

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

SCHEDULE 13G

UNDER THE SECURITIES EXCHANGE ACT OF 1934  
(Amendment No. 1)\*

REGENCY CENTERS CORP

(Name of Issuer)

Common Stock, \$0.01 par value

(Title of Class of Securities)

(CUSIP Number)

06/30/2026

(Date of Event Which Requires Filing of this Statement)

Check the appropriate box to designate the rule pursuant to which this Schedule is filed:

- ☒ Rule 13d-1(b)
- ☐ Rule 13d-1(c)
- ☐ Rule 13d-1(d)

SCHEDULE 13G

CUSIP No.

- 1Names of Reporting Persons
- PRINCIPAL GLOBAL INVESTORS
- Check the appropriate box if a member of a Group (see instructions)
- 2☐ (a)
- ☐ (b)
- 3Sec Use Only
- Citizenship or Place of Organization
- 4DELAWARE

|                                                                                         |                                                                                         |                             |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------|
| Number of<br>Shares<br>Beneficially<br>Owned by<br>Each<br>Reporting<br>Person<br>With: | 5                                                                                       | Sole Voting Power           |
|                                                                                         | 0.00                                                                                    |                             |
|                                                                                         |                                                                                         | Shared Voting Power         |
|                                                                                         | 6                                                                                       |                             |
|                                                                                         | 1,204,484.00                                                                            |                             |
|                                                                                         |                                                                                         | Sole Dispositive Power      |
|                                                                                         | 7                                                                                       |                             |
|                                                                                         | 0.00                                                                                    |                             |
|                                                                                         |                                                                                         | Shared Dispositive<br>Power |
|                                                                                         | 8                                                                                       |                             |
|                                                                                         | 1,204,484.00                                                                            |                             |
|                                                                                         | Aggregate Amount Beneficially Owned by Each Reporting Person                            |                             |
| 9                                                                                       | 1,204,484.00                                                                            |                             |
| 10                                                                                      | Check box if the aggregate amount in row (9) excludes certain shares (See Instructions) |                             |
|                                                                                         | <input type="checkbox"/>                                                                |                             |
| 11                                                                                      | Percent of class represented by amount in row (9)                                       |                             |
|                                                                                         | 0.6 %                                                                                   |                             |
| 12                                                                                      | Type of Reporting Person (See Instructions)                                             |                             |
|                                                                                         | IA                                                                                      |                             |

## SCHEDULE 13G

### CUSIP No.

|                                                                                         |                                                                                         |                             |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------|
| 1                                                                                       | Names of Reporting Persons                                                              |                             |
|                                                                                         | PRINCIPAL REAL ESTATE INVESTORS LLC                                                     |                             |
|                                                                                         | Check the appropriate box if a member of a Group (see instructions)                     |                             |
| 2                                                                                       | <input type="checkbox"/> (a)<br><input type="checkbox"/> (b)                            |                             |
| 3                                                                                       | Sec Use Only                                                                            |                             |
| 4                                                                                       | Citizenship or Place of Organization                                                    |                             |
|                                                                                         | DELAWARE                                                                                |                             |
|                                                                                         | Sole Voting Power                                                                       |                             |
|                                                                                         | 5                                                                                       |                             |
|                                                                                         | 0.00                                                                                    |                             |
| Number of<br>Shares<br>Beneficially<br>Owned by<br>Each<br>Reporting<br>Person<br>With: | 6                                                                                       | Shared Voting Power         |
|                                                                                         | 6,527,228.00                                                                            |                             |
|                                                                                         |                                                                                         | Sole Dispositive Power      |
|                                                                                         | 7                                                                                       |                             |
|                                                                                         | 0.00                                                                                    |                             |
|                                                                                         |                                                                                         | Shared Dispositive<br>Power |
|                                                                                         | 8                                                                                       |                             |
|                                                                                         | 6,527,228.00                                                                            |                             |
|                                                                                         | Aggregate Amount Beneficially Owned by Each Reporting Person                            |                             |
| 9                                                                                       | 6,527,228.00                                                                            |                             |
| 10                                                                                      | Check box if the aggregate amount in row (9) excludes certain shares (See Instructions) |                             |
|                                                                                         | <input type="checkbox"/>                                                                |                             |

11 Percent of class represented by amount in row (9)

3.6 %

Type of Reporting Person (See Instructions)

12

IA

## SCHEDULE 13G

### Item 1.

Name of issuer:

(a)

REGENCY CENTERS CORP

Address of issuer's principal executive offices:

(b)

ONE INDEPENDENT DRIVE, SUITE 114, JACKSONVILLE, FLORIDA 32202

### Item 2.

Name of person filing:

(a)

PRINCIPAL GLOBAL INVESTORS PRINCIPAL REAL ESTATE INVESTORS LLC

Address or principal business office or, if none, residence:

(b)

PRINCIPAL GLOBAL INVESTORS 711 HIGH STREET DES MOINES, Iowa 50392-0300 PRINCIPAL REAL ESTATE INVESTORS, LLC 711 HIGH STREET DES MOINES, Iowa 50392-0300

Citizenship:

(c)

PRINCIPAL GLOBAL INVESTORS - DELAWARE PRINCIPAL REAL ESTATE INVESTORS LLC - DELAWARE

Title of class of securities:

(d)

Common Stock, \$0.01 par value

(e)

CUSIP No.:

Item 3. If this statement is filed pursuant to §§ 240.13d-1(b) or 240.13d-2(b) or (c), check whether the person filing is a:

(a)

☐ Broker or dealer registered under section 15 of the Act (15 U.S.C. 78o);

(b)

☐ Bank as defined in section 3(a)(6) of the Act (15 U.S.C. 78c);

(c)

☐ Insurance company as defined in section 3(a)(19) of the Act (15 U.S.C. 78c);

(d)

☐ Investment company registered under section 8 of the Investment Company Act of 1940 (15 U.S.C. 80a-8);

(e)

☒ An investment adviser in accordance with § 240.13d-1(b)(1)(ii)(E);

(f)

☐ An employee benefit plan or endowment fund in accordance with § 240.13d-1(b)(1)(ii)(F);

(g)

☐ A parent holding company or control person in accordance with § 240.13d-1(b)(1)(ii)(G);

(h)

☐ A savings associations as defined in Section 3(b) of the Federal Deposit Insurance Act (12 U.S.C. 1813);

(i)

☐ A church plan that is excluded from the definition of an investment company under section 3(c)(14) of the Investment Company Act of 1940 (15 U.S.C. 80a-3);

(j)

☐ A non-U.S. institution in accordance with § 240.13d-1(b)(1)(ii)(J). If filing as a non-U.S. institution in accordance with § 240.13d-1(b)(1)(ii)(J), please specify the type of institution:

(k)

☐ Group, in accordance with Rule 240.13d-1(b)(1)(ii)(K).

### Item 4. Ownership

Amount beneficially owned:

(a)

7,731,712

Percent of class:

(b)

4.2 %

(c)

Number of shares as to which the person has:

(i) Sole power to vote or to direct the vote:

PRINCIPAL GLOBAL INVESTORS - 0 PRINCIPAL REAL ESTATE INVESTORS LLC - 0

(ii) Shared power to vote or to direct the vote:

PRINCIPAL GLOBAL INVESTORS - 1,204,484 PRINCIPAL REAL ESTATE INVESTORS LLC - 6,527,228

(iii) Sole power to dispose or to direct the disposition of:

PRINCIPAL GLOBAL INVESTORS - 0 PRINCIPAL REAL ESTATE INVESTORS LLC - 0

(iv) Shared power to dispose or to direct the disposition of:

PRINCIPAL GLOBAL INVESTORS - 1,204,484 PRINCIPAL REAL ESTATE INVESTORS LLC - 6,527,228

Item 5. Ownership of 5 Percent or Less of a Class.

☒ Ownership of 5 percent or less of a class

Item 7. Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on by the Parent Holding Company or Control Person.

Not Applicable

Item 8. Identification and Classification of Members of the Group.

Not Applicable

Item 9. Notice of Dissolution of Group.

Not Applicable

Item 10. Certifications:

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were acquired and are held in the ordinary course of business and were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose or effect, other than activities solely in connection with a nomination under § 240.14a-11.

#### SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

#### PRINCIPAL GLOBAL INVESTORS

Signature: /s/ J. Markham Penrod

Name/Title: J. Markham Penrod, Chief Compliance Officer -  
North America, Principal Asset Management

Date: 07/31/2026

#### PRINCIPAL REAL ESTATE INVESTORS LLC

Signature: /s/ J. Markham Penrod

Name/Title: J. Markham Penrod, Chief Compliance Officer -  
North America, Principal Asset Management

Date: 07/31/2026

#### Exhibit Information

This statement is filed by Principal Global Investors LLC and Principal Real Estate Investors LLC jointly pursuant to a Joint Filing Agreement, which is filed with this Schedule 13G as Exhibit 99.1.