

# Regency Centers Corporation

## Press Release

[www.RegencyCenters.com](http://www.RegencyCenters.com)

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### REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2006 DISTRIBUTIONS

**Jacksonville, Fla. (January 12, 2007)**— Regency Centers Corporation today announced the Federal income tax treatment of its 2006 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* |
|---------------|--------------|------------------------------|--------------------|---------------------------|--------------------------|-------------------------|
| 2/15/2006     | 3/1/2006     | \$ 0.595000                  | \$ 0.380800        | \$ 0.214200               | \$ -                     | \$ 0.089250             |
| 5/17/2006     | 5/31/2006    | \$ 0.595000                  | \$ 0.380800        | \$ 0.214200               | \$ -                     | \$ 0.089250             |
| 8/16/2006     | 8/30/2006    | \$ 0.595000                  | \$ 0.380800        | \$ 0.214200               | \$ -                     | \$ 0.089250             |
| 11/15/2006    | 11/29/2006   | \$ 0.595000                  | \$ 0.380800        | \$ 0.214200               | \$ -                     | \$ 0.089250             |
| <b>TOTALS</b> |              | <b>\$ 2.380000</b>           | <b>\$ 1.523200</b> | <b>\$ 0.856800</b>        | <b>\$ -</b>              | <b>\$ 0.357000</b>      |

**Regency Centers Corporation Series 3 Depository 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* |
|---------------|--------------|------------------------------|--------------------|--------------------------|--------------------------|-------------------------|
| 3/1/2006      | 3/31/2006    | \$ 0.4656300                 | \$ 0.298003        | \$ 0.167627              | \$ -                     | \$ 0.069845             |
| 6/1/2006      | 6/30/2006    | \$ 0.4656300                 | \$ 0.298003        | \$ 0.167627              | \$ -                     | \$ 0.069845             |
| 9/1/2006      | 10/2/2006    | \$ 0.4656300                 | \$ 0.298003        | \$ 0.167627              | \$ -                     | \$ 0.069845             |
| 12/1/2006     | 12/29/2006   | \$ 0.4656300                 | \$ 0.298003        | \$ 0.167627              | \$ -                     | \$ 0.069845             |
| <b>TOTALS</b> |              | <b>\$ 1.862520</b>           | <b>\$ 1.192013</b> | <b>\$ 0.670507</b>       | <b>\$ -</b>              | <b>\$ 0.279378</b>      |

**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* |
|---------------|--------------|------------------------------|--------------------|--------------------------|--------------------------|-------------------------|
| 3/1/2006      | 3/31/2006    | \$ 0.4531300                 | \$ 0.290003        | \$ 0.163127              | \$ -                     | \$ 0.067970             |
| 6/1/2006      | 6/30/2006    | \$ 0.4531300                 | \$ 0.290003        | \$ 0.163127              | \$ -                     | \$ 0.067970             |
| 9/1/2006      | 10/2/2006    | \$ 0.4531300                 | \$ 0.290003        | \$ 0.163127              | \$ -                     | \$ 0.067970             |
| 12/1/2006     | 12/29/2006   | \$ 0.4531300                 | \$ 0.290003        | \$ 0.163127              | \$ -                     | \$ 0.067970             |
| <b>TOTALS</b> |              | <b>\$ 1.812520</b>           | <b>\$ 1.160013</b> | <b>\$ 0.652507</b>       | <b>\$ -</b>              | <b>\$ 0.271878</b>      |

**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* |
|---------------|--------------|------------------------------|--------------------|--------------------------|--------------------------|-------------------------|
| 3/1/2006      | 3/31/2006    | \$ 0.4187500                 | \$ 0.268000        | \$ 0.150750              | \$ -                     | \$ 0.062813             |
| 6/1/2006      | 6/30/2006    | \$ 0.4187500                 | \$ 0.268000        | \$ 0.150750              | \$ -                     | \$ 0.062813             |
| 9/1/2006      | 10/2/2006    | \$ 0.4187500                 | \$ 0.268000        | \$ 0.150750              | \$ -                     | \$ 0.062813             |
| 12/1/2006     | 12/29/2006   | \$ 0.4187500                 | \$ 0.268000        | \$ 0.150750              | \$ -                     | \$ 0.062813             |
| <b>TOTALS</b> |              | <b>\$ 1.675000</b>           | <b>\$ 1.072000</b> | <b>\$ 0.603000</b>       | <b>\$ -</b>              | <b>\$ 0.251250</b>      |

The company did not incur any foreign taxes in 2006.

\* 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 focused on grocery-anchored, neighborhood and community retail centers. At September 30, 2006, the Company owned 399 retail properties, including those held in joint ventures. Including tenant-owned square footage, the portfolio encompassed 53 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 163 shopping centers, including those currently in-process, representing an investment at completion of approximately \$2.4 billion.

Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.