



NEWS RELEASE
For immediate release

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REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2013 DISTRIBUTIONS

Jacksonville, Fla. (January 21, 2014)— Regency Centers Corporation (NYSE:REG) today announced the Federal income tax treatment of its 2013 distributions to holders of its common shares and Series 6 and 7 Preferred shares.

Regency Centers Corporation Common Stock: Symbol REG CUSIP #: 758849103

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Qualified Dividends (included in Ordinary Dividends)	Total Capital Gain Distr.	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
2/13/2013	2/27/2013	\$0.462500	\$0.434750	\$0.111000	\$0.027750	\$0.000000	\$0.000000
5/22/2013	6/5/2013	\$0.462500	\$0.434750	\$0.111000	\$0.027750	\$0.000000	\$0.000000
8/14/2013	8/28/2013	\$0.462500	\$0.434750	\$0.111000	\$0.027750	\$0.000000	\$0.000000
11/13/2013	11/27/2013	\$0.462500	\$0.434750	\$0.111000	\$0.027750	\$0.000000	\$0.000000
TOTALS		\$1.850000	\$1.739000	\$0.444000	\$0.111000	\$0.000000	\$0.000000

**Regency Centers Corporation Series 6 Preferred Stock:
Symbol REGPRF CUSIP #: 758849707**

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Qualified Dividends (included in Ordinary Dividends)	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/21/2013	3/31/2013	\$0.414060	\$0.389216	\$0.099374	\$0.024844	\$0.000000	\$0.000000
6/18/2013	6/30/2013	\$0.414060	\$0.389216	\$0.099374	\$0.024844	\$0.000000	\$0.000000
9/17/2013	9/30/2013	\$0.414060	\$0.389216	\$0.099374	\$0.024844	\$0.000000	\$0.000000
12/17/2013	12/31/2013	\$0.414060	\$0.389216	\$0.099374	\$0.024844	\$0.000000	\$0.000000
TOTALS		\$1.656240	\$1.556864	\$0.397496	\$0.099376	\$0.000000	\$0.000000

**Regency Centers Corporation Series 7 Preferred Stock:
Symbol REGPRG CUSIP #: 758849806**

Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Qualified Dividends (included in Ordinary Dividends)	Total Capital Gain Distr	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
3/21/2013	3/31/2013	\$0.375000	\$0.352500	\$0.090000	\$0.022500	\$0.000000	\$0.000000
6/18/2013	6/30/2013	\$0.375000	\$0.352500	\$0.090000	\$0.022500	\$0.000000	\$0.000000
9/17/2013	9/30/2013	\$0.375000	\$0.352500	\$0.090000	\$0.022500	\$0.000000	\$0.000000
12/17/2013	12/31/2013	\$0.375000	\$0.352500	\$0.090000	\$0.022500	\$0.000000	\$0.000000
TOTALS		\$1.500000	\$1.410000	\$0.360000	\$0.090000	\$0.000000	\$0.000000

The company did not incur any foreign taxes in 2013.

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

Regency Centers Corporation (NYSE: REG)

Regency is the preeminent national owner, operator, and developer of high quality grocery-anchored and community shopping centers. At September 30, 2013, the Company owned 333 retail properties, including those held in co-investment partnerships. Including retailer-owned square footage, the portfolio encompassed 43.6 million square feet located in top markets throughout the United States. Since 2000, Regency has developed 212 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.

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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.