



Regency Centers Corporation

2003 Report Information

DATE: January 13, 2004
TO: Brokers and Nominees
FROM: Kathy Miller – Vice President - Tax
SUBJECT: 2003 Reporting Information (Form 1099) – Distributions

The income tax treatment for the 2003 distributions for Regency Centers Corporation preferred Series 3 stock, CUSIP# 758849202, traded under ticker symbol REG_pc, is as follows:

<u>Declaration Dates</u>	<u>Record Dates</u>	<u>Payable Dates</u>	<u>Distributions Per Share</u>	<u>Ordinary Taxable Dividend</u>	<u>Return Of Capital</u>	<u>Long-Term Capital Gain*</u>	<u>Unrecaptured Section 1250 Gain</u>	<u>Post-May 5 Gain</u>
05/06/03	05/30/03	06/30/03	\$.46045	84.95%	0%	.56%	8.22%	6.27%
08/11/03	08/29/03	09/30/03	\$.46563	84.95%	0%	.56%	8.22%	6.27%
11/04/03	11/30/03	12/31/03	\$.46563	84.95%	0%	.56%	8.22%	6.27%

* Excludes Unrecaptured Section 1250 Gain and Post-May 5 gain
-No Qualified 5-year Gain in 2003
-No portion of the ordinary taxable dividends are eligible for the reduced rates on dividends under the Jobs and Growth Tax Reconciliation Act of 2003

The company did not incur any foreign taxes. Should you need any additional information, please call Kathy Miller at (904) 598-7471.