FORM 5	Washington, D.C. 20549						
subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b). Form 3 Holdings Reported Form 4 Transactions Reported	ANNUAL STATEMEN Filed pursuant to Section 16(a) of Holding Company Act of	OMB Number: 3235-0362 Expires: January 31, 2005 Estimated average burden hours per response 1.0					
1. Name and Address of Reporting Person Tese Vincent (Last) (First) (Midd c/o Mack-Cali Realty Corporation 11 Commerce Drive (Street) Cranford, New Jersey 07016 (City) (State) (Zip)	lle) Mack-Cali Realty Corporation (CLI)	 4. Statement for Month/Year December 2002 5. If Amendment, Date of Original (Month/Year) 	6. Relationship of Reporting Person (Check all applicable) X_ Director Officer (give title below) 7. Individual or Joint/Group Report (check applicable line) X_ Form Filed by One Reporting Person Form Filed by More than One R	10% Owner Other (specify below) ing erson			
(City) (State) (Zip)	Table I - Non-Derivativ	ve Securities Acquired, Disposed of					

1. Title of Security (Instr. 3) Common Stock	2. Transaction Date (Month/Day/ Year) 12/17/02	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8) G	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5) Amount (A) or (D) Price 4,000 D			5. Amount of Securities Beneficially Owned at the end of Issuer's Fiscal Year (Instr. 3 and 4) 12,000	6. Owner- ship Form: Direct(D) or Indirect (I) (Instr. 4) D	7. Nature of Indirect Beneficial Ownership (Instr. 4)

 \ast If the form is filed by more than one reporting person, see instruction 4(b)(v).

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

2. Conver					5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)			9. Number of Derivative	10.Ownership	
1. Title of Derivative Security	sion or Exercise Price of Derivative Security	3. Transaction Date (Month/ Day/Year)	(Month/	4. Transaction Code (Instr. 8)	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of	8. Price of Derivative Security (Instr. 5)	Securities Beneficially Owned at End of Year	of Derivative Security: Direct (D) or	11. Nature of Indirect Beneficial Ownership (Instr. 4)
Phantom Stock Units	1-for-1	4/3/02		A	187.838(1)		(2)	(2)	Common Stock	187.838	\$33.96		D	
Phantom Stock Units	1-for-1	7/3/02		Α	193.932(1)		(2)	(2)	Common Stock	193.932	\$33.50		D	
Phantom Stock Units	1-for-1	10/3/02		A4	216.880(1)		(2)	(2)	Common Stock	216.880	\$30.67	2,675.589	D	

- (1) The number of phantom stock units awarded is comprised of a quarterly director's fee earned and quarterly dividend credited on cumulative phantom stock units under the Mack-Cali Realty Corporation Deferred Compensation Plan for Directors.
- (2) The phantom stock units were accrued under the Mack-Cali Realty Corporation Deferred Compensation Plan for Directors and are to be settled 100% in Mack-Cali Realty Corporation common stock upon the termination of the reporting person's service on the Board of Directors of Mack-Cali Realty Corporation or upon a change in control of Mack-Cali Realty Corporation.

/s/ Vincent Tese ** Signature of Reporting Person

2/14/03 Date

- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- Note: File three copies of this Form, one of which must be manually signed. If space provided is insufficient, *see* Instruction 6 for procedure.

http://www.sec.gov/divisions/corpfin/forms/form5.htm Last update: 09/03/2002