

# Regency Centers Corporation

## Press Release

**FOR IMMEDIATE RELEASE**

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### REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR 2010 DISTRIBUTIONS

**Jacksonville, Fla. (January 17, 2011)**— Regency Centers Corporation (NYSE: REG) today announced the Federal income tax treatment of its 2010 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*
2/17/2010	3/3/2010	\$ 0.462500	\$ 0.185000	\$ 0.009250	\$ 0.268250	\$ 0.009250
5/19/2010	6/2/2010	\$ 0.462500	\$ 0.185000	\$ 0.009250	\$ 0.268250	\$ 0.009250
8/18/2010	9/1/2010	\$ 0.462500	\$ 0.185000	\$ 0.009250	\$ 0.268250	\$ 0.009250
11/17/2010	12/1/2010	\$ 0.462500	\$ 0.185000	\$ 0.009250	\$ 0.268250	\$ 0.009250
<b>TOTALS</b>		<b>\$ 1.850000</b>	<b>\$ 0.740000</b>	<b>\$ 0.037000</b>	<b>\$ 1.073000</b>	<b>\$ 0.037000</b>

**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*
3/1/2010	3/31/2010	\$ 0.4656300	\$ 0.447005	\$ 0.018625	\$ -	\$ 0.018625
6/1/2010	6/30/2010	\$ 0.4656300	\$ 0.447005	\$ 0.018625	\$ -	\$ 0.018625
9/1/2010	9/30/2010	\$ 0.4656300	\$ 0.447005	\$ 0.018625	\$ -	\$ 0.018625
12/1/2010	12/31/2010	\$ 0.4656300	\$ 0.447005	\$ 0.018625	\$ -	\$ 0.018625
<b>TOTALS</b>		<b>\$ 1.862520</b>	<b>\$ 1.788020</b>	<b>\$ 0.074500</b>	<b>\$ -</b>	<b>\$ 0.074500</b>

**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*
3/1/2010	3/31/2010	\$ 0.4531300	\$ 0.435005	\$ 0.018125	\$ -	\$ 0.018125
6/1/2010	6/30/2010	\$ 0.4531300	\$ 0.435005	\$ 0.018125	\$ -	\$ 0.018125
9/1/2010	9/30/2010	\$ 0.4531300	\$ 0.435005	\$ 0.018125	\$ -	\$ 0.018125
12/1/2010	12/31/2010	\$ 0.4531300	\$ 0.435005	\$ 0.018125	\$ -	\$ 0.018125
<b>TOTALS</b>		<b>\$ 1.812520</b>	<b>\$ 1.740020</b>	<b>\$ 0.072500</b>	<b>\$ -</b>	<b>\$ 0.072500</b>

**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*
3/1/2010	3/31/2010	\$ 0.4187500	\$ 0.402000	\$ 0.016750	\$ -	\$ 0.016750
6/1/2010	6/30/2010	\$ 0.4187500	\$ 0.402000	\$ 0.016750	\$ -	\$ 0.016750
9/1/2010	9/30/2010	\$ 0.4187500	\$ 0.402000	\$ 0.016750	\$ -	\$ 0.016750
12/1/2010	12/31/2010	\$ 0.4187500	\$ 0.402000	\$ 0.016750	\$ -	\$ 0.016750
<b>TOTALS</b>		<b>\$ 1.675000</b>	<b>\$ 1.608000</b>	<b>\$ 0.067000</b>	<b>\$ -</b>	<b>\$ 0.067000</b>

**The company did not incur any foreign taxes in 2010.**

**\*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, 2010, the Company owned 399 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 53.1 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 201 shopping centers, including those currently in-process, representing an investment at completion of \$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.