

Regency Centers Corporation

Press Release

www.RegencyCenters.com

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REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2008 DISTRIBUTIONS

Jacksonville, Fla. (January 16, 2009)— Regency Centers Corporation today announced the Federal income tax treatment of its 2008 distributions to holders of its common shares and Series 3, 4 and 5 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*
2/20/2008	3/5/2008	\$ 0.725000	\$ 0.529250	\$ 0.159500	\$ 0.036250	\$ 0.043500
5/21/2008	6/4/2008	\$ 0.725000	\$ 0.529250	\$ 0.159500	\$ 0.036250	\$ 0.043500
8/20/2008	9/3/2008	\$ 0.725000	\$ 0.529250	\$ 0.159500	\$ 0.036250	\$ 0.043500
11/19/2008	12/3/2008	\$ 0.725000	\$ 0.529250	\$ 0.159500	\$ 0.036250	\$ 0.043500
TOTALS		\$ 2.900000	\$ 2.117000	\$ 0.638000	\$ 0.145000	\$ 0.174000

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*
3/3/2008	3/31/2008	\$ 0.4656300	\$ 0.349223	\$ 0.116408	\$ -	\$ 0.032594
6/2/2008	6/30/2008	\$ 0.4656300	\$ 0.349223	\$ 0.116408	\$ -	\$ 0.032594
9/2/2008	9/30/2008	\$ 0.4656300	\$ 0.349223	\$ 0.116408	\$ -	\$ 0.032594
12/1/2008	12/31/2008	\$ 0.4656300	\$ 0.349223	\$ 0.116408	\$ -	\$ 0.032594
TOTALS		\$ 1.862520	\$ 1.396890	\$ 0.465630	\$ -	\$ 0.130376

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*
3/3/2008	3/31/2008	\$ 0.4531300	\$ 0.339848	\$ 0.113283	\$ -	\$ 0.031719
6/2/2008	6/30/2008	\$ 0.4531300	\$ 0.339848	\$ 0.113283	\$ -	\$ 0.031719
9/2/2008	9/30/2008	\$ 0.4531300	\$ 0.339848	\$ 0.113283	\$ -	\$ 0.031719
12/1/2008	12/31/2008	\$ 0.4531300	\$ 0.339848	\$ 0.113283	\$ -	\$ 0.031719
TOTALS		\$ 1.812520	\$ 1.359390	\$ 0.453130	\$ -	\$ 0.126876

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*
3/3/2008	3/31/2008	\$ 0.4187500	\$ 0.314063	\$ 0.104688	\$ -	\$ 0.029313
6/2/2008	6/30/2008	\$ 0.4187500	\$ 0.314063	\$ 0.104688	\$ -	\$ 0.029313
9/2/2008	9/30/2008	\$ 0.4187500	\$ 0.314063	\$ 0.104688	\$ -	\$ 0.029313
12/1/2008	12/31/2008	\$ 0.4187500	\$ 0.314063	\$ 0.104688	\$ -	\$ 0.029313
TOTALS		\$ 1.675000	\$ 1.256250	\$ 0.418750	\$ -	\$ 0.117250

The company did not incur any foreign taxes in 2008.

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

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Regency Centers Corporation (NYSE: REG)

Regency is the leading national owner, operator, and developer of grocery-anchored and community shopping centers. At September 30, 2008, the Company owned 443 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 59.3 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 193 shopping centers, including those currently in-process, representing an investment at completion of \$3.1 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 10K and 10Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements.