAL	FAIR VALUE
Fixed Rate..............	$ 490	$8,227	$ 7,222	$11,015	$195,773	$1,025,342	$1,248,069	$1,204,128
Average Interest Rate....	7.61%	6.67%	7.19%	7.02%	7.28%	7.27%	7.29%	
Variable Rate...........	$8,000		$249,956			$ 72,204	$ 330,160	$ 330,160

MACK-CALI REALTY CORPORATION

PART II -- OTHER INFORMATION

Item 1. LEGAL PROCEEDINGS

Reference is made to "Other" in Note 12 (Commitments and Contingencies) to the Consolidated Financial Statements, which is specifically incorporated by reference herein.

Item 2. CHANGES IN SECURITIES AND USE OF PROCEEDS

Reference is made to the tenth and eleventh paragraphs under "Common Units" in Note 10 (Minority Interest) to the Consolidated Financial Statements, which are specifically incorporated by reference herein.

Item 3. DEFAULTS UPON SENIOR SECURITIES

Not Applicable.

Item 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

Not Applicable.

Item 5. OTHER INFORMATION

Effective as of the close of business on November 21, 1999, ChaseMellon Shareholder Services LLC will be terminated and replaced by EquiServe Trust Company, N.A., as the Company's transfer agent, registrar, and paying agent.

ITEM 6 - EXHIBITS

(a) Exhibits

The following exhibits are filed herewith or are incorporated by reference to exhibits previously filed:

EXHIBIT NUMBER	EXHIBIT TITLE
3.1	Restated Charter of Mack-Cali Realty Corporation dated June 10, 1999, together with Articles Supplementary thereto (filed as Exhibit 3.1 to the Company's Form 8-K dated June 10, 1999 and as Exhibit 4.2 to the Company's Form 8-K dated July 6, 1999 and each incorporated herein by reference).
3.2	Amended and Restated Bylaws of Mack-Cali Realty Corporation dated June 10, 1999 (filed as Exhibit 3.2 to the Company's Form 8-K dated June 10, 1999 and incorporated herein by reference).
3.3	Second Amended and Restated Agreement of Limited Partnership dated December 11, 1997, for Mack-Cali Realty, L.P. (filed as Exhibit 10.110 to the Company's Form 8-K dated December 11, 1997 and incorporated herein by reference).
3.4	Amendment No. 1 to the Second Amended and Restated Agreement of Limited Partnership of Mack-Cali Realty, L.P. (filed as Exhibit 3.1 to the Company's Registration Statement on Form S-3, Registration No. 333-57103, and incorporated herein by reference).
3.5	Second Amendment to the Second Amended and Restated Agreement of Limited Partnership of Mack-Cali Realty, L.P. (filed as Exhibit 10.2 to the Company's Form 8-K dated July 6, 1999 and incorporated herein by reference).
4.1	Shareholder Rights Agreement, dated as of July 6, 1999, between Mack-Cali Realty Corporation and ChaseMellon Shareholder Services, LLC, as Rights Agent (filed as Exhibit 4.1 to the Company's Form 8-K dated July 6, 1999 and incorporated herein by reference).
4.2	Indenture dated as of March 16, 1999, by and among Mack-Cali Realty, L.P., as issuer, Mack-Cali Realty Corporation, as guarantor, and Wilmington Trust Company, as trustee (filed as Exhibit 4.1 to the Company's Form 8-K dated March 16, 1999 and incorporated herein by reference).
4.3	Supplemental Indenture No. 1 dated as of March 16, 1999, by and among Mack-Cali Realty, L.P., as issuer, and Wilmington Trust Company, as trustee (filed as Exhibit 4.2 to the Company's Form 8-K dated March 16, 1999 and incorporated herein by reference).

EXHIBIT NUMBER	EXHIBIT TITLE
4.4	Supplemental Indenture No. 2 dated as of August 2, 1999, by and among Mack-Cali Realty, L.P., as issuer, and Wilmington Trust Company, as trustee (filed as Exhibit 4.4 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.1	Amended and Restated Employment Agreement dated as of July 1, 1999 between Mitchell E. Hersh and Mack-Cali Realty Corporation (filed as Exhibit 10.2 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).

10.2	Second Amended and Restated Employment Agreement dated as of July 1, 1999 between Timothy M. Jones and Mack-Cali Realty Corporation (filed as Exhibit 10.3 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.3	Amended and Restated Employment Agreement dated as of July 1, 1999 between John R. Cali and Mack-Cali Realty Corporation (filed as Exhibit 10.4 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.4	Amended and Restated Employment Agreement dated as of July 1, 1999 between Brant Cali and Mack-Cali Realty Corporation (filed as Exhibit 10.5 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.5	Second Amended and Restated Employment Agreement dated as of July 1, 1999 between Barry Lefkowitz and Mack-Cali Realty Corporation (filed as Exhibit 10.6 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.6	Second Amended and Restated Employment Agreement dated as of July 1, 1999 between Roger W. Thomas and Mack-Cali Realty Corporation (filed as Exhibit 10.7 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.7	Restricted Share Award Agreement dated as of July 1, 1999 between Mitchell E. Hersh and Mack-Cali Realty Corporation (filed as Exhibit 10.8 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.8	Restricted Share Award Agreement dated as of July 1, 1999 between Timothy M. Jones and Mack-Cali Realty Corporation (filed as Exhibit 10.9 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.9	Restricted Share Award Agreement dated as of July 1, 1999 between John R. Cali and Mack-Cali Realty Corporation (filed as Exhibit 10.10 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.10	Restricted Share Award Agreement dated as of July 1, 1999 between Brant Cali and Mack-Cali Realty Corporation (filed as Exhibit 10.11 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.11	Restricted Share Award Agreement dated as of July 1, 1999 between Barry Lefkowitz and Mack-Cali Realty Corporation (filed as Exhibit 10.12 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).

EXHIBIT NUMBER	EXHIBIT TITLE
10.12	Restricted Share Award Agreement dated as of July 1, 1999 between Roger W. Thomas and Mack-Cali Realty Corporation (filed as Exhibit 10.13 to the Company's Form 10-Q dated June 30, 1999 and incorporated herein by reference).
10.13	Credit Agreement, dated as of December 10, 1997, by and among Cali Realty, L.P. and the other signatories thereto (filed as Exhibit 10.122 to the Company's Form 8-K dated December 11, 1997 and incorporated herein by reference).
10.14	Amendment No. 1 to Revolving Credit Agreement dated July 20, 1998, by and among Mack-Cali Realty, L.P. and The Chase Manhattan Bank, Fleet National Bank and Other Lenders Which May Become Parties Thereto (filed as Exhibit 10.5 to the Company's Form 10-K dated December 31, 1998 and incorporated herein by reference).

10.15	Amendment No. 2 to Revolving Credit Agreement dated December 30, 1998, by and among Mack-Cali Realty, L.P. and The Chase Manhattan Bank, Fleet National Bank and Other Lenders Which May Become Parties Thereto (filed as Exhibit 10.6 to the Company's Form 10-K dated December 31, 1998 and incorporated herein by reference).
10.16	Contribution and Exchange Agreement among The MK Contributors, The MK Entities, The Patriot Contributors, The Patriot Entities, Patriot American Management and Leasing Corp., Cali Realty, L.P. and Cali Realty Corporation, dated September 18, 1997 (filed as Exhibit 10.98 to the Company's Form 8-K dated September 19, 1997 and incorporated herein by reference).
10.17	First Amendment to Contribution and Exchange Agreement, dated as of December 11, 1997, by and among the Company and the Mack Group (filed as Exhibit 10.99 to the Company's Form 8-K dated December 11, 1997 and incorporated herein by reference).
27	Financial Data Schedule

(b) Reports on Form 8-K.

During the quarter ended September 30, 1999, the Company filed a Current Report on Form 8-K dated July 6, 1999.

MACK-CALI REALTY CORPORATION

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 thereunto duly authorized.

MACK-CALI REALTY CORPORATION
(Registrant)

Date: November 4, 1999 /s/ MITCHELL E. HERSH
Mitchell E. Hersh
Chief Executive Officer

Date: November 4, 1999 /s/ BARRY LEFKOWITZ
Barry Lefkowitz
Executive Vice President &
Chief Financial Officer

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