

Regency Centers.

Regency Centers' 2012 greengenuity® Metrics Show Improvements in Sustainability

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JACKSONVILLE, Fla.--(BUSINESS WIRE)-- [Regency Centers](#) (NYSE:REG), a national owner, operator and developer of grocery-anchored and community shopping centers, increased its annual energy savings by 75 percent, achieved LEED® certification for three projects and tripled the amount of construction and demolition material recycled in 2012. These sustainability improvements are just three of the metrics illustrating the company's ongoing commitment to reduce the environmental impact of developing and operating shopping centers through its greengenuity® program.

"We believe our commitment to greengenuity leads to better risk management and cost savings, improves our communities, encourages innovation and is in the best interest of our shareholders," said Mark Peternell, vice president of sustainability for Regency Centers. "Our 2012 performance metrics are the strongest yet in our ongoing effort to be responsible stewards of natural and economic resources."

Regency measures its greengenuity progress through steady improvement in five key areas: green building certification, energy efficiency, water conservation, renewable energy and waste reduction.

Included is an infographic representing Regency's sustainability achievements during the past four years. 2012 highlights include:

- Three development and redevelopment projects achieved LEED certification, plus half of new starts are seeking the LEED designation
- Energy-efficient lighting projects saved 3.6 million kilowatt hours of electricity, a 75 percent increase over prior year
- Water savings stayed consistent at 106 million gallons through smart water management practices
- Installed company's first solar energy system at a Boston-area shopping center which generated 296,000 kilowatt hours of renewable energy for the year
- More than 13,522 tons of construction debris was reused or recycled, a 354 percent improvement over 2011.

Green Building Certification

Last year, three Regency projects achieved LEED certification, including new development Market at Colonnade in Raleigh, N.C.; Mariano's Fresh Market at redeveloped Roscoe Square in Chicago and redevelopment Granada Village in Los Angeles. Since 2009, more than 60 percent of the company's major development and redevelopment projects have sought LEED certification, and of those projects started in 2012, nearly half are seeking certification.

Energy Efficiency

Regency has reduced its energy consumption since 2010 by 5.9 million kilowatt hours. In 2012, the company saved 3.6 million kilowatt hours. Networked lighting controls at 96 shopping centers, which remotely control on-off schedules of site lighting systems, combined with LED lighting and more efficient HID lamps, account for the majority of these savings.

Water Conservation

In the area of water conservation, the company has implemented smart water management practices at 98 properties. An example includes the implementation of smart irrigation controllers, which adjust the irrigation schedule based on local weather conditions and other parameters. As a result, Regency has reduced water consumption by 401 million gallons since 2009 and 106 million gallons in 2012 alone.

Renewable Energy

Regency installed a rooftop solar panel array at the Shops at Saugus, located in the Boston suburb of Saugus, which generated 296,000 kilowatt hours of renewable and zero-emission energy last year. Plus, the company purchased 2,600 Renewable Energy Certificates, or off-sets.

Waste Reduction

Since the introduction of a construction and debris recycling program, Regency has reused more than 16,994 tons of material on its development and redevelopment sites. As investment in Regency's portfolio of shopping centers accelerates with an improving economy, more than 13,522 tons of the savings occurred in 2012.

About Regency Centers Corporation (NYSE:REG)

Regency is the preeminent national owner, operator and developer of dominant grocery-anchored and community shopping centers. As of December 31, 2012, the Company owned 348 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 46.3 million square feet located in top markets throughout the United States. Since 2000, Regency has developed 209 shopping centers, including those currently in-process, representing an investment at completion of more than \$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.

Photos/Multimedia Gallery Available: <http://www.businesswire.com/multimedia/home/20130327005202/en/>

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