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Mack-Cali's Downtown Manhattan Property Achieves LEED Silver Certification

EDISON, N.J., July 11, 2011 /PRNewswire/ -- Mack-Cali Realty Corporation (NYSE: CLI) today announced that [125 Broad Street](#) in Downtown Manhattan has been awarded LEED-EB:OM Silver certification from the U.S. Green Building Council (USGBC). To date, 125 Broad Street is the only Downtown Manhattan office building that has achieved LEED Silver certification.

The LEED-EB:OM ("Leadership in Energy & Environmental Design – Existing Buildings: Operation & Maintenance") certification recognizes maximized operational efficiency with minimized environmental impact. It addresses cleaning and maintenance issues – including chemical use – recycling programs, exterior maintenance programs, and system upgrades. It is the only LEED rating system under which projects can demonstrate actual energy efficiency and sustainable operations performance metrics.

Highlights of 125 Broad Street's sustainability achievements include:

- ENERGY STAR designation, which places the building in the top 15% of similar buildings in terms of energy efficiency
- Implementation of an enhanced metering program, which helps to maintain optimum design efficiencies in the total expected annual energy consumption for the building
- Recycling efforts resulting in an over 50 percent diversion rate of recyclables from landfill of ongoing consumable waste and a 100 percent diversion rate of the durables entering the waste stream
- Implementation of an extensive green cleaning program
- Plumbing fixture upgrades
- Use of high efficiency air filters, resulting in enhanced indoor air quality

CodeGreen provided consulting services on the project.

Mitchell E. Hersh, Mack-Cali president and chief executive officer, commented, "We are very proud to have achieved this important designation at 125 Broad Street, which enhances the institutional quality of this class A building. Today, businesses and government agencies are more environmentally conscious and are looking specifically for office properties that are energy efficient and more sustainable, with a goal of reducing their overall carbon footprint."

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 278 properties, primarily office and office/flex buildings located in the Northeast, totaling approximately 32.4 million square feet. The properties enable the Company to provide a full complement of real estate opportunities to its diverse base of over 2,000 tenants.

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

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

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SOURCE Mack-Cali Realty Corporation