11/30/2016

► See separate instructions.

Part I Reporting Issuer

REGENCY CENTERS CORPORATION 59-3191743 3 Name of contact for additional information 4 Telephone No. of contact 5 Email address of contact BRIDGET K. RUSNAK 904.598.7000 BRIDGETRUSNAK@REGENCYCENTERS.COM 6 Number and street (or P.O. box if mail is not delivered to street address) of contact 7 City, town, or post office, state, and Zip code of contact 0NE INDEPENDENT DRIVE, SUITE 114 JACKSONVILLE, FL 32202 8 8 Date of action 9 Classification and description JACKSONVILLE, FL 32202 8 Date of action 9 Classification and description JACKSONVILLE, FL 32202 8 Date of action 9 Classification and description JACKSONVILLE, FL 32202 8 Date of action 9 Classification and description JACKSONVILLE, FL 32202 10 CUSIP number 11 Serial number(s) 12 Ticker symbol 13 Account number(s) 758849103 REG REG REG PartIII Organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action > REGENCY CENTERS COMPORATION MADE QUARTERLY CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS FOR THE 2016 TAX YEAR IN EXCESS OF ITS CURRENT AND ACCUMULATED EARNINGS AND PROFITS. SEE PART III, LINE 15 FOR THE DATES AND AMOUNTS Seconcenter sea percentage of old basis >	1	Issuer's name				2 Issuer's employer identification number (EIN)	
BRIDGET K. RUSNAK 904 598.7000 BRIDGETRUSNAK@REGENCYCENTERS.COM 6 Number and street (or P.O. box if mail is not delivered to street address) of contact 7 City, town, or post office, state, and Zip code of contact 0NE INDEPENDENT DRIVE, SUITE 114 JACKSONVILLE, FL 32202 8 Date of action 9 Classification and description VARIOUS - SEE BELOW COMMON STOCK 10 CUSIP number 11 Serial number(s) 12 Ticker symbol 758849103 REG Part II Organizational Action Attach additional statements if needed. See back of form for additional questions. 14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► REGENCY CENTERS CORPORATION MADE QUARTERLY CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS FOR THE 2016 TAX YEAR IN EXCESS OF ITS CURRENT AND ACCUMULATED EARNINGS AND PROFITS. SEE PART II, LINE 15 FOR THE DATES AND AMOUNTS 15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► THE DISTRIBUTIONS REDUCED THE BASIS OF THE SECURITY IN THE HAND OF THE US TAXPAYER(S) AS FOLLOWS: PAYABLE DATE: PER SHARE REDUCTION OF BASIS: 03/03/2016 \$0.195000	RE	GENCY CENTERS COR	PORATION	59-3191743			
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08/31/2016 \$0.195000							

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ►

THE TAXPAYER'S EARNINGS AND PROFITS WERE CALCULATED UNDER IRC SECTION 312, AS MODIFIED BY IRC SECTION 857(d) FOR A REAL ESTATE INVESTMENT TRUST, AND THE REGULATIONS THEREUNDER. AMOUNTS IN EXCESS OF EARNINGS AND PROFITS REDUCE THE SHAREHOLDER'S TAX BASIS IN ITS SHARES TO THE EXTENT OF BASIS.

\$0.195000

Form 89		. 12-2011)			Page 2			
Part		Organizational Action (continued)						
17 L	ist the	applicable Internal Revenue Code section	(s) and subsection(s) upon which the tax tre	eatment is based ▶	IRC SEC. 301(c)(2)			
18 C	an any	resulting loss be recognized? MO						
19 P	rovide	any other information necessary to impler	nent the adjustment, such as the reportable	e tax year ► THES	E ACTIONS ARE EFFECTIVE			
		ES IDENTIFIED ABOVE.						
	1							
	Unde belief	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowled belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.						
Sign	ODICINAL EXECUTED CODY							
Here	Signa	ture AVAILABLE AT CORPO	DRATE OFFICES	Date ►				
	Print	your name ► KATHY MILLER			PRESIDENT - TAX			
Paid		Print/Type preparer's name	Preparer's signature	Date	Check if PTIN self-employed			
Prepa		Firm's name	1	<u> </u>	Firm's EIN ►			
Use (Uniy	Firm's address			Phone no.			

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054