

Regency Centers.

Regency Centers Announces Tax Information for 2012 Distributions

January 24, 2013

JACKSONVILLE, Fla.--(BUSINESS WIRE)-- Regency Centers Corporation today announced the Federal income tax treatment of its 2012 distributions to holders of its common shares and Series 3, 4, 5, 6 and 7 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*
2/15/2012	2/29/2012	\$ 0.462500	\$ 0.328375	\$ 0.004625	\$ 0.129500	\$ -
5/16/2012	5/30/2012	\$ 0.462500	\$ 0.328375	\$ 0.004625	\$ 0.129500	\$ -
8/15/2012	8/29/2012	\$ 0.462500	\$ 0.328375	\$ 0.004625	\$ 0.129500	\$ -
11/14/2012	11/28/2012	\$ 0.462500	\$ 0.328375	\$ 0.004625	\$ 0.129500	\$ -
TOTALS		\$ 1.850000	\$ 1.313500	\$ 0.018500	\$ 0.518000	\$ -

Regency Centers Corporation Series 3 Preferred Stock:

Symbol REGPRC CUSIP #: 758849301

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr.	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2012	4/2/2012	\$ 0.465630	\$ 0.460974	\$ 0.004656	\$ -	\$ -
TOTALS		\$ 0.465630	\$ 0.460974	\$ 0.004656	\$ -	\$ -

Regency Centers Corporation Series 4 Preferred Stock:

Symbol REGPRD CUSIP #: 758849509

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/1/2012	4/2/2012	\$ 0.453130	\$ 0.448599	\$ 0.004531	\$ -	\$ -
TOTALS		\$ 0.453130	\$ 0.448599	\$ 0.004531	\$ -	\$ -

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*
3/1/2012	4/2/2012	\$ 0.418750	\$ 0.414562	\$ 0.004188	\$ -	\$ -
6/19/2012	7/2/2012	\$ 0.418750	\$ 0.414562	\$ 0.004188	\$ -	\$ -
9/13/2012	9/13/2012	\$ 0.344310	\$ 0.340867	\$ 0.003443	\$ -	\$ -
TOTALS		\$ 1.181810	\$ 1.169991	\$ 0.011819	\$ -	\$ -

Regency Centers Corporation Series 6 Preferred Stock:

Symbol REGPRF CUSIP #: 758849707

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/20/2012	4/2/2012	\$ 0.202430	\$ 0.200406	\$ 0.002024	\$ -	\$ -
6/19/2012	7/2/2012	\$ 0.414060	\$ 0.409919	\$ 0.004141	\$ -	\$ -
9/19/2012	9/30/2012	\$ 0.414060	\$ 0.409919	\$ 0.004141	\$ -	\$ -
12/20/2012	12/31/2012	\$ 0.414060	\$ 0.409919	\$ 0.004141	\$ -	\$ -
TOTALS		\$ 1.444610	\$ 1.430163	\$ 0.014447	\$ -	\$ -

Regency Centers Corporation Series 7 Preferred Stock:

Symbol REGPRG CUSIP #: 758849806

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
12/20/2012	12/31/2012	\$ 0.533330	\$ 0.527997	\$ 0.005333	\$ -	\$ -
TOTALS		\$ 0.533330	\$ 0.527997	\$ 0.005333	\$ -	\$ -

The company did not incur any foreign taxes in 2012.

*This is the amount included in the total capital gain distribution that is unrecaptured Sec. 1250 gain

About Regency Centers Corporation (NYSE: REG)

Regency is the preeminent national owner, operator, and developer of dominant grocery-anchored and community shopping centers. At September 30, 2012, the Company owned 347 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 46.1 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.

Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements. Please refer to the documents filed by Regency Centers Corporation with the SEC, specifically the most recent reports on Forms 10-K and 10-Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements.

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