SECOND QUARTER
2018 Fixed Income Supplemental

Regency Centers.

Second Quarter 2018 Highlights

- Net Income Attributable to Common Stockholders ("Net Income") of $0.28 per diluted share.
- NAREIT Funds From Operations ("NAREIT FFO") of $0.93 per diluted share.
- Operating Funds From Operations ("Operating FFO") of $0.89 per diluted share.
- Same property Net Operating Income ("NOI"), excluding termination fees, increased 4.2% as compared to the same period in the prior year.
- As of June 30, 2018, the same property portfolio was 95.5% leased. Spaces less than 10,000 square feet ("Small Shops") were 92.2% leased.
- Acquisition and disposition activity of $71.0 million and $32.5 million, respectively.
- On a year-to-date basis, including the property sales subsequent to quarter end, the Company has sold properties for a combined gross sales price of $142.9 million at a weighted average cap rate of 7.9%.
- Completed two developments with a combined net development cost of $110.9 million at an average return of 7.0%.
- As of June 30, 2018, a total of 21 properties were in development or redevelopment representing a total investment of $348.5 million.
- On April 2, 2018, the Company redeemed its $150 million 6.0% notes originally due on June 15, 2020, including a make-whole premium of $10.5 million. Regency used proceeds from its February 28, 2018, $300 million 4.125% notes offering due 2028, to repay the notes in full.

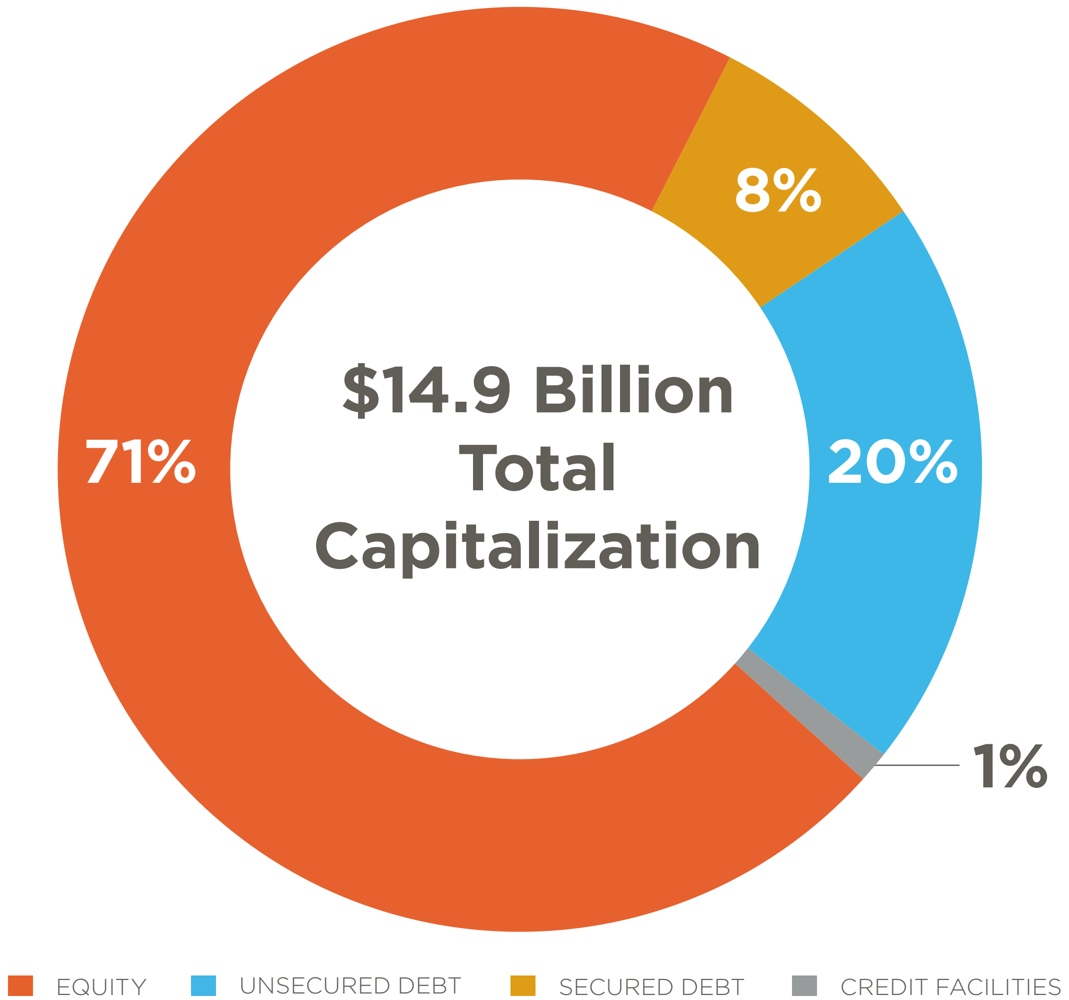
Credit Ratings and Select Ratios

Unsecured Public Debt Covenants[i]					
	Required	**3/31/18**	**12/31/17**	**9/30/17**	**6/30/17**
Fair Market Value Calculation Method Covenants					
Total Consolidated Debt to Total Consolidated Assets	≤ 65%	29%	28%	27%	27%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	5%	5%	5%	5%
Consolidated Income for Debt Service to Consolidated Debt Service[ii]	≥ 1.5x	4.7	5.1	5.1	5.1
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	>150%	361%	384%	391%	393%

Credit Ratings		
Agency	**Credit Rating**	**Outlook**
S&P	BBB+	Stable
Moody's	Baa1	Stable

i. Debt covenant disclosure is in arrears due to current quarter calculations being dependent on the Company's most recent Form 10-Q or Form 10-K filing.
ii. Includes the impact of $300M 4.125% notes issued in Q1 2018, and $150M 6.0% notes redeemed on April 2, 2018.
Note: For a complete listing of all Debt Covenants related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.

Capital Structure & Liquidity Profile

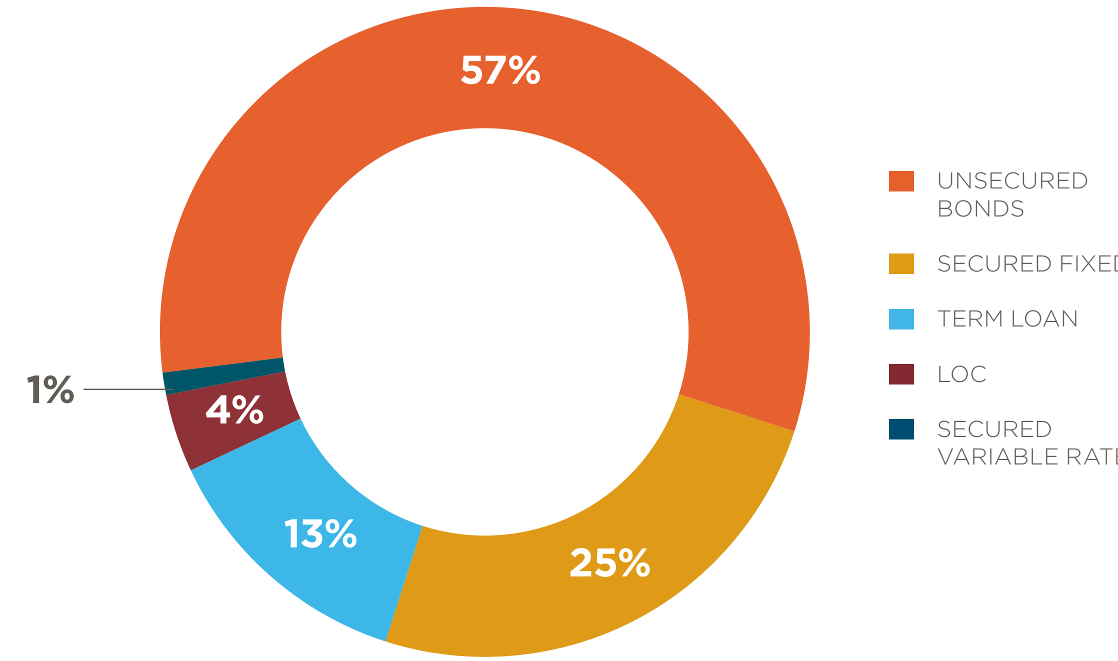


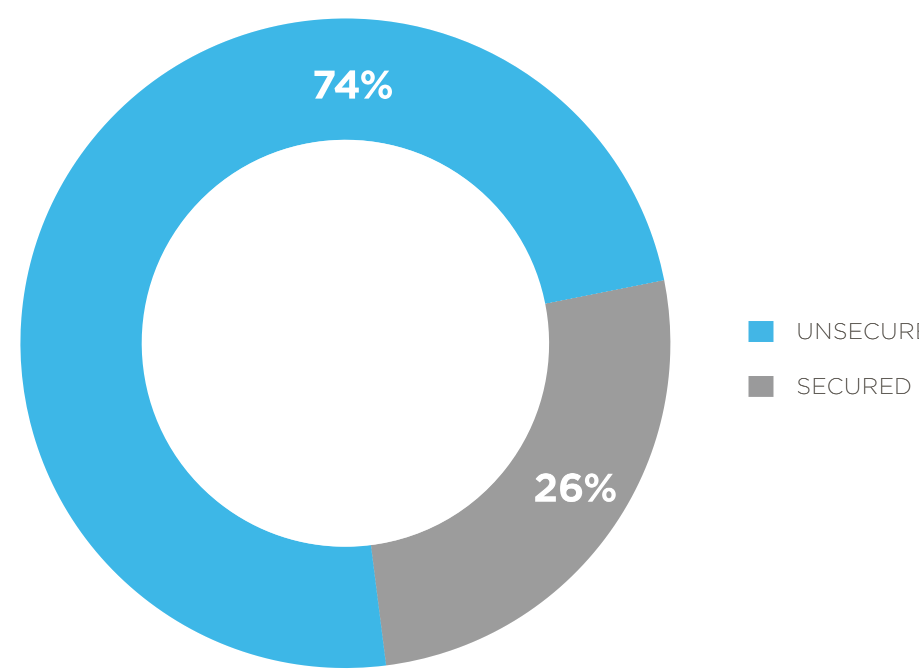
Liquidity Profile ($ millions)

	6/30/2018
Unsecured Credit Facility - Committed	1,250
Balance Outstanding	(150)
Undrawn Portion of Credit Facility	$1,100
Cash, Cash Equivalents & Marketable Securities	43
Total Liquidity	**$1,143**

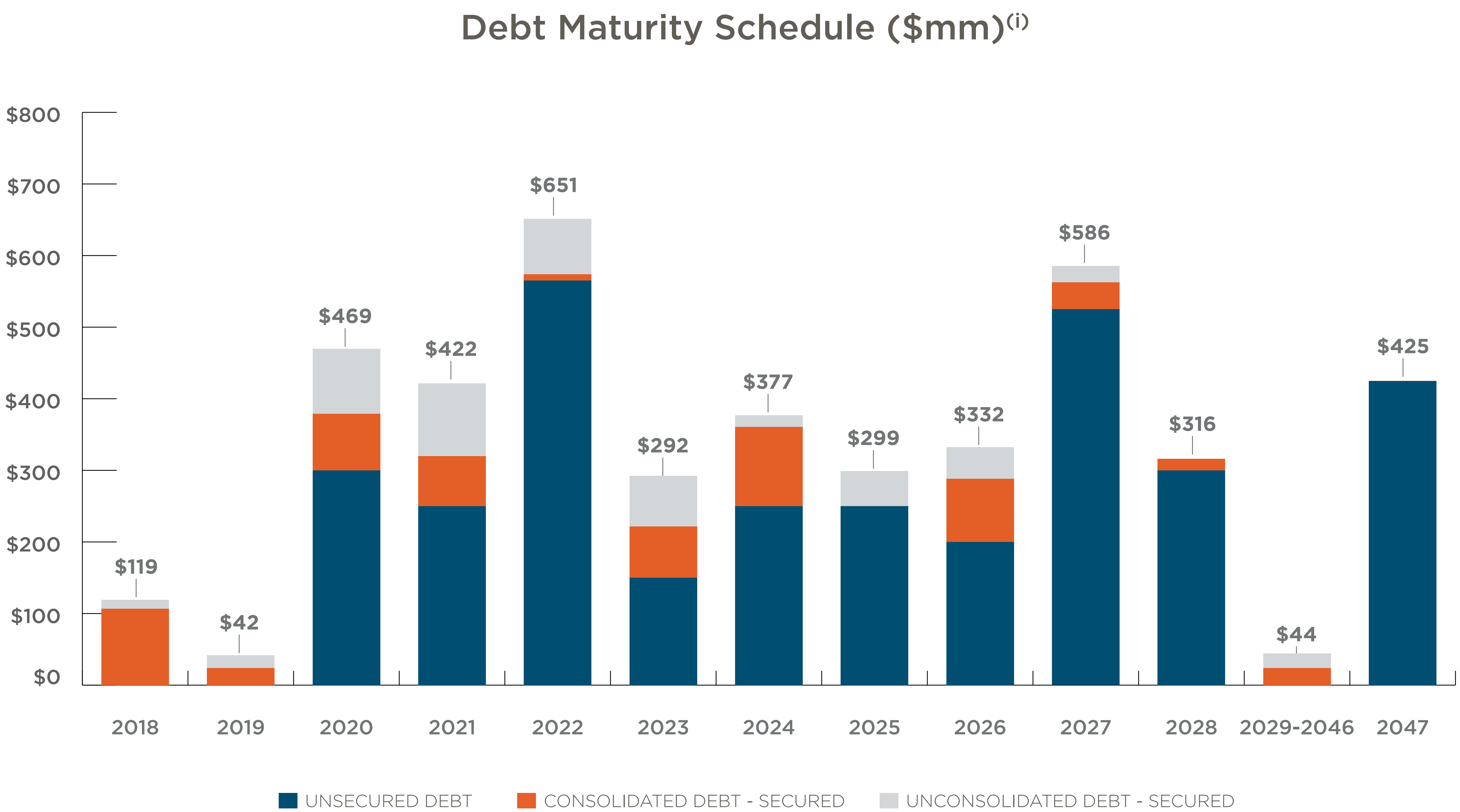
Debt Composition

Pro Rata





Maturity Schedule



i. Unsecured revolving credit facility maturity date extended to 2023 (including options.)
Source: Company filings as of 6/30/18.

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Second Quarter Earnings Conference Call
Date: Friday, August 3, 2018
Time: 11:00 a.m. EDT
Dial#: 877-407-0789 or 201-689-8562
Webcast: investors.regencycenters.com

Contact Information: Laura Clark
Vice President — Capital Markets
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Disclaimer: 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 ("Regency" or the "Company") with the Securities and Exchange Commission ("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. The Company uses certain non-GAAP performance measures, in addition to the required GAAP presentations, as it believes these measures improve the understanding of the Company's operational results. Regency manages its entire real estate portfolio without regard to ownership structure, although certain decisions impacting properties owned through partnerships require partner approval. Therefore, the Company believes presenting its pro-rata share of operating results regardless of ownership structure, along with other non-GAAP measures, makes comparisons of other REITs' operating results to the Company's more meaningful. Management continually evaluates the usefulness, relevance, limitations, and calculation of the Company's reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus such reported measures could change. NAREIT FFO is a commonly used measure of REIT performance, which the National Association of Real Estate Investment Trusts ("NAREIT") defines as net income, computed in accordance with GAAP, excluding gains and losses from dispositions of depreciable property, net of tax, excluding operating real estate impairments, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Regency computes NAREIT FFO for all periods presented in accordance with NAREIT's definition. Many companies use different depreciable lives and methods, and real estate values historically fluctuate with market conditions. Since NAREIT FFO excludes depreciation and amortization and gains and losses from depreciable property dispositions, and impairments, it can provide a performance measure that, when compared year over year, reflects the impact on operations from trends in occupancy rates, rental rates, operating costs, acquisition and development activities, and financing costs. This provides a perspective of the Company's financial performance not immediately apparent from net income determined in accordance with GAAP. Thus, NAREIT FFO is a supplemental non-GAAP financial measure of the Company's operating performance, which does not represent cash generated from operating activities in accordance with GAAP and therefore, should not be considered a substitute measure of cash flows from operations. Core FFO and Operating FFO are additional performance measures used by Regency as the computation of NAREIT FFO includes certain non-cash and non-comparable items that affect the Company's period-over-period performance. Core FFO excludes from NAREIT FFO: (a) transaction related income or expenses; (b) impairments on land; (c) gains or losses from the early extinguishment of debt; (d) development pursuit costs; and (e) other non-comparable amounts as they occur. Operating FFO excludes from Core FFO: (a) non-cash components of earnings derived from above and below market rent amortization, straight-line rents, and amortization of mark-to-market of debt adjustments; and includes (b) development pursuit costs. The Company provides a reconciliation of Net Income to NAREIT FFO to Core FFO to Operating FFO.