

Regency Centers Corporation

Press Release

www.RegencyCenters.com

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REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2007 DISTRIBUTIONS

Jacksonville, Fla. (January 15, 2008)— Regency Centers Corporation today announced the Federal income tax treatment of its 2007 distributions to holders of its common shares, Series 3 and 4 depositary shares, and Series 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*
2/14/2007	2/28/2007	\$ 0.660000	\$ 0.561000	\$ 0.099000	\$ -	\$ 0.026400
5/16/2007	5/30/2007	\$ 0.660000	\$ 0.561000	\$ 0.099000	\$ -	\$ 0.026400
8/15/2007	8/29/2007	\$ 0.660000	\$ 0.561000	\$ 0.099000	\$ -	\$ 0.026400
11/14/2007	11/28/2007	\$ 0.660000	\$ 0.561000	\$ 0.099000	\$ -	\$ 0.026400
TOTALS		\$ 2.640000	\$ 2.244000	\$ 0.396000	\$ -	\$ 0.105600

Regency Centers Corporation Series 3 Depositary Shares: Symbol REGPRC CUSIP #: 758849202

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2007	4/2/2007	\$ 0.4656300	\$ 0.395786	\$ 0.069845	\$ -	\$ 0.018625
6/1/2007	7/2/2007	\$ 0.4656300	\$ 0.395786	\$ 0.069845	\$ -	\$ 0.018625
9/3/2007	10/1/2007	\$ 0.4656300	\$ 0.395786	\$ 0.069845	\$ -	\$ 0.018625
12/3/2007	12/31/2007	\$ 0.4656300	\$ 0.395786	\$ 0.069845	\$ -	\$ 0.018625
TOTALS		\$ 1.862520	\$ 1.583142	\$ 0.279378	\$ -	\$ 0.074501

Regency Centers Corporation Series 4 Depository Shares: Symbol REGPRD CUSIP #: 758849400

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2007	4/2/2007	\$ 0.4531300	\$ 0.385161	\$ 0.067970	\$ -	\$ 0.018125
6/1/2007	7/2/2007	\$ 0.4531300	\$ 0.385161	\$ 0.067970	\$ -	\$ 0.018125
9/3/2007	10/1/2007	\$ 0.4531300	\$ 0.385161	\$ 0.067970	\$ -	\$ 0.018125
12/3/2007	12/31/2007	\$ 0.4531300	\$ 0.385161	\$ 0.067970	\$ -	\$ 0.018125
TOTALS		\$ 1.812520	\$ 1.540642	\$ 0.271878	\$ -	\$ 0.072501

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*
3/1/2007	4/2/2007	\$ 0.4187500	\$ 0.355938	\$ 0.062813	\$ -	\$ 0.016750
6/1/2007	7/2/2007	\$ 0.4187500	\$ 0.355938	\$ 0.062813	\$ -	\$ 0.016750
9/3/2007	10/1/2007	\$ 0.4187500	\$ 0.355938	\$ 0.062813	\$ -	\$ 0.016750
12/3/2007	12/31/2007	\$ 0.4187500	\$ 0.355938	\$ 0.062813	\$ -	\$ 0.016750
TOTALS		\$ 1.675000	\$ 1.423750	\$ 0.251250	\$ -	\$ 0.067000

The company did not incur any foreign taxes in 2007.

* 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, 2007, the Company owned 447 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 59.0 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 179 shopping centers, including those currently in-process, representing an investment at completion of approximately \$2.8 billion. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.