



HOWARD PROPERTIES LTD.
Tenant Representation Real Estate Consulting

For Immediate Release

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Howard Greenberg Wins Award From Mack-Cali Realty Corporation

WHITE PLAINS (APRIL 2006) --Mack-Cali Realty Corp. has honored Howard E. Greenberg, president of Howard Properties, Ltd. of White Plains, New York, with its coveted "Most Deals by a Broker in 2005" award.

The veteran commercial broker received the award at the Mack-Cali Hall of Fame breakfast held on March 16 at the Westchester Country Club. The award was Greenberg's seventh for outstanding brokerage performance from Mack-Cali.

In 2005, Greenberg completed approximately 40,000 square feet of lease transactions with Mack-Cali for his clients: Rand Rosenzweig Radley & Gordon, LLP; SignWorks; Lawley Richwood, LLC; Ultrafabrics, LLC and Performax.

Previously, Greenberg has been honored six times by Mack-Cali, including the "Most Deals by a Broker/Firm," "Multiple Deals," the "Customer Acumen Award," and "Broker of the Year" awards for transactions at its Westchester/Connecticut portfolio.

Mack-Cali Realty Corporation is a New York Stock Exchange listed Real Estate Investment Trust (REIT) that currently owns or has interests in 277 properties located in the Northeast, totaling approximately 31 million square feet, with approximately 2,300 tenants.

Howard Properties, Ltd. is headquartered in White Plains, New York and specializes in tenant representation and real estate consulting. Founded by veteran commercial real estate broker Howard E. Greenberg in 1998, Howard Properties has completed space acquisitions, dispositions, lease renegotiations and consulting assignments in 20 states. The firm is an affiliate member of CORFAC International, an association of independent real estate brokerage firms represented in more than 100 markets in North America and internationally. In 2005, CORFAC member firms completed transactions encompassing 244 million square feet and valued at \$6.3 billion.