

Section 1: 8-K (FORM 8-K)

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549**

FORM 8-K

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934**

Date of report (Date of earliest event reported): **September 10, 2019 (September 10, 2019)**

MACK-CALI REALTY CORPORATION

(Exact Name of Registrant as Specified in Charter)

Maryland
(State or Other Jurisdiction
of Incorporation)

1-13274
(Commission File Number)

22-3305147
(IRS Employer
Identification No.)

**Harborside 3, 210 Hudson St., Ste. 400
Jersey City, New Jersey 07311**
(Address of Principal Executive Offices) (Zip Code)

(732) 590-1010
(Registrant's telephone number, including area code)

MACK-CALI REALTY, L.P.

(Exact Name of Registrant as Specified in Charter)

Delaware
(State or Other Jurisdiction
of Incorporation)

333-57103
(Commission File Number)

22-3315804
(IRS Employer
Identification No.)

**Harborside 3, 210 Hudson St., Ste. 400
Jersey City, New Jersey 07311**
(Address of Principal Executive Offices) (Zip Code)

(732) 590-1010
(Registrant's telephone number, including area code)

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))

Securities Registered Pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, par value \$0.01	CLI	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter). Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 7.01 Regulation FD

Beginning on September 10, 2019, Mack-Cali Realty Corporation, a Maryland corporation (the “General Partner”) and the general partner of Mack-Cali Realty, L.P. (the “Company,” and together with the General Partner, the “Registrants”), will participate in investor meetings and the Bank of America Merrill Lynch 2019 Global Real Estate Conference at which members of the General Partner’s management will make a presentation to investors. A copy of the General Partner’s investor presentation is furnished herewith as Exhibit 99.1.

Limitation of Incorporation by Reference

In accordance with General Instruction B.2. of Form 8-K, this information, including Exhibit 99.1 furnished herewith, is furnished pursuant to Item 7.01 and shall not be deemed to be “filed” for the purpose 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 (the “Securities Act”), or the Exchange Act. The information in this Item 7.01 of this Current Report on Form 8-K (including the exhibit 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.

Cautionary Statements

This Current Report on Form 8-K, including the exhibits furnished herewith, contains “forward-looking statements” within the meaning of Section 21E of the Exchange 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,” “potential,” “project,” “should,” “expect,” “anticipate,” “estimate,” “target,” “continue” or comparable terminology. Forward-looking statements are inherently subject to certain risks, trends and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Although we believe that the expectations reflected in such forward-looking statements are based upon reasonable assumptions at the time made, we 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 as a result of various factors, including those listed in Exhibit 99.1 on page 2 and incorporated by reference herein. Readers are cautioned not to place undue reliance on these forward-looking statements. Unless required by U.S. federal securities laws, we do not intend to update any of the forward-looking statements to reflect circumstances or events that occur after the statements are made or to conform the statements to actual results. The information contained in this Current Report on Form 8-K, including the exhibit filed herewith, should be viewed in conjunction with the consolidated financial statements and notes thereto appearing in the Registrants’ Annual Reports on Form 10-K and Quarterly Reports on Form 10-Q.

In connection with the foregoing, the Registrants hereby furnish the following document:

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit Number	Exhibit Title
99.1	Investor Presentation.
104.1	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document

EXHIBIT INDEX

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SIGNATURES

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

Dated: September 10, 2019

MACK-CALI REALTY CORPORATION

By: /s/ Gary T. Wagner

Gary T. Wagner
General Counsel and Secretary

MACK-CALI REALTY, L.P.

By: Mack-Cali Realty Corporation,
its general partner

Dated: September 10, 2019

By: /s/ Gary T. Wagner

Gary T. Wagner
General Counsel and Secretary

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Section 2: EX-99.1 (EXHIBIT 99.1)

Exhibit 99.1













NAV 2Q 2019 (Unaudited)

\$ in millions
(except per share amounts)

	Rentable SF/ Apt Units	NAV Calculation ⁽¹⁾							Net Value Range ⁽²⁾		
		2Q 2019 Annualized NOI ⁽¹⁾	Cap.	Gross Asset Value	Gross Per SF / Unit	Property Debt	Third Party Interests	Discounting ⁽¹⁰⁾	Net Asset Value	High	Low
				(A)		(B)	(C)	(D)	(A-B-C-D)		
Office Portfolio	MSE										
Hudson Waterfront (Jersey City, Hoboken)	4,908	\$78.7	4.4%	\$1,780	\$363	(\$250)	\$0	\$0	\$1,530	\$1,757	\$1,349
Class A Suburban (Metropark, Short Hills)	2,155	46.4	7.2%	643	298	(125)	0	0	518	566	477
Suburban	<u>4,147</u>	<u>87.4</u>	8.0%	<u>500</u>	<u>142</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>500</u>	<u>629</u>	<u>555</u>
Subtotal ⁽¹⁾⁽⁴⁾	11,210	\$172.5		\$3,013	\$269	(\$375)	\$0	\$0	\$2,638	\$2,952	\$2,381
Non-Care, Repositioning Properties, & Retail ⁽⁵⁾				84		0	0	0	84	84	84
Hotel and Other JV Interests ⁽⁶⁾				176		(113)	(33)	0	30	30	30
Harborside Plaza 4				90		0	0	0	90	90	90
Land ⁽⁷⁾				33		0	0	0	33	33	33
Office - Asset Value				\$3,396		(\$488)	(\$33)	\$0	\$2,875	\$3,189	\$2,618
Less: Office Unsecured Debt									(1,000)	(1,000)	(1,000)
Less: Office Preferred Equity/LP Interests									(53)	(53)	(53)
Total Office NAV									\$1,822	\$2,136	\$1,565
Residential Portfolio	Units	Stabilized NOI									
Operating Properties - Wholly-Owned/Consolidated	4,651	\$105.7	4.8%	\$2,209	\$475	(\$1,272)	(\$45)	(\$1)	\$891	\$1,005	\$817
Operating Properties - Unconsolidated JVs ⁽⁸⁾	2,611	55.5	4.5%	1,231	471	(617)	(314)	0	300	337	262
In-Construction Properties ⁽⁹⁾⁽²⁾	2,319	74.7	5.0%	1,506	649	(687)	(82)	(231)	506	540	434
Land	9,968			544	55	0	(103)	0	441	463	419
Fee Income Business, Tax Credit, & Excess Cash				<u>56</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>56</u>	<u>56</u>	<u>56</u>
Residential - Asset Value ⁽¹¹⁾				\$5,546		(\$2,576)	(\$544)	(\$232)	\$2,194	\$2,401	\$1,988
Less: Rockpoint Interest									(\$444)	(\$453)	(\$435)
Total Residential NAV				\$5,546		(\$2,576)	(\$544)	(\$232)	\$1,750	\$1,948	\$1,553
Total Mack-Cali NAV									\$3,572	\$4,084	\$3,118
Approximate NAV / Share (100.5MM shares) ⁽¹²⁾									\$35.53	\$40.63	\$31.02

See footnotes and "Information About Gross & Net Asset Value (Unaudited)" on pages 23 and 24.













































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