

Regency Centers Corporation

Press Release

www.RegencyCenters.com

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REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2009 DISTRIBUTIONS

Jacksonville, Fla. (January 20, 2010)— Regency Centers Corporation (NYSE: REG) today announced the Federal income tax treatment of its 2009 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*
2/18/2009	3/4/2009	\$ 0.725000	\$ 0.391500	\$ 0.101500	\$ 0.232000	\$ 0.094250
5/20/2009	6/3/2009	\$ 0.462500	\$ 0.249750	\$ 0.064750	\$ 0.148000	\$ 0.060125
8/19/2009	9/2/2009	\$ 0.462500	\$ 0.249750	\$ 0.064750	\$ 0.148000	\$ 0.060125
11/18/2009	12/2/2009	\$ 0.462500	\$ 0.249750	\$ 0.064750	\$ 0.148000	\$ 0.060125
TOTALS		\$ 2.112500	\$ 1.140750	\$ 0.295750	\$ 0.676000	\$ 0.274625

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*
3/2/2009	3/31/2009	\$ 0.4656300	\$ 0.372504	\$ 0.093126	\$ -	\$ 0.088470
6/2/2009	6/30/2009	\$ 0.4656300	\$ 0.372504	\$ 0.093126	\$ -	\$ 0.088470
9/1/2009	9/30/2009	\$ 0.4656300	\$ 0.372504	\$ 0.093126	\$ -	\$ 0.088470
12/1/2009	12/31/2009	\$ 0.4656300	\$ 0.372504	\$ 0.093126	\$ -	\$ 0.088470
TOTALS		\$ 1.862520	\$ 1.490016	\$ 0.372504	\$ -	\$ 0.353880

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*
3/2/2009	3/31/2009	\$ 0.4531300	\$ 0.362504	\$ 0.090626	\$ -	\$ 0.086095
6/2/2009	6/30/2009	\$ 0.4531300	\$ 0.362504	\$ 0.090626	\$ -	\$ 0.086095
9/1/2009	9/30/2009	\$ 0.4531300	\$ 0.362504	\$ 0.090626	\$ -	\$ 0.086095
12/1/2009	12/31/2009	\$ 0.4531300	\$ 0.362504	\$ 0.090626	\$ -	\$ 0.086095
TOTALS		\$ 1.812520	\$ 1.450016	\$ 0.362504	\$ -	\$ 0.344380

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*
3/2/2009	3/31/2009	\$ 0.4187500	\$ 0.335000	\$ 0.083750	\$ -	\$ 0.079563
6/2/2009	6/30/2009	\$ 0.4187500	\$ 0.335000	\$ 0.083750	\$ -	\$ 0.079563
9/1/2009	9/30/2009	\$ 0.4187500	\$ 0.335000	\$ 0.083750	\$ -	\$ 0.079563
12/1/2009	12/31/2009	\$ 0.4187500	\$ 0.335000	\$ 0.083750	\$ -	\$ 0.079563
TOTALS		\$ 1.675000	\$ 1.340000	\$ 0.335000	\$ -	\$ 0.318252

The company did not incur any foreign taxes in 2009.

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

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Regency Centers Corporation (NYSE: REG)

Regency is the leading national owner, operator, and developer of grocery-anchored and community shopping centers. At September 30, 2009, the Company owned 409 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 54.1 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 194 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 10K and 10Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements.