

Regency Centers Corporation

Press Release

www.RegencyCenters.com

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REGENCY CENTERS CORRECTS TAX INFORMATION FOR 2005 DISTRIBUTIONS

Jacksonville, Fla. (January 31, 2006)— Regency Centers Corporation today corrected the tax information relating to 2005 distributions originally reported on January 13, 2006. The CUSIPs for the Series 3 and 4 have been changed to reflect the depositary shares rather than the preferred stock. The distribution information in each table has been changed as well to reflect depositary share amounts. Also, the totals for the Series 5 Ordinary Dividends and Total Gains Distributed that were announced originally have been corrected. The unrecaptured gain total for the Series 5 was corrected in a correcting release on January 17, 2006.

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*
2/15/2005	3/1/2005	\$ 0.550000	\$ 0.434500	\$ 0.115500	\$ -	\$ 0.055000
5/18/2005	6/1/2005	\$ 0.550000	\$ 0.434500	\$ 0.115500	\$ -	\$ 0.055000
8/16/2005	8/30/2005	\$ 0.550000	\$ 0.434500	\$ 0.115500	\$ -	\$ 0.055000
11/15/2005	11/29/2005	\$ 0.550000	\$ 0.434500	\$ 0.115500	\$ -	\$ 0.055000
TOTALS		\$ 2.200000	\$ 1.738000	\$ 0.462000	\$ -	\$ 0.220000

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*
3/1/2005	3/31/2005	\$ 0.4656300	\$ 0.3678477	\$ 0.0977823	\$ -	\$ 0.0465630
6/1/2005	6/30/2005	\$ 0.4656300	\$ 0.3678477	\$ 0.0977823	\$ -	\$ 0.0465630
9/1/2005	9/30/2005	\$ 0.4656300	\$ 0.3678477	\$ 0.0977823	\$ -	\$ 0.0465630
12/1/2005	12/30/2005	\$ 0.4656300	\$ 0.3678477	\$ 0.0977823	\$ -	\$ 0.0465630
TOTALS		\$ 1.8625200	\$ 1.4713908	\$ 0.3911292	\$ -	\$ 0.1862520

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*
3/1/2005	3/31/2005	\$ 0.4531300	\$ 0.3579727	\$ 0.0951573	\$ -	\$ 0.0453130
6/1/2005	6/30/2005	\$ 0.4531300	\$ 0.3579727	\$ 0.0951573	\$ -	\$ 0.0453130
9/1/2005	9/30/2005	\$ 0.4531300	\$ 0.3579727	\$ 0.0951573	\$ -	\$ 0.0453130
12/1/2005	12/30/2005	\$ 0.4531300	\$ 0.3579727	\$ 0.0951573	\$ -	\$ 0.0453130
TOTALS		\$ 1.8125200	\$ 1.4318908	\$ 0.3806292	\$ -	\$ 0.1812520

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*
9/1/2005	9/30/2005	\$ 0.2791700	\$ 0.2205443	\$ 0.0586257	\$ -	\$ 0.0279170
12/1/2005	12/30/2005	\$ 0.4187500	\$ 0.3308125	\$ 0.0879375	\$ -	\$ 0.0418750
TOTALS		\$ 0.6979200	\$ 0.5513568	\$ 0.1465632	\$ -	\$ 0.0697920

The company did not incur any foreign taxes in 2005.

* 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, 2005, the Company owned 389 retail properties, including those held in joint ventures. 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 134 shopping centers, including those currently in-process, representing an investment at completion of approximately \$1.7 billion.

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