

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

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d)  
of the Securities Exchange Act of 1934**

Date of Report: July 29, 2009  
(Date of earliest event reported)

**MACK-CALI REALTY CORPORATION**

(Exact name of Registrant as specified in its charter)

**Maryland**

(State or other jurisdiction of incorporation)

**1-13274**

(Commission File No.)

**22-3305147**

(I.R.S. Employer  
Identification No.)

**343 Thornall Street, Edison, New Jersey 08837-2206**

(Address of Principal Executive Offices) (Zip Code)

**(732) 590-1000**

(Registrant's telephone number, including area code)

**N/A**

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (*see* General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

## **Item 2.02 Results of Operations and Financial Condition**

On July 30, 2009, Mack-Cali Realty Corporation (the "Company") issued a press release announcing its financial results for the second quarter 2009. A copy of the press release is attached hereto as Exhibit 99.2.

## **Item 7.01 Regulation FD Disclosure**

For the quarter ended June 30, 2009, the Company hereby makes available supplemental data regarding its operations. The Company is attaching such supplemental data as Exhibit 99.1 to this Current Report on Form 8-K.

In connection with the foregoing, the Company hereby furnishes the following documents:

## **Item 9.01 Financial Statements and Exhibits**

(d) Exhibits

<b>Exhibit Number</b>	<b>Exhibit Title</b>
99.1	Second Quarter 2009 Supplemental Operating and Financial Data.
99.2	Second Quarter 2009 earnings press release of Mack-Cali Realty Corporation dated July 30, 2009.

The information included in this Current Report on Form 8-K (including the exhibits hereto) is being furnished under Item 2.02, "Results of Operations and Financial Condition," Item 7.01, "Regulation FD Disclosure" and Item 9.01 "Financial Statements and Exhibits" of Form 8-K. As such, the information (including the exhibits) herein shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section, nor shall it be incorporated by reference into a filing under the Securities Act of 1933, as amended, or the Exchange Act, except as shall be expressly set forth by specific reference in such a filing. This Current Report (including the exhibits hereto) will not be deemed an admission as to the materiality of any information required to be disclosed solely to satisfy the requirements of Regulation FD.

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

### MACK-CALI REALTY CORPORATION

Date: July 29, 2009

By: /s/ MITCHELL E. HERSH

Mitchell E. Hersh  
President and  
Chief Executive Officer

Date: July 29, 2009

By: /s/ BARRY LEFKOWITZ

Barry Lefkowitz  
Executive Vice President and  
Chief Financial Officer

## EXHIBIT INDEX

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# **MACK-CALI REALTY CORPORATION**

## **SECOND QUARTER 2009**

### **Supplemental Operating and Financial Data**

**This Supplemental Operating and Financial Data is not an offer to sell or solicitation to buy any securities of the Company. Any offers to sell or solicitations of the Company shall be made by means of a prospectus. The information in this Supplemental Package must be read in conjunction with, and is modified in its entirety by, the Quarterly Report on Form 10-Q (the “10-Q”) filed by the Company for the same period with the Securities and Exchange Commission (the “SEC”) and all of the Company’s other public filings with the SEC (the “Public Filings”). In particular, the financial information contained herein is subject to and qualified by reference to the financial statements contained in the 10-Q, the footnotes thereto and the limitations set forth therein. Investors may not rely on the Supplemental Package without reference to the 10-Q and the Public Filings. Any investors’ receipt of, or access to, the information contained herein is subject to this qualification.**

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## **DISCLOSURE REGARDING FORWARD-LOOKING STATEMENTS**

The Company considers portions of this information to be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. The Company intends such forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in Section 21E of such act. Such forward-looking statements relate to, without limitation, our future economic performance, plans and objectives for future operations and projections of revenue and other financial items. Forward-looking statements can be identified by the use of words such as “may,” “will,” “plan,” “should,” “expect,” “anticipate,” “estimate,” “continue” or comparable terminology. Forward-looking statements are inherently subject to risks and uncertainties, many of which the Company cannot predict with accuracy and some of which the Company might not even anticipate. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, the Company can give no assurance that such expectations will be achieved. Future events and actual results, financial and otherwise, may differ materially from the results discussed in the forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements.

Among the factors about which the Company has made assumptions are:

- Risks and uncertainties affecting the general economic climate and conditions, including the impact of the general economic recession as it impacts the national and local economies, which in turn may have a negative effect on the fundamentals of the Company’s business and the financial condition of the Company’s tenants;
- the value of the Company’s real estate assets, which may limit the Company’s ability to dispose of assets at attractive prices or obtain or maintain debt financing secured by the Company’s properties or on an unsecured basis;
- the extent of any tenant bankruptcies or of any early lease terminations;
- the Company’s ability to lease or re-lease space at current or anticipated rents;
- changes in the supply of and demand for office, office/flex and industrial/warehouse properties;
- changes in interest rate levels and volatility in the securities markets;
- changes in operating costs;
- the Company’s ability to obtain adequate insurance, including coverage for terrorist acts;
- the availability of financing on attractive terms or at all, which may adversely impact the Company’s ability to pursue acquisition and development opportunities and refinancing existing debt and the Company’s future interest expense;
- changes in governmental regulation, tax rates and similar matters; and
- other risks associated with the development and acquisition of properties, including risks that the development may not be completed on schedule, that the tenants will not take occupancy or pay rent, or that development or operating costs may be greater than anticipated.

For further information on factors which could impact us and the statements contained herein, you are advised to consider the “Risk Factors” contained in the Company’s Annual Report on Form 10-K, as may be supplemented or amended in the Company’s Quarterly Reports on Form 10-Q, which are incorporated herein by reference. The Company assumes no obligation to update and supplement forward-looking statements that become untrue because of subsequent events, new information or otherwise.

# **I. COMPANY BACKGROUND**

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## **About the Company**

Mack-Cali Realty Corporation (NYSE: CLI) is one of the largest real estate investment trusts (REITs) in the United States with a total market capitalization of \$4.2 billion at June 30, 2009. Mack-Cali has been involved in all aspects of commercial real estate development, management and ownership for over 50 years and has been a publicly-traded REIT since 1994. Mack-Cali owns or has interests in 295 properties, primarily class A office and office/flex buildings, totaling approximately 33.8 million square feet, serving as home to approximately 2,100 tenants. The properties are located primarily in suburban markets of the Northeast, many with adjacent, Company-controlled developable land sites able to accommodate up to 12.5 million square feet of additional commercial space.

## **History**

Established over 50 years ago, in 1994 the New Jersey-based firm, Cali Realty, became a publicly-traded company listed on the New York Stock Exchange under the ticker symbol CLI. Through combinations with some of the top companies in the real estate industry—most notably New Jersey-based Mack Company and Westchester, New York-based Robert Martin Company—Mack-Cali has become one of the leading real estate companies in the country.

## **Strategy**

Mack-Cali's strategy is to be a significant real estate owner and operator in its core, high-barriers-to-entry markets, primarily in the Northeast.

## **Summary**

*(as of June 30, 2009)*

Corporate Headquarters	Edison, New Jersey
Fiscal Year-End	12/31
Total Properties	295
Total Square Feet	33.8 million square feet
Geographic Diversity	Six states and the District of Columbia
New Jersey Presence	23.7 million square feet
Northeast Presence	33.8 million square feet
Common Shares and Units Outstanding	92.4 million
Dividend-- Quarter/Annualized	\$0.45/\$1.80
Dividend Yield	7.9%
Total Market Capitalization	\$4.2 billion
Senior Debt Rating	BBB (S&P and Fitch); Baa2 (Moody's)

## **Board of Directors**

William L. Mack, *Chairman of the Board*

Martin S. Berger

David S. Mack

Alan S. Bernikow

Alan G. Philibosian

John R. Cali

Irvin D. Reid

Kenneth M. Duberstein

Vincent Tese

Nathan Gantcher

Roy J. Zuckerberg

Mitchell E. Hersh

## **Executive Officers**

Mitchell E. Hersh, *President and Chief Executive Officer*

Barry Lefkowitz, *Executive Vice President and Chief Financial Officer*

Roger W. Thomas, *Executive Vice President, General Counsel and Secretary*

Michael A. Grossman, *Executive Vice President*

Mark Yeager, *Executive Vice President*

## Equity Research Coverage

### **Bank of America – Merrill Lynch**

James C. Feldman  
(212) 449-6339

### **Barclays Capital**

Ross Smotrich  
(212) 526-2306

### **BGB Securities, Inc.**

David Shapiro  
(703) 528-5782

### **Citigroup**

Michael Bilerman  
(212) 816-1383

### **Deutsche Bank North America**

John N. Perry  
(212) 250-4912

### **Goldman Sachs & Co.**

Jonathan Habermann  
(917) 343-4260

### **Green Street Advisors**

Michael Knott  
(949) 640-8780

### **ISI Group**

Steve Sakwa  
(212) 446-9462

### **Keefe, Bruyette & Woods, Inc.**

Sheila K. McGrath  
(212) 887-7793

### **KeyBanc Capital Markets**

Jordan Sadler  
(917) 368-2280

### **Macquarie Research Equities**

Nick Pirsos  
(212) 231-2457

### **Morgan Stanley**

Paul Morgan  
(212) 761-8576

### **Stifel Nicolaus & Company, Inc.**

John W. Guinee, III  
(443) 224-1307

### **UBS Investment Research**

Ross T. Nussbaum  
(212) 713-2484

## Company Contact Information

Mack-Cali Realty Corporation  
Investor Relations Department  
343 Thornall Street  
Edison, New Jersey 08837-2206

**Phone:** (732) 590-1000

**Fax:** (732) 205-8237

**Web:** [www.mack-cali.com](http://www.mack-cali.com)

**E-mail:** [investorrelations@mack-cali.com](mailto:investorrelations@mack-cali.com)

## **II. FINANCIAL HIGHLIGHTS**

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### **Quarterly Summary**

The following is a summary of the Company's recent activity:

Funds from operations (FFO) available to common shareholders for the quarter ended June 30, 2009 amounted to \$76.5 million, or \$0.87 per share, versus \$75.2 million, or \$0.93 per share, for the quarter ended June 30, 2008. For the six months ended June 30, 2009, FFO available to common shareholders equaled \$144.6 million, or \$1.71 per share, versus \$146.1 million, or \$1.81 per share, for the same period last year.

Net income available to common shareholders for the second quarter 2009 equaled \$20.4 million, or \$0.28 per share, versus \$18.3 million, or \$0.28 per share, for the same quarter last year. For the six months ended June 30, 2009, net income available to common shareholders amounted to \$32.5 million, or \$0.46 per share, versus \$33.3 million, or \$0.51 per share, for the same period last year.

Total revenues for the second quarter 2009 were \$189.3 million as compared to \$192.8 million for the same quarter last year. For the six months ended June 30, 2009, total revenues amounted to \$376.0 million, compared to \$387.5 million for the same period last year.

All per share amounts presented above are on a diluted basis.

The Company had 78,334,220 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$25,000 liquidation value per share), and 14,024,755 common operating partnership units outstanding as of June 30, 2009. The Company had a total of 92,358,975 common shares/common units outstanding at June 30, 2009.

As of June 30, 2009, the Company had total indebtedness of approximately \$2.1 billion, with a weighted average annual interest rate of 6.43 percent. The Company had a debt-to-undepreciated assets ratio of 37.3 percent at June 30, 2009. The Company had an interest coverage ratio of 3.3 times for the quarter ended June 30, 2009.

### **Real Estate Transactions**

On April 29, 2009, the Company acquired the remaining interests in the Mack-Green-Gale LLC and 55 Corporate Partners, LLC joint ventures for \$5 million. As a result, the Company owns 100 percent of Mack-Green-Gale and 55 Corporate. The Company now consolidates 11 office properties, aggregating approximately 1.5 million square feet, owned by Mack-Green-Gale, and a pre-leased 205,000 square foot build-to-suit office development project owned by 55 Corporate.

### **Equity And Financing Transactions**

On May 6, 2009, the Company completed a public offering of 11,500,000 shares of common stock at a price per share of \$25.00. Merrill Lynch & Co., Deutsche Bank Securities and J.P. Morgan acted as the joint book-running managers. BNY Mellon Capital Markets, LLC, Citi, Comerica Securities, PNC Capital Markets LLC, Scotia Capital, SunTrust Robinson Humphrey and Wachovia Securities acted as co-managers. The net proceeds to the Company from the offering after deducting underwriting commissions and discounts and offering expenses were approximately \$275 million, which were used to repay borrowings under its unsecured revolving credit facility.

On June 30, 2009, the Company obtained \$17.0 million in mortgage financing from Valley National Bank. The mortgage loan, which is collateralized by the Company's office property in Woodbridge, New Jersey, is for a 25-year term and bears interest at an effective rate of 6.94 percent per annum through the end of the 10<sup>th</sup> year. The interest rate will be reset at the end of year 10 and year 20 at 225 basis points over the 10-year treasury yield 45 days prior to the reset dates, with a minimum rate of 6.875 percent.

## Dividends

In June, the Company's Board of Directors declared a cash dividend of \$0.45 per common share (indicating an annual rate of \$1.80 per common share) for the second quarter 2009, which was paid on July 10, 2009 to shareholders of record as of July 6, 2009.

The Board also declared a cash dividend on the Company's 8 percent Series C cumulative redeemable perpetual preferred stock (\$25 liquidation value per depositary share, each representing 1/100<sup>th</sup> of a share of preferred stock) equal to \$0.50 per depositary share for the period April 15, 2009 through July 14, 2009. The dividend was paid on July 15, 2009 to shareholders of record as of July 6, 2009.

## Leasing

Highlights of the quarter's leasing transactions include:

Mack-Cali's consolidated in-service portfolio was 90.6 percent leased at June 30, 2009, as compared to 90.7 percent at March 31, 2009.

For the quarter ended June 30, 2009, the Company executed 140 leases at its consolidated in-service portfolio totaling 825,605 square feet, consisting of 596,640 square feet of office space, 217,165 square feet of office/flex space, and 11,800 square feet of industrial/warehouse space. Of these totals, 365,898 square feet were for new leases and 459,707 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

### NORTHERN NEW JERSEY:

- Global Aerospace, Inc., the world's leading aerospace insurer, signed a new, 12-year lease for 47,891 square feet at One Sylvan Way in the Mack-Cali Business Campus in Parsippany. The 150,557 square-foot office building is 31.8 percent leased.
- Stantec Consulting Services, Inc., a provider of architectural and engineering services, renewed 13,122 square feet at 365 West Passaic Street in Rochelle Park for five years. The 212,578 square-foot office building is 96.6 percent leased.
- Sela2, Inc., a global technology and services company for the healthcare industry, renewed 12,991 square feet at 201 Littleton Road in Morris Plains for three years. The 88,369 square-foot office building is 83.3 percent leased.

### CENTRAL NEW JERSEY:

- Fazio Mannuzza Roche Tankel LaPilusa LLC, an accounting, tax and business advisory services firm, signed a new, 11-year lease for 19,503 square feet at 20 Commerce Drive in Cranford. The 176,600 square-foot office building, located in Cranford Business Park, is 99.8 percent leased.
- HQ Global Workplaces, LLC, a provider of full-service office rentals, signed a new, 11-year, six-month lease for 14,724 square feet at 103 Carnegie Center in Princeton. The 96,000 square-foot office building is 88.1 percent leased.
- Thomson Reuters (Tax and Accounting), Inc., a provider of software applications for financial professionals, signed a new, five-year, three-month lease for 14,379 square feet at 343 Thornall Street in Edison. The 195,709 square-foot office building is 100 percent leased.
- Community Behavioral Healthcare Network of Pennsylvania, Inc., a subsidiary of managed care provider AmeriHealth Mercy, signed a new, five-year, one-month lease for 18,302 square feet at 300 Horizon Center in Hamilton Township. The 69,780 square-foot office/flex building, located in Horizon Center Business Park, is 100 percent leased.

#### WESTCHESTER COUNTY, NEW YORK:

- Fabrication Enterprises, Inc., manufacturers and distributors of products for physical therapy, rehabilitation, home health and sports medicine, signed lease agreements totaling 57,517 square feet at two properties in Cross Westchester Executive Park in Elmsford. At 3 Westchester Plaza, transactions included a 10-year expansion of 16,300 square feet and a six-year, five month renewal of 20,500 square feet. Additionally, the tenant renewed 20,717 square feet at 250 Clearbrook Road for a term of six years, five months. 250 Clearbrook Road is a 155,000 square-foot office/flex building that is 97.3 percent leased and 3 Westchester Plaza is a 93,500 square-foot office/flex building that is 84.9 percent leased.
- Quintiles, Inc., a pharmaceutical services organization, renewed 18,620 square feet for two years at 8 Skyline Drive in Hawthorne. The 50,000 square-foot office/flex building, located in Mid-Westchester Executive Park, is 98.7 percent leased.
- Progressive Casualty Insurance Co., an insurance provider, renewed 17,900 square feet at 1 Executive Boulevard in Yonkers for a three-year, seven-month term. The 112,000 square-foot office building, located in South Westchester Executive Park, is 100 percent leased.

#### CONNECTICUT:

- Visiting Nurse & Hospice Care of Southwestern CT, Inc., a home healthcare provider, signed a new 11-year lease for 12,898 square feet at 1266 E. Main Street in Stamford. The 179,260 square-foot office building is 82.8 percent leased.

#### MANHATTAN:

- Herzfeld & Ruben P.C., a full-service global law firm specializing in all phases of litigation, signed a new 20-year, 10-month lease for 56,322 square feet at 125 Broad Street in Manhattan. Mack-Cali owns the condominium interests at 125 Broad Street totaling 524,476 square feet, or 39.6 percent, of the class A office tower, which is 99.7 percent leased.

#### SUBURBAN PHILADELPHIA:

- Bank of America N.A., a financial institution, renewed 22,028 square feet for five years at 4 Sentry Park in Blue Bell.
- Also at 4 Sentry Park, Anexinet Corp. and Virtus Partners LLC, information technology providers, signed a five-year, three-month lease for 12,971 square feet. The 63,930 square-foot office building is 78.8 percent leased.
- JK Medequip Inc., specializing in management consulting services, signed a seven-year, three-month lease for 10,999 square feet at 5 Sentry Park East in Blue Bell. The 91,600 square-foot office building is 51.3 percent leased.

### **Information About FFO**

Funds from operations (“FFO”) 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 extraordinary items and sales of depreciable rental property (which the Company believes includes unrealized losses on properties held for sale), plus real estate-related depreciation and amortization. The Company believes that FFO per share is helpful to investors as one of several measures of the performance of an equity REIT. The Company further believes that by excluding the effect of depreciation and gains (or losses) from sales of properties (all of which are based on historical costs which may be of limited relevance in evaluating current performance), FFO per share can facilitate comparison of operating performance between equity REITs. FFO per share should not be considered as an alternative to net income per share as an indication of the Company’s performance or to cash flows as a measure of liquidity. FFO per share presented herein is not necessarily comparable to FFO per share presented by other real estate companies due to the fact that not all real estate companies use the same definition. However, the Company’s FFO per share is comparable to the FFO per share of real estate companies that use the current definition of the National Association of Real Estate Investment Trusts (“NAREIT”). A reconciliation of net income per share to FFO per share is included in the financial tables on page 27.

## Key Financial Data

	<b>As of or for the three months ended</b>				
	<b>6/30/09</b>	<b>3/31/09</b>	<b>12/31/08</b>	<b>9/30/08</b>	<b>6/30/08</b>
<b>Shares and Units:</b>					
Common Shares Outstanding	78,334,220	66,424,213	66,419,055	65,875,466	65,756,271
Common Units Outstanding (a)	14,024,755	14,435,743	14,437,731	14,856,139	14,931,138
Combined Shares and Units	92,358,975	80,859,956	80,856,786	80,731,605	80,687,409
Preferred Shares Outstanding	10,000	10,000	10,000	10,000	10,000
Weighted Average- Basic (b)	88,000,033	80,920,580	80,465,797	80,414,716	80,377,518
Weighted Average- Diluted (c)	88,000,033	80,920,580	80,500,825	80,617,243	80,585,378
<b>Common Share Price (\$'s):</b>					
At the end of the period	22.80	19.81	24.50	33.87	34.17
High during period	28.01	23.97	33.31	43.00	40.56
Low during period	18.32	13.73	13.16	31.00	33.67
<b>Market Capitalization:</b>					
<i>(\$'s in thousands, except ratios)</i>					
Market Value of Equity (d)	2,134,041	1,627,632	2,006,777	2,760,543	2,783,384
Total Debt	2,090,433	2,254,121	2,225,475	2,230,861	2,234,347
Total Market Capitalization	4,224,474	3,881,753	4,232,252	4,991,404	5,017,731
Total Debt/ Total Market Capitalization	49.48%	58.07%	52.58%	44.69%	44.53%
<b>Financials:</b>					
<i>(\$'s in thousands, except ratios and per share amounts)</i>					
Total Assets	4,535,045	4,409,128	4,443,922	4,492,890	4,541,287
Gross Book Value of Real Estate Assets	5,158,812	4,937,170	4,963,780	4,940,111	4,923,527
Total Liabilities	2,336,004	2,471,318	2,484,559	2,479,225	2,505,624
Total Equity	2,199,041	1,937,810	1,959,363	2,013,665	2,035,663
Total Revenues	189,338	186,666	186,100	204,363	192,793
Capitalized Interest	186	660	1,090	1,733	1,601
Scheduled Principal Payments	3,794	3,130	4,047	3,486	3,896
Interest Coverage Ratio	3.28	3.08	2.53	3.63	3.40
Fixed Charge Coverage Ratio	2.89	2.71	1.75	3.06	2.85
Net Income	24,625	14,597	(4,948)	28,053	23,021
Net Income Available to Common Shareholders	20,374	12,101	(4,136)	22,569	18,344
Earnings per Share—diluted	0.28	0.18	(0.06)	0.34	0.28
FFO per Share—diluted (e)	0.87	0.84	0.63	1.02	0.93
Dividends Declared per Share	0.45	0.45	0.64	0.64	0.64
FFO Payout Ratio—diluted (e)	51.78%	53.48%	101.25%	62.84%	68.55%
<b>Portfolio Size:</b>					
Properties	295	294	293	294	294
Total Square Footage	33,750,420	33,751,011	33,501,011	33,733,011	33,733,011
Sq. Ft. Leased at End of Period (f) (g)	90.6%	90.7%	91.3%	91.8%	92.3%

- (a) Includes any outstanding preferred units presented on a converted basis into common units.
- (b) Calculated based on weighted average common shares outstanding, assuming redemption of operating partnership common units into common shares.
- (c) Calculated based on shares and units included in basic per share/unit computation, plus dilutive Common Stock Equivalents (i.e. convertible preferred units, options and warrants).
- (d) Includes any outstanding preferred units presented on a converted basis into common units and noncontrolling interests in consolidated joint ventures.
- (e) Funds from Operations (“FFO”) is calculated in accordance with the definition of the National Association of Real Estate Investment Trusts (NAREIT). See “Information About FFO” on page 11.
- (f) Percentage leased includes leases in effect as of the period end date, some of which have commencement dates in the future and leases that expire at the period end date.
- (g) Reflects square feet leased at the Company’s consolidated in-service portfolio, excluding in-service development properties in lease up (if any).

## Same Store Results and Analysis

*(dollars in thousands)*

	For the three months ended			Change	%
	June 30,		2008		
	2009				
Total Property Revenues	\$ 172,557	\$ 177,205		\$ (4,648)	(2.6)
Real Estate Taxes	23,533	24,062		(529)	(2.2)
Utilities	15,614	19,660		(4,046)	(20.6)
Operating Services	24,825	24,504		321	1.3
Total Property Expenses:	63,972	68,226		(4,254)	(6.2)
GAAP Net Operating Income	108,585	108,979		(394)	(0.4)
Less: straight-lining of rents adj.	30	1,215		(1,185)	(97.5)
Net Operating Income	\$ 108,555	\$ 107,764		\$ 791	0.7
Percentage Leased at Period End	90.3%	92.3%			
Total Properties:	255				
Total Square Footage:	29,245,361				

	For the six months ended			Change	%
	June 30,		2008		
	2009				
Total Property Revenues	\$ 350,361	\$ 353,757		\$ (3,396)	(1.0)
Real Estate Taxes	47,329	48,075		(746)	(1.6)
Utilities	36,491	41,088		(4,597)	(11.2)
Operating Services	51,581	48,383		3,198	6.6
Total Property Expenses:	135,401	137,546		(2,145)	(1.6)
GAAP Net Operating Income	214,960	216,211		(1,251)	(0.6)
Less: straight-lining of rents adj.	726	2,599		(1,873)	(72.1)
Net Operating Income	\$ 214,234	\$ 213,612		\$ 622	0.3
Percentage Leased at Period End	90.3%	92.3%			
Total Properties:	255				
Total Square Footage:	29,245,361				

## Unconsolidated Joint Ventures Summary

### Breakdown of Unconsolidated Joint Ventures

Joint Venture Name	Property	Number of Buildings	Location	Percent Leased	Square Feet	Company's Effective Ownership %
<b><u>Office Properties:</u></b>						
Red Bank Corporate Plaza	Red Bank Corporate Plaza	1	Red Bank, NJ	100.0%	92,878	50.0%
Gramercy Portfolio	Bellemead Portfolio	6	New Jersey	66.2%	786,198	50.0%
Route 93 Ventures	Route 495 North Sub Market	7	Boston Suburbs, MA	24.6%	666,697	25.0%
Gale Kimball L.L.C.	100 Kimball Drive	1	Parsippany, NJ	100.0%	175,000	8.33%
12 Vreeland Realty L.L.C.	12 Vreeland Road	1	Florham Park, NJ	100.0%	139,750	50.0%
Gale Jefferson L.L.C.	One Jefferson Road (a)	1	Parsippany, NJ	0.0%	100,000	8.33%
<b><u>Mixed-Use:</u></b>						
GE/Gale Funding L.L.C.	Princeton Forrestal Village	n/a	Princeton, NJ	94.1%	527,015	10.0%
<b><u>Hotel:</u></b>						
Harborside South Pier	Hyatt Regency Jersey City on the Hudson	1	Jersey City, NJ	n/a	350 rooms	50.0%
<b><u>Land:</u></b>						
Plaza VIII and IX Associates, L.L.C.	Vacant land/parking	n/a	Jersey City, NJ	n/a	n/a	50.0%
Red Bank Corporate Plaza II	Vacant Land	n/a	Red Bank, NJ	n/a	n/a	50.0%
Boston-Downtown Crossing	Downtown Crossing	1	Boston, MA	n/a	1,481,000	15.0%

(a) The Company is developing a 100,000 square foot office building for the venture.

## Unconsolidated Joint Venture Financial Information

The following is a summary of the financial position of the unconsolidated joint ventures in which the Company had investment interests as of June 30, 2009 and December 31, 2008 (*dollars in thousands*):

	June 30, 2009												
	Plaza VIII & IX Associates	Ramland Realty	Harborside South Pier	Red Bank Corporate Plaza I & II	M-G-G/ Gramercy Agreement	Princeton Forrestal Village	Route 93 Portfolio	Gale Kimball	55 Corporate	12 Vreeland	Boston- Downtown Crossing	Gale Jefferson	Combined Total
<b>Assets:</b>													
Rental property, net	\$ 9,867	--	\$ 61,074	\$ 25,038	\$ 71,178	\$ 39,573	\$ 57,323	--	--	\$ 14,738	--	--	\$ 278,791
Other assets	1,300	--	14,784	4,271	9,204	21,916	119	\$ 35	--	767	\$ 47,042	\$ 1,838	101,276
<b>Total assets</b>	<b>\$ 11,167</b>	<b>--</b>	<b>\$ 75,858</b>	<b>\$ 29,309</b>	<b>\$ 80,382</b>	<b>\$ 61,489</b>	<b>\$ 57,442</b>	<b>\$ 35</b>	<b>--</b>	<b>\$ 15,505</b>	<b>\$ 47,042</b>	<b>\$ 1,838</b>	<b>\$ 380,067</b>
<b>Liabilities and Partners'/ members' capital (deficit):</b>													
Mortgages, loans payable and other obligations	--	--	\$ 74,385	\$ 20,934	\$ 87,218	\$ 52,067	\$ 44,592	--	--	\$ 6,110	--	--	\$ 285,306
Other liabilities	\$ 530	--	3,865	54	2,493	3,564	814	--	--	--	--	--	11,320
Partners'/members' capital (deficit)	10,637	--	(2,392)	8,321	(9,329)	5,858	12,036	\$ 35	--	9,395	\$ 47,042	\$ 1,838	83,441
<b>Total liabilities and partners'/ members' capital (deficit)</b>	<b>\$ 11,167</b>	<b>--</b>	<b>\$ 75,858</b>	<b>\$ 29,309</b>	<b>\$ 80,382</b>	<b>\$ 61,489</b>	<b>\$ 57,442</b>	<b>\$ 35</b>	<b>--</b>	<b>\$ 15,505</b>	<b>\$ 47,042</b>	<b>\$ 1,838</b>	<b>\$ 380,067</b>
Company's investment in unconsolidated joint ventures, net	\$ 5,241	--	--	\$ 3,948	--	\$ 1,270	--	--	--	\$ 8,634	\$ 13,137	\$ 777	\$ 33,007

	December 31, 2008												
	Plaza VIII & IX Associates	Ramland Realty	Harborside South Pier	Red Bank Corporate Plaza I & II	M-G-G/ Gramercy Agreement	Princeton Forrestal Village	Route 93 Portfolio	Gale Kimball	55 Corporate	12 Vreeland	Boston- Downtown Crossing	Gale Jefferson	Combined Total
<b>Assets:</b>													
Rental property, net	\$ 10,173	--	\$ 62,469	\$ 24,583	\$ 326,912	\$ 41,058	\$ 56,771	--	--	\$ 14,598	--	--	\$ 536,564
Other assets	1,008	\$ 20	34,654	4,301	45,391	21,680	495	--	\$ 17,896	789	\$ 46,743	\$ 1,838	174,815
<b>Total assets</b>	<b>\$ 11,181</b>	<b>\$ 20</b>	<b>\$ 97,123</b>	<b>\$ 28,884</b>	<b>\$ 372,303</b>	<b>\$ 62,738</b>	<b>\$ 57,266</b>	<b>--</b>	<b>\$ 17,896</b>	<b>\$ 15,387</b>	<b>\$ 46,743</b>	<b>\$ 1,838</b>	<b>\$ 711,379</b>
<b>Liabilities and Partners'/ members' capital (deficit):</b>													
Mortgages, loans payable and other obligations	--	--	\$ 74,852	\$ 20,416	\$ 276,752	\$ 52,800	\$ 43,541	--	--	\$ 7,170	--	--	\$ 475,531
Other liabilities	\$ 531	--	21,652	87	23,805	4,156	985	--	--	--	--	--	51,216
Partners'/members' capital (deficit)	10,650	\$ 20	619	8,381	71,746	5,782	12,740	--	\$ 17,896	8,217	\$ 46,743	\$ 1,838	184,632
<b>Total liabilities and partners'/ members' capital (deficit)</b>	<b>\$ 11,181</b>	<b>\$ 20</b>	<b>\$ 97,123</b>	<b>\$ 28,884</b>	<b>\$ 372,303</b>	<b>\$ 62,738</b>	<b>\$ 57,266</b>	<b>--</b>	<b>\$ 17,896</b>	<b>\$ 15,387</b>	<b>\$ 46,743</b>	<b>\$ 1,838</b>	<b>\$ 711,379</b>
Company's investment in unconsolidated joint ventures, net	\$ 5,248	--	\$ 254	\$ 3,929	\$ 92,110	\$ 1,342	\$ 4,024	--	\$ 9,068	\$ 8,300	\$ 13,464	\$ 756	\$ 138,495

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 months ended June 30, 2009 and 2008 (*dollars in thousands*):

<b>Three Months Ended June 30, 2009</b>													
	Plaza VIII & IX Associates	Ramland Realty	Harborside South Pier	Red Bank Corporate Plaza I & II	M-G-G/ Gramercy Agreement	Princeton Forrestal Village	Route 93 Portfolio	Gale Kimball	55 Corporate	12 Vreeland	Boston- Downtown Crossing	Gale Jefferson	Combined Total
Total revenues	\$ 199	--	\$ 8,841	\$ 803	\$ 6,459	\$ 3,227	\$ 967	--	--	\$ 597	--	--	\$ 21,093
Operating and other expenses	(52)	--	(5,830)	(209)	(2,792)	(1,444)	(863)	\$ (29)	--	(16)	\$ (7,738)	--	(18,973)
Depreciation and amortization	(153)	--	(1,087)	(149)	(2,421)	(1,326)	(456)	--	--	(127)	--	--	(5,719)
Interest expense	--	--	(1,161)	(89)	(1,632)	(450)	(305)	--	--	(113)	--	--	(3,750)
<b>Net income</b>	<b>\$ (6)</b>	<b>--</b>	<b>\$ 763</b>	<b>\$ 356</b>	<b>\$ (386)</b>	<b>\$ 7</b>	<b>\$ (657)</b>	<b>\$ (29)</b>	<b>--</b>	<b>\$ 341</b>	<b>\$ (7,738)</b>	<b>--</b>	<b>\$ (7,349)</b>
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ (3)	--	\$ 750	\$ 178	\$ (202)	\$ (88)	--	\$ 23	--	\$ 170	\$ (2,750)	--	\$ (1,922)

  

<b>Three Months Ended June 30, 2008</b>													
	Plaza VIII & IX Associates	Ramland Realty	Harborside South Pier	Red Bank Corporate Plaza I & II	M-G-G/ Gramercy Agreement	Princeton Forrestal Village	Route 93 Portfolio	Gale Kimball	55 Corporate	12 Vreeland	Boston- Downtown Crossing	Gale Jefferson	Combined Total
Total revenues	\$ 233	\$ 456	\$ 12,474	\$ 821	\$ 12,504	\$ 3,355	\$ 657	\$ 410	--	\$ 595	\$ 4	--	\$ 31,509
Operating and other expenses	(49)	(283)	(6,825)	(214)	(5,120)	(1,509)	(799)	(132)	--	(19)	--	--	(14,950)
Depreciation and amortization	(154)	(63)	(1,459)	(148)	(4,703)	(988)	(398)	(81)	--	(127)	--	--	(8,121)
Interest expense	--	(210)	(1,178)	(191)	(4,274)	(831)	(607)	(182)	--	(144)	--	--	(7,617)
<b>Net income</b>	<b>\$ 30</b>	<b>\$ (100)</b>	<b>\$ 3,012</b>	<b>\$ 268</b>	<b>\$ (1,593)</b>	<b>\$ 27</b>	<b>\$ (1,147)</b>	<b>\$ 15</b>	<b>--</b>	<b>\$ 305</b>	<b>\$ 4</b>	<b>--</b>	<b>\$ 821</b>
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ 15	--	\$ 1,556	\$ 134	\$ (1,040)	\$ 28	\$ (325)	\$ 363	--	\$ 152	\$ 1	--	\$ 884

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 six months ended June 30, 2009 and 2008 (dollars in thousands):

<b>Six Months Ended June 30, 2009</b>													
	Plaza VIII & IX Associates	Ramland Realty	Harborside South Pier	Red Bank Corporate Plaza I & II	M-G-G/ Gramercy Agreement	Princeton Forrestal Village	Route 93 Portfolio	Gale Kimball	55 Corporate	12 Vreeland	Boston- Downtown Crossing	Gale Jefferson	Combined Total
Total revenues	\$ 387	--	\$ 15,668	\$ 1,613	\$ 19,638	\$ 6,406	\$ 1,687	\$ 35	--	\$ 1,192	--	--	\$ 46,626
Operating and other expenses	(94)	--	(10,809)	(458)	(8,128)	(3,173)	(1,971)	--	--	(35)	\$ (8,858)	--	(33,526)
Depreciation and amortization	(306)	--	(2,085)	(297)	(7,255)	(2,232)	(909)	--	--	(255)	--	--	(13,339)
Interest expense	--	--	(2,305)	(172)	(5,276)	(925)	(611)	--	--	(234)	--	--	(9,523)
<b>Net income</b>	<b>\$ (13)</b>	<b>--</b>	<b>\$ 469</b>	<b>\$ 686</b>	<b>\$ (1,021)</b>	<b>\$ 76</b>	<b>\$ (1,804)</b>	<b>\$ 35</b>	<b>--</b>	<b>\$ 668</b>	<b>\$ (8,858)</b>	<b>--</b>	<b>\$ (9,762)</b>
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ (7)	--	\$ 1,496	\$ 343	\$ (915)	\$ (72)	\$ (4,354)	\$ 42	--	\$ 334	\$ (3,903)	--	\$ (7,036)
<b>Six Months Ended June 30, 2008</b>													
	Plaza VIII & IX Associates	Ramland Realty	Harborside South Pier	Red Bank Corporate Plaza I & II	M-G-G/ Gramercy Agreement	Princeton Forrestal Village	Route 93 Portfolio	Gale Kimball	55 Corporate	12 Vreeland	Boston- Downtown Crossing	Gale Jefferson	Combined Total
Total revenues	\$ 536	\$ 944	\$ 21,347	\$ 1,603	\$ 24,829	\$ 6,143	\$ 1,327	\$ 805	--	\$ 992	\$ 50	--	\$ 58,576
Operating and other expenses	(97)	(597)	(12,444)	(386)	(10,273)	(2,992)	(1,699)	(242)	--	(42)	--	--	(28,772)
Depreciation and amortization	(308)	(244)	(2,928)	(296)	(9,454)	(1,754)	(791)	(167)	--	(255)	--	--	(16,197)
Interest expense	--	(411)	(2,361)	(415)	(8,935)	(1,804)	(1,351)	(334)	--	(244)	--	--	(15,855)
<b>Net income</b>	<b>\$ 131</b>	<b>\$ (308)</b>	<b>\$ 3,614</b>	<b>\$ 506</b>	<b>\$ (3,833)</b>	<b>\$ (407)</b>	<b>\$ (2,514)</b>	<b>\$ 62</b>	<b>--</b>	<b>\$ 451</b>	<b>\$ 50</b>	<b>--</b>	<b>\$ (2,248)</b>
Company's equity in earnings (loss) of unconsolidated joint ventures	\$ 65	--	\$ 1,841	\$ 252	\$ (2,612)	\$ (79)	\$ (363)	\$ 389	--	\$ 225	\$ 18	--	\$ (264)

## Select Financial Ratios

<b>Ratios Computed For Industry Comparisons:</b>	<b>June 30,</b>			
	<b>2009</b>	<b>2008</b>		
<b><u>Financial Position Ratios:</u></b>				
Total Debt/ Total Book Capitalization (Book value) (%)	46.10%	49.20%		
Total Debt/ Total Market Capitalization (Market value) (%)	49.56%	44.53%		
Total Debt/ Total Undepreciated Assets (%)	37.27%	40.57%		
Secured Debt/ Total Undepreciated Assets (%)	13.49%	5.22%		
<hr/>				
	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2009</b>	<b>2008</b>	<b>2009</b>	<b>2008</b>
<b><u>Operational Ratios:</u></b>				
Interest Coverage (Funds from Operations+Interest Expense)/Interest Expense (x)	3.28	3.40	3.18	3.29
Debt Service Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Principal Amort.) (x)	2.95	3.02	2.88	2.94
Fixed Charge Coverage (Funds from Operations + Interest Expense)/(Interest Expense + Capitalized Interest+Pref. Div. +Prin. Amort.+Ground Lease Payments)(x)	2.89	2.85	2.80	2.77
FFO Payout (Dividends Declared/Funds from Operations) (%)	51.78%	68.55%	52.59%	70.57%

**Debt Analysis**  
(as of June 30, 2009)

**Debt Breakdown**  
(dollars in thousands)

	Balance	% of Total	Weighted Average Interest Rate	Weighted Average Maturity in Years
Fixed Rate Unsecured Notes and Other Obligations	\$ 1,334,075	63.82%	6.07%	3.57
Fixed Rate Secured Debt	756,358	36.18%	7.08%	6.48
<b>Totals/Weighted Average:</b>	<b>\$ 2,090,433</b>	<b>100.00%</b>	<b>6.43%</b>	<b>4.62</b>

**Future Repayments**  
(dollars in thousands)

Period	Scheduled Amortization	Principal Maturities	Total	Weighted Average Interest Rate of Future Repayments (a)
July 1 – December 31, 2009	\$ 3,599	--	\$ 3,599	7.61%
2010	8,155	\$ 334,500	342,655	5.31%
2011	9,217	300,000	309,217	7.92%
2012	9,968	210,148	220,116	6.21%
2013	9,515	145,223	154,738	5.37%
Thereafter	48,913	1,046,639	1,095,552	6.71%
Sub-total	89,367	2,036,510	2,125,877	
Adjustment for unamortized debt discount/premium and mark to market, net, as of June 30, 2009	(35,444)	--	(35,444)	
<b>Totals/Weighted Average:</b>	<b>\$ 53,923</b>	<b>\$ 2,036,510</b>	<b>\$ 2,090,433</b>	<b>6.43%</b>

(a) No variable rate borrowings were outstanding as of June 30, 2009.

**Debt Maturities**  
(dollars in thousands)

	July 1 – December 31, 2009	2010	2011	2012	2013	2014	2015	2016	2018	2019	2020 and Beyond	TOTALS
<b>Secured Debt:</b>												
Prudential Portfolio		\$ 150,000										\$ 150,000
105 Challenger		19,500										19,500
2200 Renaissance Boulevard				\$ 15,234								15,234
Soundview Plaza					\$ 14,889							14,889
9200 Edmonston Road					4,229							4,229
6305 Ivy Lane						\$ 5,726						5,726
6301 Ivy Lane						5,320						5,320
35 Waterview						18,185						18,185
6 Becker, 85 Livingston, 75 Livingston, & 20 Waterview							65,035					65,035
4 Sylvan Way							14,575					14,575
10 Independence							16,924					16,924
395 West Passaic							9,492					9,492
4 Becker								\$ 40,322				40,322
5 Becker								14,535				14,535
210 Clay								14,267				14,267
51 Imclone								3,847				3,847
23 Main Street									\$ 26,566			26,566
Harborside Plaza 5									204,970			204,970
100 Walnut Avenue										\$ 17,281		17,281
One River Center										39,586		39,586
581 Main Street											\$ 8	8
<b>Total Secured Debt:</b>	--	\$ 169,500	--	\$ 15,234	\$ 19,118	\$ 135,257	--	\$ 72,971	\$ 231,536	\$ 56,867	\$ 8	\$ 700,491
<b>Unsecured Debt:</b>												
Unsecured credit facility			--									--
5.050% unsecured notes due 4/10		\$ 150,000										\$ 150,000
7.835% unsecured notes due 12/10		15,000										15,000
7.750% unsecured notes due 2/11			\$ 300,000									300,000
5.250% unsecured notes due 1/12				\$ 100,000								100,000
6.150% unsecured notes due 12/12				94,914								94,914
5.820% unsecured notes due 3/13					\$ 26,105							26,105
4.600% unsecured notes due 6/13					100,000							100,000
5.125% unsecured notes due 2/14						\$ 200,000						200,000
5.125% unsecured notes due 1/15							\$ 150,000					150,000
5.80% unsecured notes due 1/16								\$ 200,000				200,000
<b>Total Unsecured Debt:</b>	--	\$ 165,000	\$ 300,000	\$ 194,914	\$ 126,105	\$ 200,000	\$ 150,000	\$ 200,000	--	--	--	\$ 1,336,019
<b>Total Debt:</b>	--	\$ 334,500	\$ 300,000	\$ 210,148	\$ 145,223	\$ 335,257	\$ 150,000	\$ 272,971	\$ 231,536	\$ 56,867	\$ 8	\$ 2,036,510

**Debt Detail**  
(dollars in thousands)

Property Name	Lender	Effective Interest Rate	Principal Balance at June 30, 2009	Principal Balance at December 31, 2008	Date of Maturity
<b>Senior Unsecured Notes: (a)</b>					
7.250%, Senior Unsecured Notes	public debt	7.486%	--	\$ 199,689	03/15/09
5.050%, Senior Unsecured Notes	public debt	5.265%	\$ 149,957	149,929	04/15/10
7.835%, Senior Unsecured Notes	public debt	7.950%	15,000	15,000	12/15/10
7.750%, Senior Unsecured Notes	public debt	7.930%	299,727	299,641	02/15/11
5.250%, Senior Unsecured Notes	public debt	5.457%	99,501	99,404	01/15/12
6.150%, Senior Unsecured Notes	public debt	6.894%	93,209	92,963	12/15/12
5.820%, Senior Unsecured Notes	public debt	6.448%	25,696	25,641	03/15/13
4.600%, Senior Unsecured Notes	public debt	4.742%	99,887	99,872	06/15/13
5.125%, Senior Unsecured Notes	public debt	5.110%	201,109	201,229	02/15/14
5.125%, Senior Unsecured Notes	public debt	5.297%	149,487	149,441	01/15/15
5.800%, Senior Unsecured Notes	public debt	5.806%	200,502	200,540	01/15/16
<b>Total Senior Unsecured Notes:</b>			<b>\$ 1,334,075</b>	<b>\$ 1,533,349</b>	
<b>Revolving Credit Facilities:</b>					
Unsecured Facility (b)	23 Lenders	LIBOR +0.550%	--	\$ 161,000	6/22/11
<b>Total Revolving Credit Facilities:</b>			<b>--</b>	<b>\$ 161,000</b>	
<b>Property Mortgages: (c)</b>					
Assumed Obligations	n/a	4.960%	--	\$ 5,090	n/a
Various (d)	Prudential Insurance Co.	4.841%	\$ 150,000	150,000	01/15/10
105 Challenger Road	Archon Financial CMBS	6.235%	19,298	19,188	06/06/10
2200 Renaissance Boulevard	Wachovia CMBS	5.888%	16,834	17,043	12/01/12
Soundview Plaza	Morgan Stanley CMBS	6.015%	16,865	17,109	01/01/13
9200 Edmonston Road	Principal Commercial Funding, L.L.C.	5.534%	4,880	4,955	05/01/13
6305 Ivy Lane	John Hancock Life Ins. Co.	5.525%	6,799	6,901	01/01/14
395 West Passaic	State Farm Life Ins. Co.	6.004%	11,958	12,176	05/01/14
6301 Ivy Lane	John Hancock Life Ins. Co.	5.520%	6,390	6,480	07/01/14
35 Waterview	Wachovia CMBS	6.348%	19,741	19,868	08/11/14
6 Becker, 85 Livingston,					
75 Livingston & 20 Waterview	Wachovia CMBS	10.220%	60,032	--	08/11/14
4 Sylvan	Wachovia CMBS	10.190%	14,339	--	08/11/14
10 Independence	Wachovia CMBS	12.440%	15,217	--	08/11/14
4 Becker	Wachovia CMBS	9.550%	35,901	--	05/11/16
5 Becker	Wachovia CMBS	12.830%	10,889	--	05/11/16
210 Clay	Wachovia CMBS	13.420%	10,988	--	05/11/16
51 Imclone	Wachovia CMBS	8.390%	3,902	--	05/11/16
23 Main Street	JPMorgan CMBS	5.587%	32,282	32,521	09/01/18
Harborside Plaza 5	The Northwestern Mutual Life Insurance Co. & New York Life Insurance Co.	6.842%	238,543	239,795	11/01/18
100 Walnut Avenue	Guardian Life Ins. Co.	7.311%	19,600	--	02/01/19
One River Center	Guardian Life Ins. Co.	7.311%	44,900	--	02/01/19
581 Main Street	Valley National Bank	6.935% (e)	17,000	--	07/01/34
<b>Total Mortgages, Loans Payable and Other Obligations:</b>			<b>\$ 756,358</b>	<b>\$ 531,126</b>	
<b>Total Debt:</b>			<b>\$ 2,090,433</b>	<b>\$ 2,225,475</b>	

- (a) Interest rate for unsecured notes reflects effective rate of debt, including cost of terminated treasury lock agreements (if any), offering and other transaction costs and the discount on the notes, as applicable.
- (b) Total borrowing capacity under this facility is \$775 million.
- (c) Effective interest rate for mortgages, loans payable and other obligations reflects effective rate of debt, including deferred financing costs, comprised of the cost of terminated treasury lock agreements (if any), debt initiation costs and other transaction costs, as applicable.
- (d) Mortgage is collateralized by seven properties.
- (e) The coupon interest rate will be reset at the end of year 10 and year 20 at 225 basis points over the 10-year treasury yield 45 days prior to the reset dates with a minimum rate of 6.875 percent.

## **III. FINANCIAL INFORMATION**

### III. FINANCIAL INFORMATION

#### Mack-Cali Realty Corporation and Subsidiaries

#### Consolidated Statements of Operations

*(in thousands, except per share amounts) (unaudited)*

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
<b>Revenues</b>				
Base rents	\$ 154,085	\$ 148,087	\$ 303,411	\$ 296,690
Escalations and recoveries from tenants	24,944	26,586	52,893	52,310
Construction services	4,794	11,305	8,705	24,066
Real estate services	2,116	3,227	4,642	6,669
Other income	3,399	3,588	6,353	7,771
Total revenues	189,338	192,793	376,004	387,506
<b>Expenses</b>				
Real estate taxes	23,494	24,125	46,965	48,161
Utilities	16,091	19,660	36,968	41,088
Operating services	26,915	27,152	54,857	53,125
Direct construction costs	4,296	10,329	8,010	22,983
General and administrative	10,651	11,237	20,733	22,332
Depreciation and amortization	49,716	47,586	97,988	95,308
Total expenses	131,163	140,089	265,521	282,997
Operating income	58,175	52,704	110,483	104,509
<b>Other (Expense) Income</b>				
Interest expense	(33,508)	(31,340)	(66,302)	(63,800)
Interest and other investment income	187	302	384	858
Equity in earnings (loss) of unconsolidated joint ventures	(1,922)	884	(7,036)	(264)
Gain on reduction of other obligations	1,693	--	1,693	--
Gain on sale of investment of securities	--	471	--	471
Total other (expense) income	(33,550)	(29,683)	(71,261)	(62,735)
Income from continuing operations	24,625	23,021	39,222	41,774
Net income	24,625	23,021	39,222	41,774
Noncontrolling interest in consolidated joint ventures	135	16	767	139
Noncontrolling interest in Operating Partnership	(3,886)	(4,193)	(6,514)	(7,620)
Preferred stock dividends	(500)	(500)	(1,000)	(1,000)
Net income available to common shareholders	\$ 20,374	\$ 18,344	\$ 32,475	\$ 33,293
<b>Basic earnings per common share:</b>				
Income from continuing operations	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Net income available to common shareholders	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
<b>Diluted earnings per common share:</b>				
Income from continuing operations	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Net income available to common shareholders	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Dividends declared per common share	\$ 0.45	\$ 0.64	\$ 0.90	\$ 1.28
Basic weighted average shares outstanding	73,903	65,423	70,214	65,397
Diluted weighted average shares outstanding	88,000	80,585	84,480	80,547

**Mack-Cali Realty Corporation and Subsidiaries**  
**Consolidated Balance Sheets**

*(in thousands, except per share amounts) (unaudited)*

<b>Assets</b>	<b>June 30, 2009</b>	<b>December 31, 2008</b>
Rental property		
Land and leasehold interests	\$ 774,126	\$ 731,086
Buildings and improvements	3,949,325	3,792,186
Tenant improvements	426,003	431,616
Furniture, fixtures and equipment	9,358	8,892
	5,158,812	4,963,780
Less – accumulated depreciation and amortization	(1,073,490)	(1,040,778)
Net investment in rental property	4,085,322	3,923,002
Cash and cash equivalents	33,203	21,621
Investments in unconsolidated joint ventures	33,007	138,495
Unbilled rents receivable, net	115,319	112,524
Deferred charges and other assets, net	238,035	212,422
Restricted cash	20,785	12,719
Accounts receivable, net of allowance for doubtful accounts of \$4,084 and \$2,319	9,374	23,139
<b>Total assets</b>	<b>\$4,535,045</b>	<b>\$4,443,922</b>
<b>Liabilities and Equity</b>		
Senior unsecured notes	\$1,334,075	\$1,533,349
Revolving credit facility	--	161,000
Mortgages, loans payable and other obligations	756,358	531,126
Dividends and distributions payable	42,062	52,249
Accounts payable, accrued expenses and other liabilities	116,436	119,451
Rents received in advance and security deposits	56,460	54,406
Accrued interest payable	30,613	32,978
Total liabilities	2,336,004	2,484,559
Commitments and contingencies		
<b>Equity:</b>		
Mack-Cali Realty Corporation stockholders' equity:		
Preferred stock, \$0.01 par value, 5,000,000 shares authorized, 10,000 and 10,000 shares outstanding, at liquidation preference	25,000	25,000
Common stock, \$0.01 par value, 190,000,000 shares authorized, 78,334,220 and 66,419,055 shares outstanding	783	664
Additional paid-in capital	2,259,621	1,905,386
Dividends in excess of net earnings	(419,254)	(386,587)
Total Mack-Cali Realty Corporation stockholders' equity	1,866,150	1,544,463
Noncontrolling interests in subsidiaries:		
Operating Partnership	329,635	414,114
Consolidated joint ventures	3,256	786
Total noncontrolling interests in subsidiaries	332,891	414,900
Total equity	2,199,041	1,959,363
<b>Total liabilities and equity</b>	<b>\$4,535,045</b>	<b>\$4,443,922</b>

**Mack-Cali Realty Corporation and Subsidiaries**  
**Consolidated Statement of Changes in Equity**  
**For the six months ended June 30, 2009**  
*(in thousands) (unaudited)*

	Preferred Stock		Common Stock		Additional	Dividends in	Noncontrolling	Total
	Shares	Amount	Shares	Par Value	Paid-In Capital	Excess of Net Earnings	Interests in Subsidiaries	Equity
Balance at January 1, 2009	10	\$25,000	66,419	\$664	\$1,905,386	\$(386,587)	\$414,900	\$1,959,363
Net income	--	--	--	--	--	33,475	5,747	39,222
Preferred stock dividends	--	--	--	--	--	(1,000)	--	(1,000)
Common stock dividends	--	--	--	--	--	(65,142)	--	(65,142)
Common unit distributions	--	--	--	--	--	--	(12,807)	(12,807)
Common Stock offering	--	--	11,500	115	274,711	--	--	274,826
Issuance of noncontrolling interests	--	--	--	--	--	--	3,237	3,237
Redemption of common units for common stock	--	--	413	4	11,729	--	(11,733)	--
Shares issued under Dividend Reinvestment and Stock Purchase Plan	--	--	5	--	108	--	--	108
Directors Deferred comp. plan	--	--	--	--	200	--	--	200
Stock Compensation	--	--	--	--	1,183	--	--	1,183
Cancellation of Restricted stock	--	--	(3)	--	(149)	--	--	(149)
FASB No. 160 adj. to ownership percent between parent and subsidiary	--	--	--	--	66,453	--	(66,453)	--
Balance at June 30, 2009	10	\$25,000	78,334	\$783	\$2,259,621	\$(419,254)	\$332,891	\$2,199,041

**Statements of Funds from Operations**  
(in thousands, except per share/unit amounts) (unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Net income available to common shareholders	\$ 20,374	\$ 18,344	\$ 32,475	\$ 33,293
Add: Noncontrolling interest in Operating Partnership	3,886	4,193	6,514	7,620
Real estate-related depreciation and amortization on continuing operations (a)	52,216	52,697	105,578	105,195
<b>Funds from operations available to common shareholders (b)</b>	<b>\$ 76,476</b>	<b>\$ 75,234</b>	<b>\$ 144,567</b>	<b>\$ 146,108</b>
Diluted weighted average shares/units outstanding (c)	88,000	80,585	84,480	80,547
Funds from operations per share/unit – diluted	\$ 0.87	\$ 0.93	\$ 1.71	\$ 1.81
Dividend declared per common share	\$ 0.45	\$ 0.64	\$ 0.90	\$ 1.28
<b>Dividend payout ratios:</b>				
Funds from operations-diluted	51.78%	68.55%	52.59%	70.57%
<b>Supplemental Information:</b>				
Non-incremental revenue generating capital expenditures:				
Building improvements	\$ 2,005	\$ 1,792	\$ 3,614	\$ 4,850
Tenant improvements and leasing commissions	\$ 8,098	\$ 15,970	\$ 16,123	\$ 28,132
Straight-line rent adjustments (d)	\$ 1,888	\$ 1,584	\$ 3,275	\$ 3,285
Amortization of (above)/below market lease intangibles, net (e)	\$ 1,545	\$ 2,009	\$ 3,654	\$ 3,984
Impairment charge included in equity in earnings (loss)	--	--	\$ 4,010 (f)	--

- (a) Includes the Company's share from unconsolidated joint ventures of \$2,605 and \$5,166 for the three months ended June 30, 2009 and 2008, respectively, and \$7,776 and \$10,050 for the six months ended June 30, 2009 and 2008, respectively.
- (b) Funds from operations is calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (NAREIT). See "Information About FFO" on page 11.
- (c) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,097 shares and 14,955 shares for the three months ended June 30, 2009 and 2008, respectively, and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options). See reconciliation of basic to diluted shares/units on page 28.
- (d) Includes the Company's share from unconsolidated joint ventures of \$64 and \$369 for the three months ended June 30, 2009 and 2008, respectively, and \$223 and \$686 for the six months ended June 30, 2009 and 2008, respectively.
- (e) Includes the Company's share from unconsolidated joint ventures of \$135 and \$417 for three months ended June 30, 2009 and 2008, respectively, and \$574 and \$831 for the six months ended June 30, 2009 and 2008, respectively.
- (f) Noncontrolling interest in consolidated joint ventures share of loss was \$587.

**Statements of Funds from Operations Per Diluted Share**  
*(amounts are per diluted share, except share count in thousands) (unaudited)*

	Three Months Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Net income (loss) available to common shareholders	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Add: Real estate-related depreciation and amortization on continuing operations (a)	0.59	0.65	1.25	1.31
Deduct: Noncontrolling interest/rounding adjustment	--	--	--	(0.01)
<b>Funds from operations available to common shareholders (b)</b>	<b>\$ 0.87</b>	<b>\$ 0.93</b>	<b>\$ 1.71</b>	<b>\$ 1.81</b>
Dividend payout ratio for FFO	51.78%	68.55%	52.59%	70.57%
Diluted weighted average shares/units outstanding (c)	88,000	80,585	84,480	80,547

- (a) Includes the Company's share from unconsolidated joint ventures of \$0.03 and \$0.06 for the three months ended June 30, 2009 and 2008, respectively, and \$0.09 and \$0.12 for the six months ended June 30, 2009 and 2008, respectively.
- (b) Funds from operations is calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (NAREIT). See "Information About FFO" on page 11.
- (c) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,097 shares and 14,955 shares for the three months ended June 30, 2009 and 2008, respectively, and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options). See reconciliation of basic to diluted shares/units on page 28.

## Reconciliation of Basic-to-Diluted Shares/Units

*(in thousands)*

The following schedule reconciles the Company's basic weighted average shares outstanding to basic and diluted weighted average shares/units outstanding for the purpose of calculating FFO per share:

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
	2009	2008	2009	2008
Basic weighted average shares outstanding:	73,903	65,423	70,214	65,397
Add: Weighted average common units	14,097	14,955	14,266	14,970
Basic weighted average shares/units:	88,000	80,378	84,480	80,367
Add: Stock options	--	110	--	95
Restricted Stock Awards	--	97	--	85
<b>Diluted weighted average shares/units outstanding:</b>	<b>88,000</b>	<b>80,585</b>	<b>84,480</b>	<b>80,547</b>

## **IV. VALUE CREATION PIPELINE**

## IV. VALUE CREATION PIPELINE

### Operating Property Acquisitions

*(dollars in thousands)*

**For the six months ended June 30, 2009**

<b>Acquisition Date</b>	<b>Property/Address</b>	<b>Location</b>	<b># of Bldgs.</b>	<b>Rentable Square Feet</b>
<b>Office:</b>				
4/29/09	210 Clay Avenue	Lyndhurst, Bergen County, NJ	1	121,203
4/29/09	4 Becker Farm Road	Roseland, Essex County, NJ	1	281,762
4/29/09	5 Becker Farm Road	Roseland, Essex County, NJ	1	118,343
4/29/09	6 Becker Farm Road	Roseland, Essex County, NJ	1	129,732
4/29/09	75 Livingston Avenue	Roseland, Essex County, NJ	1	94,221
4/29/09	85 Livingston Avenue	Roseland, Essex County, NJ	1	124,595
4/29/09	2 Independence Way	Princeton, Mercer County, NJ	1	67,401
4/29/09	4 Sylvan Way	Parsippany, Morris County, NJ	1	105,135
4/29/09	20 Waterview Boulevard	Parsippany, Morris County, NJ	1	225,550
4/29/09	51 Imclone Drive	Branchburg, Somerset County, NJ	1	63,213
4/29/09	10 Independence Boulevard	Warren, Somerset County, NJ	1	120,528
<b>Total Property Acquisitions:</b>			<b>11</b>	<b>1,451,683</b>

**For the year ended December 31, 2008**

None.

## **Properties Commencing Initial Operations**

*(dollars in thousands)*

**For the six months ended June 30, 2009**

<b>Date Placed In Service</b>	<b>Property/Address</b>	<b>Location</b>	<b># of Bldgs.</b>	<b>Rentable Square Feet</b>	<b>Current % Leased</b>	<b>Cost Incurred (a)</b>
<b><u>Office:</u></b>						
03/01/09	22 Sylvan Way	Parsippany, Morris County, NJ	1	249,409	100%	\$ 61,497
<b>Total Properties Commencing Initial Operations:</b>			<b>1</b>	<b>249,409</b>	<b>100%</b>	<b>\$ 61,497</b>

**For the year ended December 31, 2008**

None.

## **Rental Property Sales**

The Company did not sell any properties during the six months ended June 30, 2009 and the year ended December 31, 2008.

## Summary of Construction Projects

*(dollars in thousands)*

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<b>Project</b>	<b>Location</b>	<b>Type of Space</b>	<b>Estimated Placed in Service Date</b>	<b>Number Of Buildings</b>	<b>Square Feet</b>	<b>Costs Incurred Through 6/30/09</b>	<b>Total Estimated Costs</b>	<b>Current % Leased</b>	<b>Company Effective Ownership</b>
<b>Wholly Owned:</b>									
55 Corporate Drive	Bridgewater, NJ	Office	2011-3Q	1	205,000	\$ 14,528	\$ 48,778	100.0%	100.0%
<b>Unconsolidated Joint Ventures:</b>									
One Jefferson	Parsippany, NJ	Office	2009-3Q	1	100,000	20,562	28,351	0.0%	8.33%
<b>Total</b>				<b>2</b>	<b>305,000</b>	<b>\$ 35,090</b>	<b>\$ 77,129</b>	<b>67.2%</b>	

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## Summary of Land Parcels

Site	Town/City	State	Acres	Development Potential (Sq. Ft.)	Type of Space
Horizon Center	Hamilton Township	NJ	5.3	68,000	Office/Flex/Retail
3 & 5 AAA Drive (a)	Hamilton Township	NJ	17.5	112,000	Office
6 AAA Drive	Hamilton Township	NJ	2.4	32,000	Office
2 South Gold Drive (b)	Hamilton Township	NJ	9.5	75,000	Office
Plaza VIII and IX Associates, L.L.C. (c)	Jersey City	NJ	3.6	1,225,000	Office
Harborside Financial Center (d)	Jersey City	NJ	6.5	3,113,500	Office
One Newark Center (c)	Newark	NJ	1.0	400,000	Office
Mack-Cali Business Campus	Parsippany & Hanover	NJ	86.8	1,100,000	Office
3 Campus Drive	Parsippany	NJ	10.0	124,000	Office
Red Bank Corporate Plaza II (c)	Red Bank	NJ	1.0	18,563	Office
Commercenter	Totowa	NJ	5.8	30,000	Office/Flex
Princeton Metro	West Windsor	NJ	10.0	97,000	Office
Princeton Overlook II	West Windsor	NJ	10.0	149,500	Office
Mack-Cali Princeton Executive Park	West Windsor	NJ	59.9	760,000	Office/Hotel
Meadowlands Xanadu (c)	East Rutherford	NJ	13.8	1,760,000	Office
Meadowlands Xanadu (c)	East Rutherford	NJ	3.2	500,000	Hotel (e)
Elmsford Distribution Center (f)	Elmsford	NY	14.5	100,000	Warehouse
Mid-Westchester Executive Park	Hawthorne	NY	7.2	82,250	Office/Flex
South Westchester Executive Park (f)	Yonkers	NY	52.4	350,000	Office/Flex
South Westchester Executive Park	Yonkers	NY	2.7	50,000	Office/Flex
Airport Business Center	Lester	PA	12.6	135,000	Office
Rose Tree Corporate Center	Media	PA	2.3	15,200	Office
Capital Office Park	Greenbelt	MD	43.0	600,000	Office
Eastpoint II	Lanham	MD	4.8	122,000	Office/Hotel
Downtown Crossing (c)	Boston	MA	1.5	1,481,000	Mixed-Used
<b>Total:</b>			<b>387.3</b>	<b>12,500,013</b>	

- (a) This land parcel also includes an existing office building totaling 35,270 square feet.  
(b) This land parcel also includes an existing office building totaling 33,962 square feet.  
(c) Land owned or controlled by joint venture in which Mack-Cali is an equity partner.  
(d) In addition, there are 21 acres of riparian property.  
(e) Hotel project can comprise up to 520 rooms.  
(f) Mack-Cali holds an option to purchase this land.

## **V. PORTFOLIO/ LEASING STATISTICS**

## V. PORTFOLIO/ LEASING STATISTICS

### Leasing Statistics

(For the three months ended June 30, 2009)

#### Consolidated In-Service Portfolio

##### SUMMARY OF SPACE LEASED

Market	LEASING ACTIVITY					Sq. Ft. Leased 6/30/09 (c)	Pct. Leased 6/30/09	Pct. Leased 3/31/09
	Sq. Ft. Leased 3/31/09	Leased Sq. Ft. Acquired/Sold (a)	Expiring/ Adjustment Sq. Ft. (b)	Incoming Sq. Ft.	Net Leasing Activity			
Northern NJ	12,267,577	1,116,366	(190,464)	213,720	23,256	13,407,199	91.4%	91.1%
Central NJ	4,732,733	251,142	(225,027)	157,753	(67,274)	4,916,601	91.5%	92.4%
Westchester Co., NY	4,495,431	-	(225,950)	198,275	(27,675)	4,467,756	93.3%	93.9%
Manhattan	524,476	-	(57,705)	56,322	(1,383)	523,093	99.7%	100.0%
Sub. Philadelphia	3,099,845	-	(94,951)	115,017	20,066	3,119,911	88.4%	87.8%
Fairfield, CT	523,698	-	(18,120)	28,815	10,695	534,393	89.4%	87.6%
Washington, DC/MD	934,511	-	(72,838)	40,824	(32,014)	902,497	69.8%	72.3%
Rockland Co., NY	161,627	-	(9,946)	14,879	4,933	166,560	92.5%	89.8%
<b>Total</b>	<b>26,739,898</b>	<b>1,367,508</b>	<b>(895,001)</b>	<b>825,605</b>	<b>(69,396)</b>	<b>28,038,010</b>	<b>90.6%</b>	<b>90.7%</b>

##### RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of March 31, 2009	29,495,361
Total sq. ft. of properties added this period	<u>1,451,092</u>
Total sq. ft. as of June 30, 2009	<u><u>30,946,453</u></u>

- (a) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.  
 (b) Represents the square footage of expiring leases and leases scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.  
 (c) Includes leases expiring June 30, 2009 aggregating 81,451 square feet for which no new leases were signed.

## Leasing Statistics

(For the three months ended June 30, 2009)

### Consolidated In-Service Portfolio (continued)

#### DETAIL OF TRANSACTION ACTIVITY

<b>Detail by Market</b>								
<b>Market</b>	<b>Property Type</b>	<b># of Trans- actions</b>	<b>Total Sq. Ft.</b>	<b>Sq. Ft. New Leases</b>	<b>Sq. Ft. Renewed And Other Retained (a)</b>	<b>Wtd. Avg. Term (Yrs.)</b>	<b>Wtd. Avg. Base Rent (b)</b>	<b>Leasing Costs Per Sq. Ft. Per Year (c)</b>
Northern NJ	Office	36	202,666	107,948	94,718	6.7	25.23	4.48
	Office/Flex	2	11,054	-	11,054	2.5	17.37	0.80
Central NJ	Office	20	128,677	80,490	48,187	6.3	24.11	3.94
	Office/Flex	3	29,076	26,310	2,766	5.7	19.52	3.20
Westchester Co., NY	Office	18	55,558	14,080	41,478	4.0	23.87	3.88
	Office/Flex	18	130,917	5,025	125,892	5.1	13.76	0.93
	Industrial/Warehouse	1	11,800	11,800	-	1.6	7.59	0.67
Manhattan Sub. Philadelphia	Office	14	68,899	29,870	39,029	5.2	20.21	3.96
	Office/Flex	8	46,118	3,505	42,613	2.6	9.78	0.95
Fairfield Co., CT	Office	6	28,815	18,840	9,975	7.3	22.21	3.52
Washington, DC/MD	Office	9	40,824	9,417	31,407	4.9	23.02	2.51
Rockland Co., NY	Office	4	14,879	2,291	12,588	6.8	25.95	1.13
<b>Total</b>		<b>140</b>	<b>825,605</b>	<b>365,898</b>	<b>459,707</b>	<b>6.6</b>	<b>22.22</b>	<b>3.11</b>
<b>Detail by Property Type</b>								
	Office	108	596,640	319,258	277,382	7.4	25.55	3.53
	Office/Flex	31	217,165	34,840	182,325	4.5	13.87	1.31
	Industrial/Warehouse	1	11,800	11,800	-	1.6	7.59	0.67
<b>Total</b>		<b>140</b>	<b>825,605</b>	<b>365,898</b>	<b>459,707</b>	<b>6.6</b>	<b>22.22</b>	<b>3.11</b>
<b>Tenant Retention:</b>	Leases Retained	57.6%						
	Sq. Ft. Retained	51.3%						

(a) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.

(b) Equals triple net rent plus common area costs and real estate taxes, as applicable.

(c) Represents estimated workletter costs of \$11,747,723 and commissions of \$5,058,909 committed, but not necessarily expended, during the period for second generation space aggregating 820,505 square feet.

## Leasing Statistics

(For the three months ended June 30, 2009)

### Unconsolidated Joint Venture Properties

#### SUMMARY OF SPACE LEASED

Market	Sq. Ft. Leased 3/31/09	Leased Sq. Ft. Acquired/ Sold (a)	LEASING ACTIVITY			Sq. Ft. Leased 6/30/09	Pct. Leased 6/30/09	Pct. Leased 3/31/09
			Expiring/ Adjustment Sq. Ft. (b)	Incoming Sq. Ft.	Net Leasing Activity			
Northern NJ	2,038,580	(1,116,366)	(25,695)	15,928	(9,767)	912,447	83.5%	88.9%
Central NJ	1,172,865	(251,142)	(18,915)	25,349	6,434	928,157	88.9%	90.5%
Boston, MA	225,872	-	(62,014)	-	(62,014)	163,858	24.6%	33.9%
<b>Total</b>	<b>3,437,317</b>	<b>(1,367,508)</b>	<b>(106,624)</b>	<b>41,277</b>	<b>(65,347)</b>	<b>2,004,462</b>	<b>71.5%</b>	<b>80.8%</b>

#### RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of March 31, 2009	4,255,650
Total sq. ft. of properties sold/transferred this period	(1,451,683)
Total sq. ft. as of June 30, 2009	2,803,967

#### DETAIL OF TRANSACTION ACTIVITY

Detail by Market							
Market	# of Trans- actions	Total Sq. Ft.	Sq. Ft. New Leases	Sq. Ft. Renewed And Other Retained (c)	Wtd. Avg. Term (Yrs.)	Wtd. Avg. Base Rent (d)	Leasing Costs Per Sq. Ft. Per Year (e)
Northern NJ	1	15,928	-	15,928	3.2	31.40	6.45
Central NJ	4	25,349	15,105	10,244	8.8	25.44	2.23
<b>Total</b>	<b>5</b>	<b>41,277</b>	<b>15,105</b>	<b>26,172</b>	<b>6.7</b>	<b>27.74</b>	<b>3.22</b>

- (a) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.
- (b) Represents the square footage of expiring leases and leases scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.
- (c) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (d) Equals triple net rent plus common area costs and real estate taxes, as applicable.
- (e) Represents estimated workletter costs of \$444,564 and commissions of \$266,164 committed, but not necessarily expended, during the period for second generation space aggregating 35,980 square feet.

## Leasing Statistics

(For the six months ended June 30, 2009)

### Consolidated In-Service Portfolio

#### SUMMARY OF SPACE LEASED

Market	LEASING ACTIVITY						Sq. Ft. Leased 6/30/09 (c)	Pct. Leased 6/30/09	Pct. Leased 12/31/08
	Sq. Ft. Leased 12/31/08	Leased Sq. Ft. Acquired/Sold (a)	Expiring/ Adjustment Sq. Ft. (b)	Incoming Sq. Ft.	Net Leasing Activity				
Northern NJ	12,221,131	1,366,366	(601,800)	421,502	(180,298)	13,407,199	91.4%	92.5%	
Central NJ	4,729,314	251,142	(315,386)	251,531	(63,855)	4,916,601	91.5%	92.4%	
Westchester Co., NY	4,509,180	-	(501,903)	460,479	(41,424)	4,467,756	93.3%	94.2%	
Manhattan	524,476	-	(57,705)	56,322	(1,383)	523,093	99.7%	100.0%	
Sub. Philadelphia	3,097,778	-	(142,575)	164,708	22,133	3,119,911	88.4%	87.8%	
Fairfield, CT	526,132	-	(26,079)	34,340	8,261	534,393	89.4%	88.0%	
Washington, DC/MD	937,200	-	(97,935)	63,232	(34,703)	902,497	69.8%	72.5%	
Rockland Co., NY	160,559	-	(12,422)	18,423	6,001	166,560	92.5%	89.2%	
	<b>26,705,770</b>	<b>1,617,508</b>	<b>(1,755,805)</b>	<b>1,470,537</b>	<b>(285,268)</b>	<b>28,038,010</b>	<b>90.6%</b>	<b>91.3%</b>	

#### RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of December 31, 2008	29,245,361
Total sq. ft. of properties added this period	1,701,092
Total sq. ft. as of June 30, 2009	30,946,453

- (a) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.
- (b) Represents the square footage of expiring leases and leases scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.
- (c) Includes leases expiring June 30, 2009 aggregating 81,451 square feet for which no new leases were signed.

## Leasing Statistics

(For the six months ended June 30, 2009)

### Consolidated In-Service Portfolio (continued)

#### DETAIL OF TRANSACTION ACTIVITY

<b>Detail by Market</b>								
<b>Market</b>	<b>Property Type</b>	<b># of Trans- actions</b>	<b>Total Sq. Ft.</b>	<b>Sq. Ft. New Leases</b>	<b>Sq. Ft. Renewed And Other Retained (a)</b>	<b>Wtd. Avg. Term (Yrs.)</b>	<b>Wtd. Avg. Base Rent (b)</b>	<b>Leasing Costs Per Sq. Ft. Per Year (c)</b>
Northern NJ	Office	57	387,561	194,451	193,110	7.4	26.15	4.09
	Office/Flex	5	33,941	-	33,941	2.4	17.83	1.53
Central NJ	Office	32	202,119	99,211	102,908	6.0	24.24	3.67
	Office/Flex	4	49,412	26,310	23,102	5.4	17.87	3.01
Westchester Co., NY	Office	42	127,153	52,155	74,998	3.9	26.07	3.81
	Office/Flex	39	284,226	64,948	219,278	4.9	15.73	1.31
	Industrial/Warehouse	2	39,800	11,800	28,000	4.0	12.60	0.43
	Retail	1	9,300	-	9,300	5.0	39.16	0.20
Manhattan	Office	1	56,322	56,322	-	20.9	41.61	2.33
Sub. Philadelphia	Office	22	88,815	39,880	48,935	4.7	20.94	3.87
	Office/Flex	13	75,893	13,105	62,788	2.6	9.15	0.80
Fairfield Co., CT	Office	7	31,565	21,590	9,975	6.8	21.65	3.51
	Office/Flex	1	2,775	2,775	-	5.0	18.15	0.56
Washington, DC/MD	Office	12	63,232	24,542	38,690	4.5	23.79	3.69
Rockland Co., NY	Office	5	18,423	2,291	16,132	6.5	26.33	1.73
<b>Totals</b>		<b>243</b>	<b>1,470,537</b>	<b>609,380</b>	<b>861,157</b>	<b>6.1</b>	<b>22.30</b>	<b>3.06</b>
<b>Detail by Property Type</b>								
	Office	178	975,190	490,442	484,748	7.0	25.87	3.60
	Office/Flex	62	446,247	107,138	339,109	4.4	15.02	1.49
	Industrial/Warehouse	2	39,800	11,800	28,000	4.0	12.60	0.43
	Retail	1	9,300	-	9,300	5.0	39.16	0.20
<b>Totals</b>		<b>243</b>	<b>1,470,537</b>	<b>609,380</b>	<b>861,157</b>	<b>6.1</b>	<b>22.30</b>	<b>3.06</b>
<b>Tenant Retention:</b>	Leases Retained	53.7%						
	Sq. Ft. Retained	49.0%						

(a) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.

(b) Equals triple net rent plus common area costs and real estate taxes, as applicable.

(c) Represents estimated workletter costs of \$18,899,257 and commissions of \$8,519,601 committed, but not necessarily expended, during the period for second generation space aggregating 1,465,437 square feet.

## Leasing Statistics

(For the six months ended June 30, 2009)

### Unconsolidated Joint Venture Properties

#### SUMMARY OF SPACE LEASED

Market	LEASING ACTIVITY							
	Sq. Ft. Leased 12/31/08	Leased Sq. Ft. Acquired/ Sold (a)	Expiring/ Adjustment Sq. Ft. (b)	Incoming Sq. Ft.	Net Leasing Activity	Sq. Ft. Leased 6/30/09	Pct. Leased 6/30/09	Pct. Leased 12/31/08
Northern NJ	2,096,267	(1,116,366)	(111,736)	44,282	(67,454)	912,447	83.5%	91.4%
Central NJ	1,191,209	(251,142)	(41,397)	29,487	(11,910)	928,157	88.9%	91.9%
Boston, MA	225,872	-	(110,225)	48,211	(62,014)	163,858	24.6%	33.9%
<b>Total</b>	<b>3,513,348</b>	<b>(1,367,508)</b>	<b>(263,358)</b>	<b>121,980</b>	<b>(141,378)</b>	<b>2,004,462</b>	<b>71.5%</b>	<b>82.6%</b>

#### RECONCILIATION OF TOTAL PROPERTY SQUARE FOOTAGE

Total sq. ft. as of December 31, 2008	4,255,650
Total sq. ft. of properties sold/transferred this period	(1,451,683)
Total sq. ft. as of June 30, 2009	<u>2,803,967</u>

#### DETAIL OF TRANSACTION ACTIVITY

Detail by Market							
Market	# of Trans- actions	Total Sq. Ft.	Sq. Ft. New Leases	Sq. Ft. Renewed And Other Retained (c)	Wtd. Avg. Term (Yrs.)	Wtd. Avg. Base Rent (d)	Leasing Costs Per Sq. Ft. Per Year (e)
Northern NJ	4	44,282	14,051	30,231	3.9	30.27	4.72
Central NJ	6	29,487	19,243	10,244	8.1	25.46	2.22
Boston, MA	3	48,211	-	48,211	6.1	16.63	1.70
<b>Total</b>	<b>13</b>	<b>121,980</b>	<b>33,294</b>	<b>88,686</b>	<b>5.8</b>	<b>23.72</b>	<b>2.67</b>

- (a) Net gain/loss of leased square footage through properties sold, acquired or placed in service during the period.
- (b) Represents the square footage of expiring leases and leases scheduled to expire in the future for which new leases or renewals were signed during the period, as well as internal administrative adjustments.
- (c) "Other Retained" transactions include existing tenants' expansions and relocations within the same building.
- (d) Equals triple net rent plus common area costs and real estate taxes, as applicable.
- (e) Represents estimated workletter costs of \$944,196 and commissions of \$752,837 committed, but not necessarily expended, during the period for second generation space aggregating 113,586 square feet.

## Market Diversification

The following table lists the Company's markets (MSAs), based on annualized contractual base rent of the Consolidated Properties:

<b>Market (MSA)</b>	<b>Annualized Base Rental Revenue</b>	<b>Percentage of Company Annualized Base Rental Revenue (%)</b>	<b>Total Property Size Rentable Area</b>	<b>Percentage of Rentable Area (%)</b>
	(\$) (a) (b) (c)			
Newark, NJ (Essex-Morris-Union Counties)	144,465,993	23.0	7,176,065	23.0
Jersey City, NJ	117,545,507	18.7	4,317,978	14.0
Bergen-Passaic, NJ	93,524,903	14.9	4,723,604	15.3
Westchester-Rockland, NY	92,301,479	14.7	4,968,420	16.1
Philadelphia, PA-NJ	55,424,678	8.8	3,529,994	11.4
Monmouth-Ocean, NJ	28,037,750	4.5	1,620,863	5.2
Middlesex-Somerset-Hunterdon, NJ	27,242,112	4.3	1,237,902	4.0
Washington, DC-MD-VA-WV	26,347,133	4.2	1,292,807	4.2
Trenton, NJ	17,221,957	2.7	956,597	3.1
New York (Manhattan)	16,120,934	2.6	524,476	1.7
Stamford-Norwalk, CT	7,813,648	1.2	452,260	1.5
Bridgeport, CT	2,555,492	0.4	145,487	0.5
<b>Total</b>	<b>628,601,586</b>	<b>100.0</b>	<b>30,946,453</b>	<b>100.0</b>

- (a) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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.
- (b) Includes leases in effect as of the period end date, some of which have commencement dates in the future, and leases expiring June 30, 2009 aggregating 81,451 square feet and representing annualized rent of \$1,840,387 for which no new leases were signed.
- (c) Includes office, office/flex, industrial/warehouse and stand-alone retail tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

## Industry Diversification

The following table lists the Company's 30 largest industry classifications based on annualized contractual base rent of the Consolidated Properties:

<b>Industry Classification (a)</b>	<b>Annualized Base Rental Revenue (\$)</b>	<b>Percentage of Company Annualized Base Rental Revenue (%)</b>	<b>Square Feet Leased (c) (d)</b>	<b>Percentage of Total Company Leased Sq. Ft. (%)</b>
Securities, Commodity Contracts & Other Financial	103,305,037	16.4	3,797,150	13.8
Insurance Carriers & Related Activities	58,872,876	9.4	2,408,624	8.7
Manufacturing	52,042,095	8.3	2,696,245	9.8
Telecommunications	41,450,980	6.6	2,141,996	7.8
Legal Services	35,643,343	5.7	1,372,286	5.0
Health Care & Social Assistance	29,147,640	4.6	1,388,672	5.0
Credit Intermediation & Related Activities	27,957,434	4.4	1,073,259	3.9
Computer System Design Services	27,089,964	4.3	1,301,718	4.7
Scientific Research/Development	23,150,167	3.7	851,881	3.1
Wholesale Trade	18,472,431	2.9	1,256,382	4.6
Admin & Support, Waste Mgt. & Remediation Services	17,532,843	2.8	813,936	3.0
Accounting/Tax Prep.	17,504,135	2.8	657,057	2.4
Public Administration	16,297,908	2.6	587,186	2.1
Architectural/Engineering	15,456,301	2.5	719,206	2.6
Retail Trade	14,916,907	2.4	738,991	2.7
Real Estate & Rental & Leasing	12,100,201	1.9	545,682	2.0
Management/Scientific	11,689,247	1.9	471,747	1.7
Other Services (except Public Administration)	11,263,124	1.8	457,200	1.7
Accommodation & Food Services	11,234,101	1.8	495,678	1.8
Arts, Entertainment & Recreation	10,337,641	1.6	674,321	2.4
Advertising/Related Services	10,096,500	1.6	393,178	1.4
Construction	7,317,700	1.2	343,009	1.2
Information Services	7,219,319	1.1	269,058	1.0
Other Professional	6,665,871	1.1	270,750	1.0
Publishing Industries	6,029,660	1.0	242,559	0.9
Transportation	5,748,679	0.9	302,056	1.1
Utilities	5,592,584	0.9	226,567	0.8
Broadcasting	5,534,899	0.9	204,248	0.7
Data Processing Services	4,639,503	0.7	196,207	0.7
Educational Services	4,132,541	0.7	213,906	0.8
Other	10,159,955	1.5	420,910	1.6
<b>Total</b>	<b>628,601,586</b>	<b>100.0</b>	<b>27,531,665</b>	<b>100.0</b>

- (a) The Company's tenants are classified according to the U.S. Government's North American Industrial Classification System (NAICS).
- (b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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.
- (c) Includes office, office/flex, industrial/warehouse and stand-alone retail tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.
- (d) Includes leases in effect as of the period end date, some of which have commencement dates in the future and leases expiring June 30, 2009 aggregating 81,451 square feet and representing annualized rent of \$1,840,387 for which no new leases were signed.

**Consolidated Portfolio Analysis (a)**

*(as of June 30, 2009)*

**Breakdown by Number of Properties**

PROPERTY TYPE:

<b>STATE</b>	<b>Office</b>	<b>% of Total</b>	<b>Office/Flex</b>	<b>% of Total</b>	<b>Industrial/Warehouse</b>	<b>% of Total</b>	<b>Stand-Alone Retail</b>	<b>% of Total</b>	<b>Land Leases</b>	<b>% of Total</b>	<b>TOTALS By State</b>	<b>% of Total</b>
New Jersey	111	41.5%	49	18.3%	--	--	--	--	--	--	160	59.8%
New York	21	7.8%	41	15.4%	6	2.2%	2	0.7%	2	0.7%	72	26.8%
Pennsylvania	18	6.7%	--	--	--	--	--	--	--	--	18	6.7%
Connecticut	2	0.7%	5	1.9%	--	--	--	--	--	--	7	2.6%
Wash., D.C./ Maryland	10	3.7%	--	--	--	--	--	--	1	0.4%	11	4.1%
<b>TOTALS</b>												
<b>By Type:</b>	<b>162</b>	<b>60.4%</b>	<b>95</b>	<b>35.6%</b>	<b>6</b>	<b>2.2%</b>	<b>2</b>	<b>0.7%</b>	<b>3</b>	<b>1.1%</b>	<b>268</b>	<b>100.0%</b>

(a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company.

**Consolidated Portfolio Analysis (a)**

*(as of June 30, 2009)*

**Breakdown by Square Footage**

PROPERTY TYPE:

<b>STATE</b>	<b>Office</b>	<b>% of Total</b>	<b>Office/Flex</b>	<b>% of Total</b>	<b>Industrial/ Warehouse</b>	<b>% of Total</b>	<b>Stand- Alone Retail</b>	<b>% of Total</b>	<b>TOTALS By State</b>	<b>% of Total</b>
New Jersey	19,347,734	62.5%	2,189,531	7.1%	--	--	--	--	21,537,265	69.6%
New York	2,739,384	8.9%	2,348,812	7.6%	387,400	1.3%	17,300	0.1%	5,492,896	17.9%
Pennsylvania	2,025,738	6.4%	--	--	--	--	--	--	2,025,738	6.4%
Connecticut	324,747	1.0%	273,000	0.9%	--	--	--	--	597,747	1.9%
Wash., D.C./ Maryland	1,292,807	4.2%	--	--	--	--	--	--	1,292,807	4.2%
<b>TOTALS</b>										
<b>By Type:</b>	<b>25,730,410</b>	<b>83.0%</b>	<b>4,811,343</b>	<b>15.6%</b>	<b>387,400</b>	<b>1.3%</b>	<b>17,300</b>	<b>0.1%</b>	<b>30,946,453</b>	<b>100.0%</b>

(a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company.

**Consolidated Portfolio Analysis (a)**

*(Year ended June 30, 2009)*

**Breakdown by Base Rental Revenue (b)**

*(Dollars in thousands)*

**PROPERTY TYPE:**

<b>STATE</b>	<b>Office</b>	<b>% of Total</b>	<b>Office/ Flex</b>	<b>% of Total</b>	<b>Indust./ Ware- house</b>	<b>% of Total</b>	<b>Stand- Alone Retail</b>	<b>% of Total</b>	<b>Land Leases</b>	<b>% of Total</b>	<b>TOTALS By State</b>	<b>% of Total</b>
New Jersey	\$395,268	65.8%	\$19,141	3.2%	--	--	--	--	--	--	\$414,409	69.0%
New York	69,997	11.7%	34,216	5.7%	\$3,575	0.5%	\$362	0.1%	\$299	0.1%	108,449	18.1%
Pennsylvania	40,651	6.8%	--	--	--	--	--	--	--	--	40,651	6.8%
Connecticut	6,400	1.0%	4,134	0.7%	--	--	--	--	--	--	10,534	1.7%
Wash., D.C./ Maryland	26,568	4.4%	--	--	--	--	--	--	8	--	26,576	4.4%
<b>TOTALS By Type:</b>	<b>\$538,884</b>	<b>89.7%</b>	<b>\$57,491</b>	<b>9.6%</b>	<b>\$3,575</b>	<b>0.5%</b>	<b>\$362</b>	<b>0.1%</b>	<b>\$307</b>	<b>0.1%</b>	<b>\$600,619</b>	<b>100.0%</b>

(a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company.

(b) Total base rent for the 12 months ended June 30, 2009, determined in accordance with GAAP. Substantially all of the leases provide for annual base rents plus recoveries and escalation charges based upon the tenants' proportionate share of and/or increases in real estate taxes and certain costs, as defined, and the pass through of charges for electrical usage.

## **Consolidated Portfolio Analysis** (a) (b)

(as of June 30, 2009)

### **Breakdown by Percentage Leased**

<u>PROPERTY TYPE:</u>					<b>WEIGHTED AVG.</b>
<b>STATE</b>	<b>Office</b>	<b>Office/Flex</b>	<b>Industrial/Warehouse</b>	<b>Stand-Alone Retail</b>	<b>By State</b>
New Jersey	91.5%	92.3%	--	--	91.6%
New York	92.0%	95.5%	97.8%	100.0%	93.9%
Pennsylvania	85.0%	--	--	--	85.0%
Connecticut	80.5%	100.0%	--	--	89.4%
Washington, D.C./ Maryland	69.8%	--	--	--	69.8%
<b>WEIGHTED AVG. By Type:</b>	<b>89.8%</b>	<b>94.3%</b>	<b>97.8%</b>	<b>100.0%</b>	<b>90.6%</b>

- (a) Excludes 27 properties, aggregating approximately 2.8 million square feet, which are not consolidated by the Company, and parcels of land leased to others.
- (b) Percentage leased includes all leases in effect as of the period end date, some of which have commencement dates in the future as well as leases expiring June 30, 2009 aggregating 81,451 square feet for which no new leases were signed.

## Property Listing

### Office Properties

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
<b>BERGEN COUNTY, NEW JERSEY</b>						
<b><u>Fair Lawn</u></b>						
17-17 Route 208 North .....	1987	143,000	71.1	2,078	0.35	20.44
<b><u>Fort Lee</u></b>						
One Bridge Plaza .....	1981	200,000	83.1	4,175	0.70	25.12
2115 Linwood Avenue.....	1981	68,000	53.7	1,002	0.17	27.44
<b><u>Little Ferry</u></b>						
200 Riser Road.....	1974	286,628	100.0	2,076	0.35	7.24
<b><u>Lyndhurst</u></b>						
210 Clay Avenue (e).....	1981	121,203	89.1	417	0.07	23.11
<b><u>Montvale</u></b>						
95 Chestnut Ridge Road .....	1975	47,700	100.0	805	0.13	16.88
135 Chestnut Ridge Road .....	1981	66,150	99.7	1,502	0.25	22.77
<b><u>Paramus</u></b>						
15 East Midland Avenue.....	1988	259,823	80.5	4,859	0.81	23.23
140 East Ridgewood Avenue .....	1981	239,680	93.0	4,768	0.79	21.39
461 From Road .....	1988	253,554	98.6	6,074	1.01	24.30
650 From Road .....	1978	348,510	89.1	7,126	1.19	22.95
61 South Paramus Avenue .....	1985	269,191	91.4	7,290	1.21	29.63
<b><u>Ridgefield Park</u></b>						
105 Challenger Road.....	1992	150,050	100.0	4,525	0.75	30.16
<b><u>Rochelle Park</u></b>						
120 Passaic Street .....	1972	52,000	99.6	1,402	0.23	27.07
365 West Passaic Street .....	1976	212,578	96.6	4,441	0.74	21.63
395 West Passaic Street .....	1979	100,589	100.0	2,392	0.40	23.78
<b><u>Upper Saddle River</u></b>						
1 Lake Street .....	1973/94	474,801	100.0	7,465	1.24	15.72
10 Mountainview Road.....	1986	192,000	71.8	3,383	0.56	24.54
<b><u>Woodcliff Lake</u></b>						
400 Chestnut Ridge Road .....	1982	89,200	100.0	1,950	0.32	21.86
470 Chestnut Ridge Road .....	1987	52,500	100.0	1,328	0.22	25.30
530 Chestnut Ridge Road .....	1986	57,204	100.0	1,245	0.21	21.76
50 Tice Boulevard.....	1984	235,000	99.2	6,364	1.06	27.30
300 Tice Boulevard.....	1991	230,000	98.9	5,661	0.94	24.89
<b>BURLINGTON COUNTY, NEW JERSEY</b>						
<b><u>Moorestown</u></b>						
224 Strawbridge Drive .....	1984	74,000	100.0	1,626	0.27	21.97
228 Strawbridge Drive .....	1984	74,000	100.0	1,631	0.27	22.04
232 Strawbridge Drive .....	1986	74,258	98.8	1,464	0.24	19.95
<b>ESSEX COUNTY, NEW JERSEY</b>						
<b><u>Millburn</u></b>						
150 J.F. Kennedy Parkway .....	1980	247,476	100.0	7,513	1.25	30.36
<b><u>Roseland</u></b>						
4 Becker Farm Road (e) .....	1983	281,762	97.1	1,209	0.20	26.44
5 Becker Farm Road (e) .....	1982	118,343	89.8	409	0.07	23.03
6 Becker Farm Road (e) .....	1982	129,732	100.0	540	0.09	24.91
101 Eisenhower Parkway.....	1980	237,000	87.4	5,160	0.86	24.91
103 Eisenhower Parkway.....	1985	151,545	68.1	2,630	0.44	25.48
105 Eisenhower Parkway.....	2001	220,000	91.9	4,970	0.83	24.58
75 Livingston Avenue (e) .....	1985	94,221	69.6	269	0.04	24.54
85 Livingston Avenue (e) .....	1985	124,595	84.8	442	0.07	25.03

## Property Listing

### Office Properties (continued)

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
<b>HUDSON COUNTY, NEW JERSEY</b>						
<b><u>Jersey City</u></b>						
Harborside Financial Center Plaza 1.....	1983	400,000	100.0	11,216	1.87	28.04
Harborside Financial Center Plaza 2.....	1990	761,200	100.0	18,904	3.15	24.83
Harborside Financial Center Plaza 3.....	1990	725,600	96.1	18,594	3.10	26.67
Harborside Financial Center Plaza 4-A.....	2000	207,670	99.4	6,184	1.03	29.96
Harborside Financial Center Plaza 5.....	2002	977,225	100.0	35,455	5.90	36.28
101 Hudson Street.....	1992	1,246,283	100.0	31,489	5.25	25.27
<b>MERCER COUNTY, NEW JERSEY</b>						
<b><u>Hamilton Township</u></b>						
3 AAA Drive .....	1981	35,270	62.6	520	0.09	23.55
2 South Gold Drive.....	1974	33,962	64.5	483	0.08	22.05
600 Horizon Drive .....	2002	95,000	100.0	1,373	0.23	14.45
700 Horizon Drive .....	2007	120,000	100.0	2,459	0.41	20.49
<b><u>Princeton</u></b>						
103 Carnegie Center .....	1984	96,000	88.1	1,768	0.29	20.90
2 Independence Way.....	1981	67,401	100.0	253	0.04	22.46
3 Independence Way.....	1983	111,300	91.8	1,817	0.30	17.78
100 Overlook Center.....	1988	149,600	100.0	4,957	0.83	33.14
5 Vaughn Drive .....	1987	98,500	100.0	2,534	0.42	25.73
<b>MIDDLESEX COUNTY, NEW JERSEY</b>						
<b><u>East Brunswick</u></b>						
377 Summerhill Road .....	1977	40,000	100.0	353	0.06	8.83
<b><u>Edison</u></b>						
343 Thornall Street (c).....	1991	195,709	100.0	4,246	0.71	21.70
<b><u>Piscataway</u></b>						
30 Knightsbridge Road, Bldg. 3 .....	1977	160,000	100.0	2,465	0.41	15.41
30 Knightsbridge Road, Bldg. 4 .....	1977	115,000	100.0	1,771	0.29	15.40
30 Knightsbridge Road, Bldg. 5 .....	1977	332,607	80.8	4,604	0.77	17.13
30 Knightsbridge Road, Bldg. 6 .....	1977	72,743	63.8	206	0.03	4.44
<b><u>Plainsboro</u></b>						
500 College Road East.....	1984	158,235	15.7	3,777	0.63	152.04
<b><u>Woodbridge</u></b>						
581 Main Street .....	1991	200,000	100.0	5,370	0.89	26.85
<b>MONMOUTH COUNTY, NEW JERSEY</b>						
<b><u>Freehold</u></b>						
2 Paragon Way.....	1989	44,524	44.4	429	0.07	21.70
3 Paragon Way.....	1991	66,898	75.8	1,109	0.18	21.87
4 Paragon Way.....	2002	63,989	100.0	1,225	0.20	19.14
100 Willowbrook Road.....	1988	60,557	86.2	950	0.16	18.20
<b><u>Holmdel</u></b>						
23 Main Street .....	1977	350,000	100.0	4,023	0.67	11.49
<b><u>Middletown</u></b>						
One River Centre Bldg. 1 .....	1983	122,594	100.0	3,139	0.52	25.60
One River Centre Bldg. 2 .....	1983	120,360	100.0	2,899	0.48	24.09
One River Centre Bldg. 3 and 4.....	1984	214,518	93.6	4,635	0.77	23.08
<b><u>Neptune</u></b>						
3600 Route 66.....	1989	180,000	100.0	2,400	0.40	13.33
<b><u>Wall Township</u></b>						
1305 Campus Parkway .....	1988	23,350	83.7	417	0.07	21.34
1350 Campus Parkway .....	1990	79,747	99.9	1,524	0.25	19.13

## Property Listing

### Office Properties

(continued)

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
<b>MORRIS COUNTY, NEW JERSEY</b>						
<b><u>Florham Park</u></b>						
325 Columbia Turnpike .....	1987	168,144	87.9	3,666	0.61	24.80
<b><u>Morris Plains</u></b>						
250 Johnson Road .....	1977	75,000	100.0	1,579	0.26	21.05
201 Littleton Road.....	1979	88,369	83.3	1,736	0.29	23.58
<b><u>Morris Township</u></b>						
412 Mt. Kemble Avenue .....	1986	475,100	47.1	4,415	0.74	19.73
<b><u>Parsippany</u></b>						
4 Campus Drive .....	1983	147,475	95.7	3,258	0.54	23.08
6 Campus Drive .....	1983	148,291	93.5	2,909	0.48	20.98
7 Campus Drive .....	1982	154,395	55.4	2,014	0.34	23.55
8 Campus Drive .....	1987	215,265	100.0	6,222	1.04	28.90
9 Campus Drive .....	1983	156,495	86.5	2,696	0.45	19.92
4 Century Drive.....	1981	100,036	70.5	1,750	0.29	24.81
5 Century Drive.....	1981	79,739	77.1	1,417	0.24	23.05
6 Century Drive.....	1981	100,036	94.7	1,430	0.24	15.09
2 Dryden Way .....	1990	6,216	100.0	99	0.02	15.93
4 Gatehall Drive .....	1988	248,480	98.6	6,354	1.06	25.93
2 Hilton Court .....	1991	181,592	100.0	6,530	1.09	35.96
1633 Littleton Road.....	1978	57,722	100.0	1,131	0.19	19.59
600 Parsippany Road.....	1978	96,000	86.6	1,663	0.28	20.00
1 Sylvan Way .....	1989	150,557	31.8	2,438	0.41	50.92
4 Sylvan Way (e).....	1984	105,135	100.0	322	0.05	18.33
5 Sylvan Way .....	1989	151,383	96.5	4,043	0.67	27.68
7 Sylvan Way .....	1987	145,983	100.0	3,219	0.54	22.05
22 Sylvan Way (e).....	2009	249,409	100.0	2,092	0.35	25.09
20 Waterview Boulevard (e) .....	1988	225,550	99.9	928	0.15	24.64
35 Waterview Boulevard.....	1990	172,498	84.7	3,885	0.65	26.59
5 Wood Hollow Road.....	1979	317,040	73.1	4,767	0.79	20.57
<b>PASSAIC COUNTY, NEW JERSEY</b>						
<b><u>Clifton</u></b>						
777 Passaic Avenue.....	1983	75,000	84.6	1,450	0.24	22.85
<b><u>Totowa</u></b>						
999 Riverview Drive .....	1988	56,066	85.1	948	0.16	19.87
<b>SOMERSET COUNTY, NEW JERSEY</b>						
<b><u>Basking Ridge</u></b>						
222 Mt. Airy Road .....	1986	49,000	100.0	954	0.16	19.47
233 Mt. Airy Road .....	1987	66,000	100.0	1,315	0.22	19.92
<b><u>Bernards</u></b>						
106 Allen Road .....	2000	132,010	99.7	2,914	0.49	22.14
<b><u>Branchburg</u></b>						
51 Imclone Drive (e) .....	1986	63,213	100.0	57	0.01	5.40
<b><u>Bridgewater</u></b>						
721 Route 202/206 .....	1989	192,741	81.2	3,684	0.61	23.54
<b><u>Warren</u></b>						
10 Independence Boulevard (e) .....	1988	120,528	100.0	548	0.09	27.21
<b>UNION COUNTY, NEW JERSEY</b>						
<b><u>Clark</u></b>						
100 Walnut Avenue.....	1985	182,555	94.6	4,631	0.77	26.82

## Property Listing

### Office Properties

(continued)

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
<b><u>Cranford</u></b>						
6 Commerce Drive.....	1973	56,000	98.5	916	0.15	16.61
11 Commerce Drive.....	1981	90,000	92.2	1,961	0.33	23.63
12 Commerce Drive.....	1967	72,260	87.6	866	0.14	13.68
14 Commerce Drive.....	1971	67,189	63.8	1,151	0.19	26.85
20 Commerce Drive.....	1990	176,600	99.8	4,509	0.75	25.58
25 Commerce Drive.....	1971	67,749	92.8	1,296	0.22	20.61
65 Jackson Drive.....	1984	82,778	97.5	1,887	0.31	23.38
<b><u>New Providence</u></b>						
890 Mountain Avenue .....	1977	80,000	97.6	1,879	0.31	24.07
<b>Total New Jersey Office</b>		<b>19,347,734</b>	<b>91.5</b>	<b>395,268</b>	<b>65.80</b>	<b>24.08</b>
<b>NEW YORK COUNTY, NEW YORK</b>						
<b><u>New York</u></b>						
125 Broad Street .....	1970	524,476	99.7	20,071	3.35	38.38
<b>ROCKLAND COUNTY, NEW YORK</b>						
<b><u>Suffern</u></b>						
400 Rella Boulevard .....	1988	180,000	92.5	3,709	0.62	22.28
<b>WESTCHESTER COUNTY, NEW YORK</b>						
<b><u>Elmsford</u></b>						
100 Clearbrook Road (c).....	1975	60,000	91.9	1,103	0.18	20.00
101 Executive Boulevard.....	1971	50,000	40.7	532	0.09	26.14
555 Taxter Road .....	1986	170,554	80.1	3,531	0.59	25.85
565 Taxter Road .....	1988	170,554	93.6	3,922	0.65	24.57
570 Taxter Road .....	1972	75,000	76.6	1,361	0.23	23.69
<b><u>Hawthorne</u></b>						
1 Skyline Drive .....	1980	20,400	99.0	332	0.06	16.44
2 Skyline Drive .....	1987	30,000	58.6	211	0.04	12.00
7 Skyline Drive .....	1987	109,000	100.0	2,726	0.45	25.01
17 Skyline Drive.....	1989	85,000	100.0	1,630	0.27	19.18
19 Skyline Drive .....	1982	248,400	100.0	4,037	0.67	16.25
<b><u>Tarrytown</u></b>						
200 White Plains Road .....	1982	89,000	65.1	1,827	0.30	31.53
220 White Plains Road .....	1984	89,000	79.5	1,937	0.32	27.38
<b><u>White Plains</u></b>						
1 Barker Avenue.....	1975	68,000	99.0	1,778	0.30	26.41
3 Barker Avenue.....	1983	65,300	100.0	1,655	0.28	25.34
50 Main Street.....	1985	309,000	99.4	9,929	1.65	32.33
11 Martine Avenue .....	1987	180,000	79.3	4,241	0.71	29.71
1 Water Street .....	1979	45,700	94.7	1,150	0.19	26.57
<b><u>Yonkers</u></b>						
1 Executive Boulevard.....	1982	112,000	100.0	2,897	0.48	25.87
3 Executive Boulevard.....	1987	58,000	92.7	1,418	0.24	26.37
<b>Total New York Office</b>		<b>2,739,384</b>	<b>92.0</b>	<b>69,997</b>	<b>11.67</b>	<b>27.79</b>
<b>CHESTER COUNTY, PENNSYLVANIA</b>						
<b><u>Berwyn</u></b>						
1000 Westlakes Drive.....	1989	60,696	90.1	1,579	0.26	28.87
1055 Westlakes Drive.....	1990	118,487	94.7	2,948	0.49	26.27
1205 Westlakes Drive.....	1988	130,265	86.9	3,105	0.52	27.43

## Property Listing

### Office Properties

(continued)

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
1235 Westlakes Drive.....	1986	134,902	99.0	3,076	0.51	23.03
<b>DELAWARE COUNTY, PENNSYLVANIA</b>						
<b><u>Lester</u></b>						
100 Stevens Drive .....	1986	95,000	100.0	2,551	0.42	26.85
200 Stevens Drive .....	1987	208,000	100.0	5,604	0.93	26.94
300 Stevens Drive .....	1992	68,000	84.7	1,462	0.24	25.38
<b><u>Media</u></b>						
1400 Providence Road – Center I.....	1986	100,000	94.2	2,137	0.36	22.69
1400 Providence Road – Center II.....	1990	160,000	93.9	2,916	0.49	19.41
<b>MONTGOMERY COUNTY, PENNSYLVANIA</b>						
<b><u>Bala Cynwvd</u></b>						
150 Monument Road .....	1981	125,783	95.7	3,011	0.50	25.01
<b><u>Blue Bell</u></b>						
4 Sentry Park .....	1982	63,930	78.8	738	0.12	14.65
5 Sentry Park East .....	1984	91,600	51.3	802	0.13	17.07
5 Sentry Park West .....	1984	38,400	31.5	253	0.04	20.92
16 Sentry Park West .....	1988	93,093	96.4	2,257	0.38	25.15
18 Sentry Park West .....	1988	95,010	89.7	2,030	0.34	23.82
<b><u>King of Prussia</u></b>						
2200 Renaissance Boulevard.....	1985	174,124	65.4	2,413	0.40	21.19
<b><u>Lower Providence</u></b>						
1000 Madison Avenue.....	1990	100,700	52.6	1,105	0.18	20.86
<b><u>Plymouth Meeting</u></b>						
1150 Plymouth Meeting Mall.....	1970	167,748	78.5	2,664	0.44	20.23
<b>Total Pennsylvania Office</b>		<b>2,025,738</b>	<b>85.0</b>	<b>40,651</b>	<b>6.75</b>	<b>23.61</b>
<b>FAIRFIELD COUNTY, CONNECTICUT</b>						
<b><u>Norwalk</u></b>						
40 Richards Avenue .....	1985	145,487	77.6	2,655	0.44	23.52
<b><u>Stamford</u></b>						
1266 East Main Street .....	1984	179,260	82.8	3,745	0.62	25.23
<b>Total Connecticut Office</b>		<b>324,747</b>	<b>80.5</b>	<b>6,400</b>	<b>1.06</b>	<b>24.49</b>
<b>WASHINGTON, D.C.</b>						
1201 Connecticut Avenue, NW.....	1940	169,549	100.0	6,807	1.13	40.15
1400 L Street, NW.....	1987	159,000	100.0	5,880	0.98	36.98
<b>Total District of Columbia Office</b>		<b>328,549</b>	<b>100.0</b>	<b>12,687</b>	<b>2.11</b>	<b>38.62</b>
<b>PRINCE GEORGE'S COUNTY, MARYLAND</b>						
<b><u>Greenbelt</u></b>						
9200 Edmonston Road .....	1973	38,690	100.0	910	0.15	23.52
6301 Ivy Lane.....	1979	112,003	76.3	1,934	0.32	22.63
6303 Ivy Lane.....	1980	112,047	55.9	1,704	0.28	27.21
6305 Ivy Lane.....	1982	112,022	75.3	1,730	0.29	20.51
6404 Ivy Lane.....	1987	165,234	47.9	2,095	0.35	26.47
6406 Ivy Lane.....	1991	163,857	0.0	66	0.01	0.00
6411 Ivy Lane.....	1984	138,405	82.9	2,726	0.45	23.76

## Property Listing

### **Office Properties**

*(continued)*

<b>Property Location</b>	<b>Year Built</b>	<b>Net Rentable (Sq. Ft.)</b>	<b>Percentage Leased as of 6/30/09 (%) (a)</b>	<b>2009 Base Rent (\$000's) (b) (c)</b>	<b>Percentage Of Total 2009 Base Rent %</b>	<b>2009 Average Base Rent Per Sq. Ft. (\$ (c) (d)</b>
<b><u>Lanham</u></b>						
4200 Parliament Place .....	1989	122,000	89.3	2,716	0.45	24.93
<b>Total Maryland Office</b>		<b>964,258</b>	<b>59.5</b>	<b>13,881</b>	<b>2.30</b>	<b>24.18</b>
<b>TOTAL OFFICE PROPERTIES</b>		<b>25,730,410</b>	<b>89.8</b>	<b>538,884</b>	<b>89.69</b>	<b>24.67</b>

**Property Listing**

**Office/Flex Properties**

<b>Property Location</b>	<b>Year Built</b>	<b>Net Rentable (Sq. Ft.)</b>	<b>Percentage Leased as of 6/30/09 (%) (a)</b>	<b>2009 Base Rent (\$000's) (b) (c)</b>	<b>Percentage Of Total 2009 Base Rent %</b>	<b>2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)</b>
<b>BURLINGTON COUNTY, NEW JERSEY</b>						
<b><u>Burlington</u></b>						
3 Terri Lane .....	1991	64,500	100.0	560	0.09	8.68
5 Terri Lane .....	1992	74,555	78.8	513	0.09	8.73
<b><u>Moorestown</u></b>						
2 Commerce Drive .....	1986	49,000	74.1	211	0.04	5.81
101 Commerce Drive .....	1988	64,700	100.0	275	0.05	4.25
102 Commerce Drive .....	1987	38,400	100.0	230	0.04	5.99
201 Commerce Drive .....	1986	38,400	100.0	226	0.04	5.89
202 Commerce Drive .....	1988	51,200	100.0	234	0.04	4.57
1 Executive Drive .....	1989	20,570	81.1	157	0.03	9.41
2 Executive Drive .....	1988	60,800	100.0	474	0.08	7.80
101 Executive Drive .....	1990	29,355	99.7	295	0.05	10.08
102 Executive Drive .....	1990	64,000	100.0	474	0.08	7.41
225 Executive Drive .....	1990	50,600	67.6	144	0.02	4.21
97 Foster Road.....	1982	43,200	75.5	153	0.03	4.69
1507 Lancer Drive .....	1995	32,700	100.0	134	0.02	4.10
1245 North Church Street.....	1998	52,810	71.6	223	0.04	5.90
1247 North Church Street.....	1998	52,790	58.1	225	0.04	7.34
1256 North Church Street.....	1984	63,495	100.0	464	0.08	7.31
840 North Lenola Road .....	1995	38,300	100.0	368	0.06	9.61
844 North Lenola Road .....	1995	28,670	100.0	174	0.03	6.07
915 North Lenola Road .....	1998	52,488	100.0	290	0.05	5.53
2 Twosome Drive .....	2000	48,600	100.0	450	0.07	9.26
30 Twosome Drive .....	1997	39,675	89.9	272	0.05	7.63
31 Twosome Drive .....	1998	84,200	100.0	477	0.08	5.67
40 Twosome Drive .....	1996	40,265	100.0	336	0.06	8.34
41 Twosome Drive .....	1998	43,050	88.9	242	0.04	6.32
50 Twosome Drive .....	1997	34,075	100.0	257	0.04	7.54
<b>GLOUCESTER COUNTY, NEW JERSEY</b>						
<b><u>West Deptford</u></b>						
1451 Metropolitan Drive .....	1996	21,600	100.0	148	0.02	6.85
<b>MERCER COUNTY, NEW JERSEY</b>						
<b><u>Hamilton Township</u></b>						
100 Horizon Center Boulevard.....	1989	13,275	100.0	208	0.03	15.67
200 Horizon Drive .....	1991	45,770	85.3	576	0.10	14.75
300 Horizon Drive .....	1989	69,780	100.0	987	0.16	14.14
500 Horizon Drive .....	1990	41,205	94.3	605	0.10	15.57
<b>MONMOUTH COUNTY, NEW JERSEY</b>						
<b><u>Wall Township</u></b>						
1325 Campus Parkway .....	1988	35,000	100.0	655	0.11	18.71
1340 Campus Parkway .....	1992	72,502	100.0	956	0.16	13.19
1345 Campus Parkway .....	1995	76,300	100.0	907	0.15	11.89
1433 Highway 34 .....	1985	69,020	82.4	509	0.08	8.95
1320 Wyckoff Avenue.....	1986	20,336	100.0	200	0.03	9.83
1324 Wyckoff Avenue.....	1987	21,168	100.0	231	0.04	10.91

**Property Listing**

**Office/Flex Properties**  
(continued)

<b>Property Location</b>	<b>Year Built</b>	<b>Net Rentable (Sq. Ft.)</b>	<b>Percentage Leased as of 6/30/09 (%) (a)</b>	<b>2009 Base Rent (\$000's) (b) (c)</b>	<b>Percentage Of Total 2009 Base Rent %</b>	<b>2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)</b>
<b>PASSAIC COUNTY, NEW JERSEY</b>						
<b><u>Totowa</u></b>						
1 Center Court .....	1999	38,961	62.2	476	0.08	19.64
2 Center Court .....	1998	30,600	99.3	396	0.07	13.03
11 Commerce Way .....	1989	47,025	100.0	577	0.10	12.27
20 Commerce Way .....	1992	42,540	100.0	466	0.08	10.95
29 Commerce Way .....	1990	48,930	100.0	711	0.12	14.53
40 Commerce Way .....	1987	50,576	72.1	477	0.08	13.08
45 Commerce Way .....	1992	51,207	96.4	585	0.10	11.85
60 Commerce Way .....	1988	50,333	100.0	554	0.09	11.01
80 Commerce Way .....	1996	22,500	87.9	266	0.04	13.45
100 Commerce Way .....	1996	24,600	66.9	291	0.05	17.68
120 Commerce Way .....	1994	9,024	100.0	126	0.02	13.96
140 Commerce Way .....	1994	26,881	99.5	376	0.06	14.06
<b>Total New Jersey Office/Flex</b>		<b>2,189,531</b>	<b>92.3</b>	<b>19,141</b>	<b>3.21</b>	<b>9.47</b>
<b>WESTCHESTER COUNTY, NEW YORK</b>						
<b><u>Elmsford</u></b>						
11 Clearbrook Road .....	1974	31,800	100.0	480	0.08	15.09
75 Clearbrook Road .....	1990	32,720	100.0	413	0.07	12.62
125 Clearbrook Road .....	2002	33,000	100.0	712	0.12	21.58
150 Clearbrook Road .....	1975	74,900	100.0	1,032	0.17	13.78
175 Clearbrook Road .....	1973	98,900	100.0	1,542	0.26	15.59
200 Clearbrook Road .....	1974	94,000	91.8	1,063	0.18	12.32
250 Clearbrook Road .....	1973	155,000	97.3	1,498	0.25	9.93
50 Executive Boulevard .....	1969	45,200	86.5	473	0.08	12.10
77 Executive Boulevard .....	1977	13,000	100.0	252	0.04	19.38
85 Executive Boulevard .....	1968	31,000	99.4	577	0.10	18.73
300 Executive Boulevard .....	1970	60,000	100.0	717	0.12	11.95
350 Executive Boulevard .....	1970	15,400	98.8	238	0.04	15.64
399 Executive Boulevard .....	1962	80,000	100.0	519	0.09	6.49
400 Executive Boulevard .....	1970	42,200	60.9	614	0.10	23.89
500 Executive Boulevard .....	1970	41,600	94.3	666	0.11	16.98
525 Executive Boulevard .....	1972	61,700	100.0	946	0.16	15.33
1 Westchester Plaza .....	1967	25,000	100.0	345	0.06	13.80
2 Westchester Plaza .....	1968	25,000	100.0	533	0.09	21.32
3 Westchester Plaza .....	1969	93,500	84.9	589	0.10	7.42
4 Westchester Plaza .....	1969	44,700	59.1	535	0.09	20.25
5 Westchester Plaza .....	1969	20,000	38.3	258	0.04	33.68
6 Westchester Plaza .....	1968	20,000	100.0	269	0.04	13.45
7 Westchester Plaza .....	1972	46,200	100.0	740	0.12	16.02
8 Westchester Plaza .....	1971	67,200	100.0	989	0.16	14.72
<b><u>Hawthorne</u></b>						
200 Saw Mill River Road .....	1965	51,100	92.0	653	0.11	13.89
4 Skyline Drive .....	1987	80,600	94.5	1,369	0.23	17.97
5 Skyline Drive .....	1980	124,022	99.3	1,741	0.29	14.14
6 Skyline Drive .....	1980	44,155	100.0	328	0.05	7.43
8 Skyline Drive .....	1985	50,000	98.7	980	0.16	19.86
10 Skyline Drive .....	1985	20,000	84.4	325	0.05	19.25

## Property Listing

### Office/Flex Properties

(continued)

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
11 Skyline Drive .....	1989	45,000	100.0	803	0.13	17.84
12 Skyline Drive .....	1999	46,850	100.0	819	0.14	17.48
15 Skyline Drive .....	1989	55,000	100.0	1,154	0.19	20.98
<b><u>Yonkers</u></b>						
100 Corporate Boulevard .....	1987	78,000	98.3	1,495	0.25	19.50
200 Corporate Boulevard South .....	1990	84,000	99.8	1,473	0.25	17.57
4 Executive Plaza .....	1986	80,000	100.0	1,392	0.23	17.40
6 Executive Plaza .....	1987	80,000	99.2	1,438	0.24	18.12
1 Odell Plaza .....	1980	106,000	99.9	1,364	0.23	12.88
3 Odell Plaza .....	1984	71,065	100.0	1,595	0.27	22.44
5 Odell Plaza .....	1983	38,400	89.2	523	0.09	15.27
7 Odell Plaza .....	1984	42,600	87.8	764	0.13	20.43
<b>Total New York Office/Flex</b>		<b>2,348,812</b>	<b>95.5</b>	<b>34,216</b>	<b>5.71</b>	<b>15.26</b>
<b>FAIRFIELD COUNTY, CONNECTICUT</b>						
<b><u>Stamford</u></b>						
419 West Avenue .....	1986	88,000	100.0	1,372	0.23	15.59
500 West Avenue .....	1988	25,000	100.0	420	0.07	16.80
550 West Avenue .....	1990	54,000	100.0	852	0.14	15.78
600 West Avenue .....	1999	66,000	100.0	804	0.13	12.18
650 West Avenue .....	1998	40,000	100.0	686	0.11	17.15
<b>Total Connecticut Office/Flex</b>		<b>273,000</b>	<b>100.0</b>	<b>4,134</b>	<b>0.68</b>	<b>15.14</b>
<b>TOTAL OFFICE/FLEX PROPERTIES</b>		<b>4,811,343</b>	<b>94.3</b>	<b>57,491</b>	<b>9.60</b>	<b>12.67</b>

## Property Listing

### Industrial/Warehouse, Retail and Land Properties

Property Location	Year Built	Net Rentable (Sq. Ft.)	Percentage Leased as of 6/30/09 (%) (a)	2009 Base Rent (\$000's) (b) (c)	Percentage Of Total 2009 Base Rent %	2009 Average Base Rent Per Sq. Ft. (\$) (c) (d)
<b>WESTCHESTER COUNTY, NEW YORK</b>						
<b><u>Elmsford</u></b>						
1 Warehouse Lane .....	1957	6,600	100.0	87	0.01	13.18
2 Warehouse Lane .....	1957	10,900	100.0	165	0.03	15.14
3 Warehouse Lane .....	1957	77,200	100.0	357	0.06	4.62
4 Warehouse Lane .....	1957	195,500	96.7	1,569	0.26	8.30
5 Warehouse Lane .....	1957	75,100	97.1	885	0.15	12.14
6 Warehouse Lane .....	1982	22,100	100.0	512	0.09	23.17
<b>Total Industrial/Warehouse Properties</b>		<b>387,400</b>	<b>97.8</b>	<b>3,575</b>	<b>0.60</b>	<b>9.44</b>
<b>WESTCHESTER COUNTY, NEW YORK</b>						
<b><u>Tarrytown</u></b>						
230 White Plains Road .....	1984	9,300	100.0	174	0.03	18.71
<b><u>Yonkers</u></b>						
2 Executive Boulevard.....	1986	8,000	100.0	188	0.03	23.50
<b>Total Retail Properties</b>		<b>17,300</b>	<b>100.0</b>	<b>362</b>	<b>0.06</b>	<b>20.92</b>
<b>WESTCHESTER COUNTY, NEW YORK</b>						
<b><u>Elmsford</u></b>						
700 Executive Boulevard.....	--	--	--	114	0.02	--
<b><u>Yonkers</u></b>						
1 Enterprise Boulevard .....	--	--	--	185	0.03	--
<b>Total New York Land Leases</b>		<b>--</b>	<b>--</b>	<b>299</b>	<b>0.05</b>	<b>--</b>
<b>PRINCE GEORGE'S COUNTY, MARYLAND</b>						
<b><u>Greenbelt</u></b>						
Capital Office Park Parcel A (e) .....	--	--	--	8	0.00	--
<b>Total Maryland Land Leases</b>		<b>--</b>	<b>--</b>	<b>8</b>	<b>0.00</b>	<b>--</b>
<b>Total Land Leases</b>		<b>--</b>	<b>--</b>	<b>307</b>	<b>0.05</b>	<b>--</b>
<b>TOTAL PROPERTIES</b>		<b>30,946,453</b>	<b>90.6</b>	<b>600,619</b>	<b>100.00</b>	<b>22.53</b>

(a) Percentage leased includes all leases in effect as of the period end date, some of which have commencement dates in the future and leases expiring June 30, 2009 aggregating 81,451 square feet (representing 0.3 percent of the Company's total net rentable square footage) for which no new leases were signed.

(b) Total base rent for the 12 months ended June 30, 2009, 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.

(c) Excludes space leased by the Company.

(d) Base rent for the 12 months ended June 30, 2009, divided by net rentable square feet leased at June 30, 2009.

(e) As this property was acquired or placed in service by the Company during the 12 months ended June 30, 2009, the amounts represented in 2009 base rent reflect only that portion of the year during which the Company owned the property. Accordingly, these amounts may not be indicative of the property's full year results. For comparison purposes, the amounts represented in 2009 average base rent per sq. ft. for this property have been calculated by taking 2009 base rent for such property and annualizing these partial-year results, dividing such annualized amounts by the net rentable square feet leased at June 30, 2009. These annualized per square foot amounts may not be indicative of the property's results had the Company owned such property for the entirety of the 12 months ended June 30, 2009.

## Significant Tenants

The following table sets forth a schedule of the Company's 50 largest tenants for the Consolidated Properties as of June 30, 2009, based upon annualized base rents:

	Number of Properties	Annualized Base Rental Revenue (\$) (a)	Percentage of Company Annualized Base Rental Revenue (%)	Square Feet Leased	Percentage Total Company Leased Sq. Ft. (%)	Year of Lease Expiration
National Union Fire Insurance Company of Pittsburgh, PA	4	14,331,708	2.3	532,278	1.9	2019 (b)
Citigroup Global Markets, Inc.	5	13,209,628	2.1	423,881	1.5	2018 (c)
DB Services New Jersey, Inc.	2	10,905,426	1.7	402,068	1.5	2017
United States of America-GSA	12	9,902,452	1.6	290,598	1.1	2017 (d)
Wyndham Worldwide Operations	2	9,024,126	1.4	395,983	1.4	2024 (e)
New Cingular Wireless PCS, LLC	3	8,995,940	1.4	405,530	1.5	2014 (f)
Keystone Mercy Health Plan	2	8,761,006	1.4	303,149	1.1	2020
Forest Research Institute, Inc.	1	8,271,398	1.3	215,659	0.8	2017
AT&T Corp.	2	7,934,132	1.3	395,528	1.4	2014 (g)
Prentice-Hall, Inc.	1	7,694,097	1.2	474,801	1.7	2014
ICAP Securities USA, LLC	1	6,236,408	1.0	159,834	0.6	2017
Toys 'R' Us – NJ, Inc.	1	6,152,682	1.0	242,518	0.9	2012
Daiichi Sankyo, Inc.	2	5,804,755	0.9	180,807	0.7	2022 (h)
TD Ameritrade Online Holdings	1	5,766,149	0.9	184,222	0.7	2015
Morgan Stanley & Co., Inc.	4	5,637,926	0.9	370,113	1.3	2016 (i)
Allstate Insurance Company	9	5,258,412	0.8	219,344	0.8	2017 (j)
KPMG, LLP	3	5,232,195	0.8	187,994	0.7	2014 (k)
Credit Suisse (USA), Inc.	1	5,212,307	0.8	153,464	0.6	2012 (l)
Merrill Lynch Pierce Fenner	2	5,108,037	0.8	298,640	1.1	2017 (m)
IBM Corporation	3	5,007,630	0.8	310,263	1.1	2012 (n)
National Financial Services	1	4,798,621	0.8	112,964	0.4	2012
Montefiore Medical Center	5	4,639,712	0.7	214,070	0.8	2019 (o)
Samsung Electronics America	1	4,184,278	0.7	150,050	0.5	2010
J.H. Cohn, LLP	1	4,151,405	0.7	154,035	0.6	2020
Vonage America, Inc.	1	3,934,000	0.6	350,000	1.3	2017
Bank Of Tokyo-Mitsubishi, Ltd.	1	3,872,785	0.6	137,076	0.5	2019
Arch Insurance Company	1	3,685,118	0.6	106,815	0.4	2024
Lehman Brothers Holdings, Inc.	1	3,611,421	0.6	135,190	0.5	2012 (p)
American Institute of Certified Public Accountants	1	3,455,040	0.5	142,953	0.5	2012
Oppenheimer & Co., Inc.	1	3,269,465	0.5	118,871	0.4	2017 (q)
E*Trade Financial Corporation	1	3,124,160	0.5	106,573	0.4	2022
Dow Jones & Company, Inc.	1	3,057,773	0.5	92,312	0.3	2012
SunAmerica Asset Management	1	2,958,893	0.5	69,621	0.3	2018
Shaw Facilities, Inc.	3	2,899,544	0.5	141,172	0.5	2015 (r)
United States Life Insurance Co.	1	2,880,000	0.5	180,000	0.7	2013
Tullett Prebon Holdings Corp.	1	2,787,758	0.4	113,041	0.4	2023 (s)
High Point Safety & Insurance	2	2,760,561	0.4	116,889	0.4	2020
HQ Global Workplaces, LLC	7	2,725,276	0.4	133,209	0.5	2021 (t)
AAA Mid-Atlantic, Inc.	2	2,529,519	0.4	129,784	0.5	2022 (u)
Regus Business Centre Corp.	2	2,528,176	0.4	79,805	0.3	2011
Tradeweb Markets, LLC	1	2,490,140	0.4	64,976	0.2	2017
New Jersey Turnpike Authority	1	2,455,463	0.4	100,223	0.4	2017
Movado Group, Inc.	1	2,449,828	0.4	90,050	0.3	2013
Natixis North America, Inc.	1	2,408,679	0.4	83,629	0.3	2021
Connell Foley, LLP	2	2,406,170	0.4	97,822	0.4	2015
Lowenstein Sandler, P.C.	1	2,392,917	0.4	98,677	0.4	2017
Sony BMG Music Entertainment	1	2,290,083	0.4	97,653	0.4	2014
Nextel of New York, Inc.	2	2,225,875	0.4	97,435	0.4	2014 (v)
UBS Financial Services, Inc.	3	2,209,326	0.4	82,092	0.3	2016 (w)
Celgene Corporation	1	2,190,042	0.3	82,392	0.3	2011
<b>Total</b>		<b>245,818,442</b>	<b>39.1</b>	<b>9,826,053</b>	<b>36.0</b>	

See footnotes on subsequent page.

## **Significant Tenants**

*(Continued)*

- (a) Annualized base rental revenue is based on actual June, 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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.
- (b) 394,849 square feet expire in 2012; 20,311 square feet expire in 2013; 117,118 square feet expire 2019.
- (c) 330,900 square feet expire in 2010; 26,834 square feet expire in 2014; 26,262 square feet expire in 2016; 39,885 square feet expire in 2018.
- (d) 11,825 square feet expire in 2010; 9,901 square feet expire in 2011; 11,216 square feet expire in 2012; 65,438 square feet expire in 2013; 4,879 square feet expire in 2014; 180,729 square feet expire in 2015; 6,610 square feet expire in 2017.
- (e) 145,983 square feet expire in 2011; 250,000 square feet expire in 2024.
- (f) 333,145 square feet expire in 2013; 72,385 square feet expire in 2014.
- (g) 120,528 square feet expire in 2011; 275,000 square feet expire in 2014.
- (h) 8,907 square feet expire in 2013; 171,900 square feet expire in 2022.
- (i) 7,000 square feet expire in 2009; 306,170 square feet expire in 2013; 29,654 square feet expire in 2015; 27,289 square feet expire in 2016.
- (j) 6,108 square feet expire in 2009; 41,207 square feet expire in 2010; 83,693 square feet expire in 2011; 29,005 square feet expire in 2013; 5,348 square feet expire in 2015; 53,983 square feet expire in 2017.
- (k) 46,440 square feet expire in 2009; 57,204 square feet expire in 2010; 77,381 square feet expire in 2012; 6,969 square feet expire in 2014.
- (l) 71,511 square feet expire in 2011; 81,953 square feet expire in 2012.
- (m) 4,451 square feet expire in 2009; 294,189 square feet expire in 2017.
- (n) 61,864 square feet expire in 2010; 248,399 square feet expire in 2012.
- (o) 5,850 square feet expire in 2014; 7,200 square feet expire in 2016; 30,872 square feet expire in 2017; 36,385 square feet expire in 2018; 133,763 square feet expire in 2019.
- (p) 63,686 square feet expire in 2010; 71,504 square feet expire in 2012.
- (q) 104,008 square feet expire in 2013; 14,863 square feet expire in 2017.
- (r) 39,060 square feet expire in 2013; 102,112 square feet expire in 2015.
- (s) 12,282 square feet expire in 2011; 100,759 square feet expire in 2023.
- (t) 22,064 square feet expire in 2013; 22,279 square feet expire in 2015; 33,649 square feet expire in 2018; 19,485 square feet expire in 2019; 21,008 square feet expire in 2020; 14,724 square feet expire in 2021.
- (u) 9,784 square feet expire in 2017; 120,000 square feet expire in 2022.
- (v) 62,435 square feet expire in 2010; 35,000 square feet expire in 2014.
- (w) 21,554 square feet expire in 2010; 23,373 square feet expire in 2013; 37,165 square feet expire in 2016.

## Schedule of Lease Expirations

### All Consolidated Properties

The following table sets forth a schedule of lease expirations for the total of the Company's office, office/flex, industrial/warehouse and stand-alone retail properties included in the Consolidated Properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2009 through 2011 only):

Year Of Expiration/ Market	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
<b>2009 (c)</b>						
Northern NJ	52	354,170	1.3	8,420,202	23.77	1.4
Central NJ	13	107,853	0.4	1,898,115	17.60	0.3
Westchester Co., NY	29	122,206	0.4	2,585,489	21.16	0.4
Manhattan	-	-	-	-	-	-
Sub. Philadelphia	5	43,290	0.2	443,909	10.25	(d)
Fairfield, CT	5	21,990	0.1	506,546	23.04	0.1
Washington, DC/MD	4	15,830	0.1	405,669	25.63	(d)
Rockland Co., NY	1	3,467	(d)	73,674	21.25	(d)
<b>TOTAL – 2009</b>	<b>109</b>	<b>668,806</b>	<b>2.5</b>	<b>14,333,604</b>	<b>21.43</b>	<b>2.2</b>
<b>2010</b>						
Northern NJ	115	1,280,103	4.7	29,280,514	22.87	4.7
Central NJ	67	492,999	1.8	12,300,929	24.95	2.0
Westchester Co., NY	101	430,598	1.6	9,508,057	22.08	1.5
Manhattan	2	330,900	1.2	10,711,233	32.37	1.7
Sub. Philadelphia	49	243,783	0.9	3,779,895	15.51	0.6
Fairfield, CT	12	34,013	0.1	806,543	23.71	0.1
Washington, DC/MD	30	122,387	0.4	3,693,805	30.18	0.6
Rockland Co., NY	5	8,848	(d)	229,701	25.96	(d)
<b>TOTAL – 2010</b>	<b>381</b>	<b>2,943,631</b>	<b>10.7</b>	<b>70,310,677</b>	<b>23.89</b>	<b>11.2</b>
<b>2011</b>						
Northern NJ	125	1,264,177	4.6	31,365,525	24.81	5.0
Central NJ	65	712,930	2.6	16,774,862	23.53	2.7
Westchester Co., NY	99	612,254	2.2	13,847,607	22.62	2.2
Manhattan	-	-	-	-	-	-
Sub. Philadelphia	75	671,534	2.4	11,722,364	17.46	1.9
Fairfield, CT	16	106,527	0.4	2,994,490	28.11	0.5
Washington, DC/MD	13	69,039	0.3	2,024,466	29.32	0.3
Rockland Co., NY	3	5,264	(d)	132,461	25.16	(d)
<b>TOTAL – 2011</b>	<b>396</b>	<b>3,441,725</b>	<b>12.5</b>	<b>78,861,775</b>	<b>22.91</b>	<b>12.6</b>

Schedule continued, with footnotes, on subsequent page.

## Schedule of Lease Expirations

### All Consolidated Properties (continued)

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2012	309	2,938,810	10.7	70,447,805	23.97	11.2
2013	313	3,670,289	13.3	79,550,824	21.67	12.6
2014	258	2,697,102	9.8	59,440,660	22.04	9.5
2015	168	2,871,130	10.4	62,793,307	21.87	10.0
2016	100	1,382,487	5.0	29,733,985	21.51	4.7
2017	88	2,505,372	9.1	60,143,917	24.01	9.6
2018	57	968,768	3.5	22,965,040	23.71	3.7
2019	53	1,077,171	3.9	22,103,328	20.52	3.5
2020 and thereafter	56	2,366,374	8.6	57,916,664	24.47	9.2
<b>Total/ Weighted Average</b>	<b>2,288</b>	<b>27,531,665 (e)</b>	<b>100.0</b>	<b>628,601,586</b>	<b>22.83</b>	<b>100.0</b>

- (a) 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.
- (b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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.
- (c) Includes leases expiring June 30, 2009 aggregating 81,451 square feet and representing annualized rent of \$1,840,387 for which no new leases were signed.
- (d) Represents less than .05%
- (e) Reconciliation to Company's total net rentable square footage is as follows:

Square footage leased to commercial tenants	27,531,665
Square footage used for corporate offices, management offices, building use, retail tenants, food services, other ancillary service tenants and occupancy adjustments	508,590
Square footage unleased	2,906,198
Total net rentable square footage (does not include land leases)	30,946,453

## Schedule of Lease Expirations

### Office Properties

The following table sets forth a schedule of lease expirations for the office properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2009 through 2011 only):

Year Of Expiration/ Market	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
<b>2009 (c)</b>						
Northern NJ	48	317,010	1.2	7,947,081	25.07	1.2
Central NJ	9	78,546	0.3	1,479,228	18.83	0.3
Westchester Co., NY	21	60,908	0.3	1,666,225	27.36	0.3
Manhattan	-	-	-	-	-	-
Sub. Philadelphia	3	8,920	(d)	199,751	22.39	(d)
Fairfield Co., CT	4	14,990	0.1	443,546	29.59	0.1
Washington, DC/MD	4	15,830	0.1	405,669	25.63	0.1
Rockland Co., NY	1	3,467	(d)	73,674	21.25	(d)
<b>TOTAL – 2009</b>	<b>90</b>	<b>499,671</b>	<b>2.0</b>	<b>12,215,174</b>	<b>24.45</b>	<b>2.0</b>
<b>2010</b>						
Northern NJ	99	1,138,905	5.1	27,451,542	24.10	4.9
Central NJ	54	366,395	1.6	10,279,678	28.06	1.8
Westchester Co., NY	60	221,668	1.0	6,149,469	27.74	1.1
Manhattan	2	330,900	1.5	10,711,233	32.37	1.9
Sub. Philadelphia	32	117,138	0.5	2,802,777	23.93	0.5
Fairfield Co., CT	11	23,263	0.1	607,668	26.12	0.1
Washington, DC/MD	30	122,387	0.5	3,693,805	30.18	0.7
Rockland Co., NY	5	8,848	(d)	229,701	25.96	(d)
<b>TOTAL – 2010</b>	<b>293</b>	<b>2,329,504</b>	<b>10.3</b>	<b>61,925,873</b>	<b>26.58</b>	<b>11.0</b>
<b>2011</b>						
Northern NJ	121	1,240,997	5.6	31,078,779	25.04	5.5
Central NJ	58	687,690	3.0	16,414,419	23.87	2.9
Westchester Co., NY	58	340,509	1.5	9,109,799	26.75	1.6
Manhattan	-	-	-	-	-	-
Sub. Philadelphia	51	395,263	1.8	9,851,625	24.92	1.8
Fairfield Co., CT	15	99,477	0.4	2,867,590	28.83	0.5
Washington, DC/MD	13	69,039	0.3	2,024,466	29.32	0.4
Rockland Co., NY	3	5,264	(d)	132,461	25.16	(d)
<b>TOTAL – 2011</b>	<b>319</b>	<b>2,838,239</b>	<b>12.6</b>	<b>71,479,139</b>	<b>25.18</b>	<b>12.7</b>
2012	237	2,324,165	10.3	62,329,861	26.82	11.1
2013	239	2,847,701	12.6	67,998,164	23.88	12.1
2014	207	2,196,909	9.7	53,181,837	24.21	9.5
2015	143	2,571,201	11.4	59,480,608	23.13	10.6
2016	83	1,005,244	4.5	24,629,270	24.50	4.4
2017	73	2,333,966	10.3	57,282,424	24.54	10.2
2018	35	694,129	3.1	19,048,652	27.44	3.4
2019	35	675,907	3.0	16,497,514	24.41	2.9
2020 and thereafter	52	2,297,789	10.2	57,013,229	24.81	10.1
<b>Totals/Weighted Average</b>	<b>1,806</b>	<b>22,614,425 (c)</b>	<b>100.0</b>	<b>563,081,745</b>	<b>24.90</b>	<b>100.0</b>

(a) Includes office tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

(b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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.

(c) Includes leases expiring June 30, 2009 aggregating 53,577 square feet and representing annualized rent of \$1,474,523 for which no new leases were signed.

(d) Represents 0.05% or less.

## Schedule of Lease Expirations

### Office/Flex Properties

The following table sets forth a schedule of lease expirations for the office/flex properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options (with a breakdown by market for 2009 through 2011 only):

Year Of Expiration/ Market	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
<b><u>2009 (c)</u></b>						
Northern NJ	4	37,160	0.8	473,121	12.73	0.7
Central NJ	4	29,307	0.6	418,887	14.29	0.7
Westchester Co., NY	8	61,298	1.3	919,264	15.00	1.5
Sub. Philadelphia	2	34,370	0.8	244,158	7.10	0.4
Fairfield Co., CT	1	7,000	0.1	63,000	9.00	0.1
<b>TOTAL – 2009</b>	<b>19</b>	<b>169,135</b>	<b>3.6</b>	<b>2,118,430</b>	<b>12.53</b>	<b>3.4</b>
<b><u>2010</u></b>						
Northern NJ	16	141,198	3.2	1,828,972	12.95	3.0
Central NJ	13	126,604	2.8	2,021,251	15.97	3.3
Westchester Co., NY	40	203,980	4.5	3,269,488	16.03	5.4
Sub. Philadelphia	17	126,645	2.8	977,118	7.72	1.6
Fairfield Co., CT	1	10,750	0.2	198,875	18.50	0.3
<b>TOTAL – 2010</b>	<b>87</b>	<b>609,177</b>	<b>13.5</b>	<b>8,295,704</b>	<b>13.62</b>	<b>13.6</b>
<b><u>2011</u></b>						
Northern NJ	4	23,180	0.4	286,746	12.37	0.5
Central NJ	7	25,240	0.6	360,443	14.28	0.6
Westchester Co., NY	39	252,345	5.6	4,509,208	17.87	7.4
Sub. Philadelphia	24	276,271	6.1	1,870,739	6.77	3.1
Fairfield Co., CT	1	7,050	0.2	126,900	18.00	0.2
<b>TOTAL – 2011</b>	<b>75</b>	<b>584,086</b>	<b>12.9</b>	<b>7,154,036</b>	<b>12.25</b>	<b>11.8</b>
2012	71	608,007	13.5	8,044,926	13.23	13.2
2013	63	668,283	14.8	10,180,076	15.23	16.7
2014	47	460,348	10.2	5,451,273	11.84	9.0
2015	24	271,929	6.0	2,990,699	11.00	4.9
2016	15	242,161	5.4	3,585,043	14.80	5.9
2017	15	171,406	3.8	2,861,493	16.69	4.7
2018	21	266,639	5.9	3,691,388	13.84	6.1
2019	18	401,264	8.9	5,605,814	13.97	9.2
2020 and thereafter	4	68,585	1.5	903,435	13.17	1.5
<b>Totals/Weighted Average</b>	<b>459</b>	<b>4,521,020</b>	<b>100.0</b>	<b>60,882,317</b>	<b>13.47</b>	<b>100.0</b>

(a) Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

(b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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. Includes office/flex tenants only. Excludes leases for amenity, retail, parking and month-to-month tenants. Some tenants have multiple leases.

(c) Includes leases expiring June 30, 2009 aggregating 27,874 square feet and representing annualized rent of \$365,864 for which no new leases were signed.

## Schedule of Lease Expirations

### Industrial/Warehouse Properties

The following table sets forth a schedule of lease expirations for the industrial/warehouse properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options. All industrial/warehouse properties are located in the Westchester County, NY market:

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2010	1	4,950	1.3	89,100	18.00	2.3
2011	2	19,400	5.1	228,600	11.78	5.4
2012	1	6,638	1.8	73,018	11.00	1.7
2013	11	154,305	40.7	1,372,584	8.90	32.5
2014	3	30,545	8.1	612,550	20.05	14.5
2015	1	28,000	7.4	322,000	11.50	7.6
2016	2	135,082	35.6	1,519,672	11.25	36.0
<b>Totals/Weighted Average</b>	<b>21</b>	<b>378,920</b>	<b>100.0</b>	<b>4,217,524</b>	<b>11.13</b>	<b>100.0</b>

- (a) Includes industrial/warehouse tenants only. Excludes leases for amenity, retail, parking and month-to-month industrial/warehouse tenants. Some tenants have multiple leases.
- (b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009, annualized base rental revenue is based on the first full 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.

### Stand-Alone Retail Properties

The following table sets forth a schedule of lease expirations for the stand-alone retail properties beginning July 1, 2009, assuming that none of the tenants exercise renewal or termination options. All stand-alone retail properties are located in the Westchester County, NY market:

Year Of Expiration	Number Of Leases Expiring (a)	Net Rentable Area Subject To Expiring Leases (Sq. Ft.)	Percentage Of Total Leased Square Feet Represented By Expiring Leases (%)	Annualized Base Rental Revenue Under Expiring Leases (\$) (b)	Average Annual Base Rent Per Net Rentable Square Foot Represented By Expiring Leases (\$)	Percentage Of Annual Base Rent Under Expiring Leases (%)
2014	1	9,300	53.8	195,000	20.97	46.4
2018	1	8,000	46.2	225,000	28.13	53.6
<b>Totals/Weighted Average</b>	<b>2</b>	<b>17,300</b>	<b>100.0</b>	<b>420,000</b>	<b>24.28</b>	<b>100.0</b>

- (a) Includes stand-alone retail property tenants only.
- (b) Annualized base rental revenue is based on actual June 2009 billings times 12. For leases whose rent commences after July 1, 2009 annualized base rental revenue is based on the first full 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.

## MACK - CALI REALTY CORPORATION

## NEWS RELEASE

For Immediate Release

Contact: Barry Lefkowitz  
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**MACK-CALI REALTY CORPORATION  
ANNOUNCES SECOND QUARTER RESULTS**

Edison, New Jersey—July 30, 2009—Mack-Cali Realty Corporation (NYSE: CLI) today reported its results for the second quarter 2009.

Recent highlights include:

- Reported funds from operations of \$0.87 per diluted share;
- Reported net income of \$0.28 per diluted share;
- Acquired remaining joint venture interests in office portfolio and 205,000 square foot build-to-suit office development;
- Completed offering of 11,500,000 shares of common stock;
- Declared \$0.45 per share quarterly cash common stock dividend.

**FINANCIAL HIGHLIGHTS**

Funds from operations (FFO) available to common shareholders for the quarter ended June 30, 2009 amounted to \$76.5 million, or \$0.87 per share, versus \$75.2 million, or \$0.93 per share, for the quarter ended June 30, 2008. For the six months ended June 30, 2009, FFO available to common shareholders equaled \$144.6 million, or \$1.71 per share, versus \$146.1 million, or \$1.81 per share, for the same period last year.

Net income available to common shareholders for the second quarter 2009 equaled \$20.4 million, or \$0.28 per share, versus \$18.3 million, or \$0.28 per share, for the same quarter last year. For the six months ended June 30, 2009, net income available to common shareholders amounted to \$32.5 million, or \$0.46 per share, versus \$33.3 million, or \$0.51 per share, for the same period last year.

Total revenues for the second quarter 2009 were \$189.3 million as compared to \$192.8 million for the same quarter last year. For the six months ended June 30, 2009, total revenues amounted to \$376.0 million, compared to \$387.5 million for the same period last year.

All per share amounts presented above are on a diluted basis.

The Company had 78,334,220 shares of common stock, 10,000 shares of 8 percent Series C cumulative redeemable perpetual preferred stock (\$25,000 liquidation value per share), and 14,024,755 common operating partnership units outstanding as of June 30, 2009. The Company had a total of 92,358,975 common shares/common units outstanding at June 30, 2009.

As of June 30, 2009, the Company had total indebtedness of approximately \$2.1 billion, with a weighted average annual interest rate of 6.43 percent. The Company had a debt-to-undepreciated assets ratio of 37.3 percent at June 30, 2009. The Company had an interest coverage ratio of 3.3 times for the quarter ended June 30, 2009.

"Our second quarter leasing activity reflects the continuing trend towards a flight to quality on the part of tenants" commented Mitchell E. Hersh, president and chief executive officer. "Strength of sponsorship together with high quality assets increasingly demonstrates that Mack-Cali is the landlord of choice in the regions in which it operates."

### **REAL ESTATE TRANSACTIONS**

On April 29, 2009, the Company acquired the remaining interests in the Mack-Green-Gale LLC and 55 Corporate Partners, LLC joint ventures for \$5 million. As a result, the Company owns 100 percent of Mack-Green-Gale and 55 Corporate. The Company now consolidates 11 office properties, aggregating approximately 1.5 million square feet, owned by Mack-Green-Gale, and a pre-leased 205,000 square foot build-to-suit office development project owned by 55 Corporate.

### **EQUITY AND FINANCING TRANSACTIONS**

On May 6, 2009, the Company completed a public offering of 11,500,000 shares of common stock at a price per share of \$25.00. Merrill Lynch & Co., Deutsche Bank Securities and J.P. Morgan acted as the joint book-running managers. BNY Mellon Capital Markets, LLC, Citi, Comerica Securities, PNC Capital Markets LLC, Scotia Capital, SunTrust Robinson Humphrey and Wachovia Securities acted as co-managers. The net proceeds to the Company from the offering after deducting underwriting commissions and discounts and offering expenses were approximately \$275 million, which were used to repay borrowings under its unsecured revolving credit facility.

On June 30, 2009, the Company obtained \$17.0 million in mortgage financing from Valley National Bank. The mortgage loan, which is collateralized by the Company's office property in Woodbridge, New Jersey, is for a 25-year term and bears interest at an effective rate of 6.94 percent per annum through the end of the 10<sup>th</sup> year. The interest rate will be reset at the end of year 10 and year 20 at 225 basis points over the 10-year treasury yield 45 days prior to the reset dates, with a minimum rate of 6.875 percent.

### **DIVIDENDS**

In June, the Company's Board of Directors declared a cash dividend of \$0.45 per common share (indicating an annual rate of \$1.80 per common share) for the second quarter 2009, which was paid on July 10, 2009 to shareholders of record as of July 6, 2009.

The Board also declared a cash dividend on the Company's 8 percent Series C cumulative redeemable perpetual preferred stock (\$25 liquidation value per depositary share, each representing 1/100<sup>th</sup> of a share of preferred stock) equal to \$0.50 per depositary share for the period April 15, 2009 through July 14, 2009. The dividend was paid on July 15, 2009 to shareholders of record as of July 6, 2009.

## LEASING INFORMATION

Highlights of the quarter's leasing transactions include:

Mack-Cali's consolidated in-service portfolio was 90.6 percent leased at June 30, 2009, as compared to 90.7 percent at March 31, 2009.

For the quarter ended June 30, 2009, the Company executed 140 leases at its consolidated in-service portfolio totaling 825,605 square feet, consisting of 596,640 square feet of office space, 217,165 square feet of office/flex space, and 11,800 square feet of industrial/warehouse space. Of these totals, 365,898 square feet were for new leases and 459,707 square feet were for lease renewals and other tenant retention transactions.

Highlights of the quarter's leasing transactions include:

### NORTHERN NEW JERSEY:

- Global Aerospace, Inc., the world's leading aerospace insurer, signed a new, 12-year lease for 47,891 square feet at One Sylvan Way in the Mack-Cali Business Campus in Parsippany. The 150,557 square-foot office building is 31.8 percent leased.
- Stantec Consulting Services, Inc., a provider of architectural and engineering services, renewed 13,122 square feet at 365 West Passaic Street in Rochelle Park for five years. The 212,578 square-foot office building is 96.6 percent leased.
- Sela2, Inc., a global technology and services company for the healthcare industry, renewed 12,991 square feet at 201 Littleton Road in Morris Plains for three years. The 88,369 square-foot office building is 83.3 percent leased.

### CENTRAL NEW JERSEY:

- Fazio Mannuzza Roche Tankel LaPilusa LLC, an accounting, tax and business advisory services firm, signed a new, 11-year lease for 19,503 square feet at 20 Commerce Drive in Cranford. The 176,600 square-foot office building, located in Cranford Business Park, is 99.8 percent leased.
- HQ Global Workplaces, LLC, a provider of full-service office rentals, signed a new, 11-year, six-month lease for 14,724 square feet at 103 Carnegie Center in Princeton. The 96,000 square-foot office building is 88.1 percent leased.
- Thomson Reuters (Tax and Accounting), Inc., a provider of software applications for financial professionals, signed a new, five-year, three-month lease for 14,379 square feet at 343 Thornall Street in Edison. The 195,709 square-foot office building is 100 percent leased.
- Community Behavioral Healthcare Network of Pennsylvania, Inc., a subsidiary of managed care provider AmeriHealth Mercy, signed a new, five-year, one-month lease for 18,302 square feet at 300 Horizon Center in Hamilton Township. The 69,780 square-foot office/flex building, located in Horizon Center Business Park, is 100 percent leased.

### WESTCHESTER COUNTY, NEW YORK:

- Fabrication Enterprises, Inc., manufacturers and distributors of products for physical therapy, rehabilitation, home health and sports medicine, signed lease agreements totaling 57,517 square feet at two properties in Cross Westchester Executive Park in Elmsford. At 3 Westchester Plaza, transactions included a 10-year expansion of 16,300 square feet and a six-year, five month renewal of 20,500 square feet. Additionally, the tenant renewed 20,717 square feet at 250 Clearbrook Road

for a term of six years, five months. 250 Clearbrook Road is a 155,000 square-foot office/flex building that is 97.3 percent leased and 3 Westchester Plaza is a 93,500 square-foot office/flex building that is 84.9 percent leased.

- Quintiles, Inc., a pharmaceutical services organization, renewed 18,620 square feet for two years at 8 Skyline Drive in Hawthorne. The 50,000 square-foot office/flex building, located in Mid-Westchester Executive Park, is 98.7 percent leased.
- Progressive Casualty Insurance Co., an insurance provider, renewed 17,900 square feet at 1 Executive Boulevard in Yonkers for a three-year, seven-month term. The 112,000 square-foot office building, located in South Westchester Executive Park, is 100 percent leased.

#### CONNECTICUT:

- Visiting Nurse & Hospice Care of Southwestern CT, Inc., a home healthcare provider, signed a new 11-year lease for 12,898 square feet at 1266 E. Main Street in Stamford. The 179,260 square-foot office building is 82.8 percent leased.

#### MANHATTAN:

- Herzfeld & Rubin P.C., a full-service global law firm specializing in all phases of litigation, signed a new 20-year, 10-month lease for 56,322 square feet at 125 Broad Street in Manhattan. Mack-Cali owns the condominium interests at 125 Broad Street totaling 524,476 square feet, or 39.6 percent, of the class A office tower, which is 99.7 percent leased.

#### SUBURBAN PHILADELPHIA:

- Bank of America N.A., a financial institution, renewed 22,028 square feet for five years at 4 Sentry Park in Blue Bell.
- Also at 4 Sentry Park, Anexinet Corp. and Virtus Partners LLC, information technology providers, signed a five-year, three-month lease for 12,971 square feet. The 63,930 square-foot office building is 78.8 percent leased.
- JK Medequip Inc., specializing in management consulting services, signed a seven-year, three-month lease for 10,999 square feet at 5 Sentry Park East in Blue Bell. The 91,600 square-foot office building is 51.3 percent leased.

Included in the Company's Supplemental Operating and Financial Data for the second quarter 2009 are schedules highlighting the leasing statistics for both the Company's consolidated and joint venture properties.

The supplemental information is available on Mack-Cali's website, as follows:

<http://www.mack-cali.com/graphics/shareholders/pdfs/2nd.quarter.sp.09.pdf>

## ADDITIONAL INFORMATION

The Company expressed comfort with net income and FFO per diluted share for the full year 2009, as follows:

	<b>Full Year 2009 Range</b>
Net income available to common shareholders	\$0.75 - \$0.85
Add: Real estate-related depreciation and amortization	2.40
Funds from operations available to common shareholders	\$3.15 - \$3.25

These estimates reflect management's view of current market conditions and certain assumptions with regard to rental rates, occupancy levels and other assumptions/projections. Actual results could differ from these estimates.

An earnings conference call with management is scheduled for today, July 30, 2009 at 10:00 a.m. Eastern Time, which will be broadcast live via the Internet at:

<http://phx.corporate-ir.net/phoenix.zhtml?p=irol-eventDetails&c=96021&eventID=2297799>

The live conference call is also accessible by calling (913) 981-5546 and requesting the Mack-Cali conference call.

The conference call will be rebroadcast on Mack-Cali's website at <http://www.mack-cali.com> beginning at 2:00 p.m. Eastern Time on July 30, 2009 through August 6, 2009.

A replay of the call will also be accessible during the same time period by calling (719) 457-0820 and using the pass code 5641787.

Copies of Mack-Cali's Form 10-Q and Supplemental Operating and Financial Data are available on Mack-Cali's website, as follows:

Second Quarter 2009 Form 10-Q:

<http://www.mack-cali.com/graphics/shareholders/pdfs/2nd.quarter.10q.09.pdf>

Second Quarter 2009 Supplemental Operating and Financial Data:

<http://www.mack-cali.com/graphics/shareholders/pdfs/2nd.quarter.sp.09.pdf>

In addition, these items are available upon request from:

Mack-Cali Investor Relations Dept.

343 Thornall Street, Edison, New Jersey 08837-2206

(732) 590-1000 ext. 1143

## INFORMATION ABOUT FFO

Funds from operations ("FFO") 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 extraordinary items and sales of depreciable rental property (which the Company believes includes unrealized losses on properties held for sale), plus real estate-related depreciation and amortization. The Company believes that FFO per share is helpful to investors as one of several measures of the performance of an equity REIT. The Company further believes that by excluding the effect of depreciation and gains (or losses) from sales of properties (all of which are based on historical costs which may be of limited relevance in evaluating current performance), FFO per share can facilitate comparison of operating performance between equity REITs. FFO per share should not be considered as an alternative to net income per share as an indication of the Company's performance or to cash

flows as a measure of liquidity. FFO per share presented herein is not necessarily comparable to FFO per share presented by other real estate companies due to the fact that not all real estate companies use the same definition. However, the Company's FFO per share is comparable to the FFO per share of real estate companies that use the current definition of the National Association of Real Estate Investment Trusts ("NAREIT"). A reconciliation of net income per share to FFO per share is included in the financial tables accompanying this press release.

## **ABOUT THE COMPANY**

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. Mack-Cali owns or has interests in 295 properties, primarily office and office/flex buildings located in the Northeast, totaling approximately 33.8 million square feet. The properties enable the Company to provide a full complement of real estate opportunities to its diverse base of approximately 2,100 tenants.

Additional information on Mack-Cali Realty Corporation is available on the Company's website at <http://www.mack-cali.com>.

The information in this press release must be read in conjunction with, and is modified in its entirety by, the Quarterly Report on Form 10-Q (the "10-Q") filed by the Company for the same period with the Securities and Exchange Commission (the "SEC") and all of the Company's other public filings with the SEC (the "Public Filings"). In particular, the financial information contained herein is subject to and qualified by reference to the financial statements contained in the 10-Q, the footnotes thereto and the limitations set forth therein. Investors may not rely on the press release without reference to the 10-Q and the Public Filings.

Statements made in this press release may be forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements can be identified by the use of words such as "may," "will," "plan," "should," "expect," "anticipate," "estimate," "continue," or comparable terminology. Such forward-looking statements are inherently subject to certain risks, trends and uncertainties, many of which the Company cannot predict with accuracy and some of which the Company might not even anticipate, and involve factors that may cause actual results to differ materially from those projected or suggested. Readers are cautioned not to place undue reliance on these forward-looking statements and are advised to consider the factors listed above together with the additional factors under the heading "Disclosure Regarding Forward-Looking Statements" and "Risk Factors" in the Company's Annual Reports on Form 10-K, as may be supplemented or amended by the Company's Quarterly Reports on Form 10-Q, which are incorporated herein by reference. The Company assumes no obligation to update or supplement forward-looking statements that become untrue because of subsequent events, new information or otherwise.

**Mack-Cali Realty Corporation**  
**Consolidated Statements of Operations**  
*(in thousands, except per share amounts) (unaudited)*

	Quarter Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
<b>Revenues</b>				
Base rents	\$ 154,085	\$ 148,087	\$ 303,411	\$ 296,690
Escalations and recoveries from tenants	24,944	26,586	52,893	52,310
Construction services	4,794	11,305	8,705	24,066
Real estate services	2,116	3,227	4,642	6,669
Other income	3,399	3,588	6,353	7,771
<b>Total revenues</b>	<b>189,338</b>	<b>192,793</b>	<b>376,004</b>	<b>387,506</b>
<b>Expenses</b>				
Real estate taxes	23,494	24,125	46,965	48,161
Utilities	16,091	19,660	36,968	41,088
Operating services	26,915	27,152	54,857	53,125
Direct construction costs	4,296	10,329	8,010	22,983
General and administrative	10,651	11,237	20,733	22,332
Depreciation and amortization	49,716	47,586	97,988	95,308
<b>Total expenses</b>	<b>131,163</b>	<b>140,089</b>	<b>265,521</b>	<b>282,997</b>
Operating income	58,175	52,704	110,483	104,509
<b>Other (Expense) Income</b>				
Interest expense	(33,508)	(31,340)	(66,302)	(63,800)
Interest and other investment income	187	302	384	858
Equity in earnings (loss) of unconsolidated joint ventures	(1,922)	884	(7,036)	(264)
Gain on reduction of other obligations	1,693	--	1,693	--
Gain on sale of investment of securities	--	471	--	471
<b>Total other (expense) income</b>	<b>(33,550)</b>	<b>(29,683)</b>	<b>(71,261)</b>	<b>(62,735)</b>
Income from continuing operations	24,625	23,021	39,222	41,774
Net income	24,625	23,021	39,222	41,774
Noncontrolling interest in consolidated joint ventures	135	16	767	139
Noncontrolling interest in Operating Partnership	(3,886)	(4,193)	(6,514)	(7,620)
Preferred stock dividends	(500)	(500)	(1,000)	(1,000)
<b>Net income available to common shareholders</b>	<b>\$ 20,374</b>	<b>\$ 18,344</b>	<b>\$ 32,475</b>	<b>\$ 33,293</b>
<b>PER SHARE DATA:</b>				
Basic earnings per common share	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Diluted earnings per common share	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Dividends declared per common share	\$ 0.45	\$ 0.64	\$ 0.90	\$ 1.28
Basic weighted average shares outstanding	73,903	65,423	70,214	65,397
Diluted weighted average shares outstanding	88,000	80,585	84,480	80,547

**Mack-Cali Realty Corporation**  
**Statements of Funds from Operations**  
*(in thousands, except per share/unit amounts) (unaudited)*

	Quarter Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Net income available to common shareholders	\$ 20,374	\$ 18,344	\$ 32,475	\$ 33,293
Add: Noncontrolling interest in Operating Partnership	3,886	4,193	6,514	7,620
Real estate-related depreciation and amortization on continuing operations (1)	52,216	52,697	105,578	105,195
<b>Funds from operations available to common shareholders (2)</b>	<b>\$ 76,476</b>	<b>\$ 75,234</b>	<b>\$ 144,567</b>	<b>\$ 146,108</b>
Diluted weighted average shares/units outstanding (3)	88,000	80,585	84,480	80,547
Funds from operations per share/unit – diluted	\$ 0.87	\$ 0.93	\$ 1.71	\$ 1.81
Dividends declared per common share	\$ 0.45	\$ 0.64	\$ 0.90	\$ 1.28
<b>Dividend payout ratio:</b>				
Funds from operations-diluted	51.78%	68.55%	52.59%	70.57%
<b>Supplemental Information:</b>				
Non-incremental revenue generating capital expenditures:				
Building improvements	\$ 2,005	\$ 1,792	\$ 3,614	\$ 4,850
Tenant improvements and leasing commissions	\$ 8,098	\$ 15,970	\$ 16,123	\$ 28,132
Straight-line rent adjustments (4)	\$ 1,888	\$ 1,584	\$ 3,275	\$ 3,285
Amortization of (above)/below market lease intangibles, net (5)	\$ 1,545	\$ 2,009	\$ 3,654	\$ 3,984
Impairment charge included in equity in earnings (loss)	--	--	\$ 4,010 (6)	--

- (1) Includes the Company's share from unconsolidated joint ventures of \$2,605 and \$5,166 for the quarter ended June 30, 2009 and 2008, respectively, and \$7,776 and \$10,050 for the six months ended June 30, 2009 and 2008, respectively.
- (2) Funds from operations is calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (NAREIT) definition. For further discussion, see "Information About FFO" in this release.
- (3) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,097 shares and 14,955 shares for the quarter ended June 30, 2009 and 2008, respectively, and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options).
- (4) Includes the Company's share from unconsolidated joint ventures of \$64 and \$369 for the quarter for the quarter ended June 30, 2009 and 2008, respectively, and \$223 and \$686 for the six months ended June 30, 2009 and 2008, respectively.
- (5) Includes the Company's share from unconsolidated joint ventures of \$135 and \$417 for the quarter ended June 30, 2009 and 2008, respectively, and \$574 and \$831 for the six months ended June 30, 2009 and 2008, respectively.
- (6) Noncontrolling interest in consolidated joint ventures share of loss was \$587.

**Mack-Cali Realty Corporation**  
**Statements of Funds from Operations Per Diluted Share**  
*(amounts are per diluted share, except share count in thousands) (unaudited)*

	Quarter Ended June 30,		Six Months Ended June 30,	
	2009	2008	2009	2008
Net income available to common shareholders	\$ 0.28	\$ 0.28	\$ 0.46	\$ 0.51
Add: Real estate-related depreciation and amortization on continuing operations (1)	0.59	0.65	1.25	1.31
Deduct: Noncontrolling interest/rounding adjustment	--	--	--	(0.01)
<b>Funds from operations available to common shareholders (2)</b>	<b>\$ 0.87</b>	<b>\$ 0.93</b>	<b>\$ 1.71</b>	<b>\$ 1.81</b>
Dividend payout ratio for FFO	51.78%	68.55%	52.59%	70.57%
Diluted weighted average shares/units outstanding (3)	88,000	80,585	84,480	80,547

- (1) Includes the Company's share from unconsolidated joint ventures of \$0.03 and \$0.06 for the quarter ended June 30, 2009 and 2008, respectively, and \$0.09 and \$0.12 for the six months ended June 30, 2009 and 2008, respectively.
- (2) Funds from operations is calculated in accordance with the definition of FFO of the National Association of Real Estate Investment Trusts (NAREIT) definition. For further discussion, see "Information About FFO" in this release.
- (3) Calculated based on weighted average common shares outstanding, assuming redemption of Operating Partnership common units into common shares (14,097 shares and 14,955 shares for the quarter ended June 30, 2009 and 2008, respectively, and 14,266 and 14,970 for the six months ended June 30, 2009 and 2008, respectively), plus dilutive Common Stock Equivalents (i.e. stock options).

**Mack-Cali Realty Corporation**  
**Consolidated Balance Sheets**  
*(in thousands, except share amounts) (unaudited)*

	June 30, 2009	December 31, 2008
<b>Assets:</b>		
Rental property		
Land and leasehold interests	\$ 774,126	\$ 731,086
Buildings and improvements	3,949,325	3,792,186
Tenant improvements	426,003	431,616
Furniture, fixtures and equipment	9,358	8,892
	5,158,812	4,963,780
Less-accumulated deprec. & amort.	(1,073,490)	(1,040,778)
Net investment in rental property	4,085,322	3,923,002
Cash and cash equivalents	33,203	21,621
Investments in unconsolidated joint ventures	33,007	138,495
Unbilled rents receivable, net	115,319	112,524
Deferred charges and other assets, net	238,035	212,422
Restricted cash	20,785	12,719
Accounts receivable, net	9,374	23,139
<b>Total assets</b>	<b>\$ 4,535,045</b>	<b>\$ 4,443,922</b>
<b>Liabilities and Equity:</b>		
Senior unsecured notes	\$ 1,334,075	\$ 1,533,349
Revolving credit facility	--	161,000
Mortgages, loans payable and other obligations	756,358	531,126
Dividends and distributions payable	42,062	52,249
Accounts payable, accrued expenses and other liabilities	116,436	119,451
Rents received in advance and security deposits	56,460	54,406
Accrued interest payable	30,613	32,978
Total liabilities	2,336,004	2,484,559
Commitments and contingencies		
<b>Equity:</b>		
Mack-Cali Realty Corporation stockholders' equity:		
Preferred stock, \$0.01 par value, 5,000,000 shares authorized, 10,000 and 10,000 shares outstanding, at liquidation preference	25,000	25,000
Common stock, \$0.01 par value, 190,000,000 shares authorized, 78,334,220 and 66,419,055 shares outstanding	783	664
Additional paid-in capital	2,259,621	1,905,386
Dividends in excess of net earnings	(419,254)	(386,587)
Total Mack-Cali Realty Corporation stockholders' equity	1,866,150	1,544,463
Noncontrolling interests in subsidiaries:		
Operating Partnership	329,635	414,114
Consolidated joint ventures	3,256	786
Total noncontrolling interests in subsidiaries	332,891	414,900
Total equity	2,199,041	1,959,363
<b>Total liabilities and equity</b>	<b>\$ 4,535,045</b>	<b>\$ 4,443,922</b>