

## About Mack-Cali

Mack-Cali Realty Corporation is a fully integrated, self-administered, self-managed real estate investment trust (REIT) providing management, leasing, development, construction and other tenant-related services for its class A real estate portfolio. The Company, serving approximately 2,100 tenants, owns or has interests in 293 properties totaling approximately 33.5 million square feet, plus land for the development of an additional 12.7 million square feet of commercial space. Mack-Cali's holdings are located in the Northeast and Mid-Atlantic regions and include approximately 28.3 million square feet of office space, 4.8 million square feet of office/flex space and 387,400 square feet of industrial/warehouse space.

## Our Mission

Mack-Cali Realty Corporation, an industry leader in office properties, strives to provide superior work environments and services to its clients. Through dynamic teamwork, Mack-Cali will continue to assert itself as the office owner of choice in its core markets, and, by anticipating the evolving needs of business, will maximize value for its investors and employees.

## Financial Summary

(In thousands, except per share amounts)

	2008	2007	2006	2005	2004
Total revenues	\$ 777,969	\$ 808,350	\$ 732,012	\$ 591,991	\$ 529,225
Property expenses*	\$ 279,844	\$ 270,913	\$ 253,667	\$ 207,558	\$ 168,021
Direct construction costs	\$ 37,649	\$ 85,179	\$ 53,602	\$ —	\$ —
General and administrative	\$ 43,984	\$ 52,162	\$ 49,074	\$ 32,432	\$ 31,305
Interest expense	\$ 128,145	\$ 126,672	\$ 134,964	\$ 119,070	\$ 109,211
Net income available to common shareholders	\$ 51,726	\$ 108,466	\$ 142,666	\$ 93,488	\$ 100,453
Net income per share—basic	\$ 0.79	\$ 1.62	\$ 2.29	\$ 1.52	\$ 1.66
Net income per share—diluted	\$ 0.79	\$ 1.61	\$ 2.28	\$ 1.51	\$ 1.65
Dividends declared per common share	\$ 2.56	\$ 2.56	\$ 2.54	\$ 2.52	\$ 2.52
Basic weighted average shares outstanding	65,489	67,026	62,237	61,477	60,351
Diluted weighted average shares outstanding	80,648	82,500	77,901	74,189	68,743

\*Property expenses are calculated by taking the sum of real estate taxes, utilities and operating services for each of the periods presented.