

Regency Centers Corporation

Press Release

www.RegencyCenters.com

CONTACT: PATRICK JOHNSON
(904) 598-7422

REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2011 DISTRIBUTIONS

Jacksonville, Fla. (January 20, 2012)— Regency Centers Corporation (NYSE:REG) today announced the Federal income tax treatment of its 2011 distributions to holders of its common shares and Series 3, 4 and 5 Preferred shares.

Regency Centers Corporation Common Stock Symbol: REG CUSIP: 758849103

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr.	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
2/16/2011	3/2/2011	\$ 0.462500	\$ 0.152625	\$ 0.004625	\$ 0.305250	\$ -
5/18/2011	6/1/2011	\$ 0.462500	\$ 0.152625	\$ 0.004625	\$ 0.305250	\$ -
8/17/2011	8/31/2011	\$ 0.462500	\$ 0.152625	\$ 0.004625	\$ 0.305250	\$ -
11/16/2011	11/30/2011	\$ 0.462500	\$ 0.152625	\$ 0.004625	\$ 0.305250	\$ -
TOTALS		\$ 1.850000	\$ 0.610500	\$ 0.018500	\$ 1.221000	\$ -

Regency Centers Corporation Series 3 Preferred Stock Symbol: REGPRC CUSIP: 758849301

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2011	3/31/2011	\$ 0.4656300	\$ 0.451661	\$ 0.013969	\$ -	\$ -
6/1/2011	6/30/2011	\$ 0.4656300	\$ 0.451661	\$ 0.013969	\$ -	\$ -
9/1/2011	9/30/2011	\$ 0.4656300	\$ 0.451661	\$ 0.013969	\$ -	\$ -
12/1/2011	12/30/2011	\$ 0.4656300	\$ 0.451661	\$ 0.013969	\$ -	\$ -
TOTALS		\$ 1.862520	\$ 1.806644	\$ 0.055876	\$ -	\$ -

Regency Centers Corporation Series 4 Preferred Stock Symbol: REGPRD CUSIP: 758849509

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2011	3/31/2011	\$ 0.4531300	\$ 0.439536	\$ 0.013594	\$ -	\$ -
6/1/2011	6/30/2011	\$ 0.4531300	\$ 0.439536	\$ 0.013594	\$ -	\$ -
9/1/2011	9/30/2011	\$ 0.4531300	\$ 0.439536	\$ 0.013594	\$ -	\$ -
12/1/2011	12/30/2011	\$ 0.4531300	\$ 0.439536	\$ 0.013594	\$ -	\$ -
TOTALS		\$ 1.812520	\$ 1.758144	\$ 0.054376	\$ -	\$ -

Regency Centers Corporation Series 5 Preferred Stock Symbol: REGPRE CUSIP: 758849608

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2011	3/31/2011	\$ 0.4187500	\$ 0.406187	\$ 0.012563	\$ -	\$ -
6/1/2011	6/30/2011	\$ 0.4187500	\$ 0.406187	\$ 0.012563	\$ -	\$ -
9/1/2011	9/30/2011	\$ 0.4187500	\$ 0.406187	\$ 0.012563	\$ -	\$ -
12/1/2011	12/30/2011	\$ 0.4187500	\$ 0.406187	\$ 0.012563	\$ -	\$ -
TOTALS		\$ 1.675000	\$ 1.624748	\$ 0.050252	\$ -	\$ -

The company did not incur any foreign taxes in 2011.

***This is the amount included in the total capital gain distribution that is unrecaptured Sec. 1250 gain**

Regency Centers Corporation (NYSE: REG)

Regency is the leading national owner, operator, and developer of grocery-anchored and community shopping centers. At September 30, 2011, the Company owned 367 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 49.8 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 205 shopping centers, including those currently in-process, representing an investment at completion of \$3.0 billion. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

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Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements. Please refer to the documents filed by Regency Centers Corporation with the SEC, specifically the most recent reports on Forms 10-K and 10-Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements.