

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 20549**

**FORM 8-K**

**CURRENT REPORT**

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

May 28, 2026

Date of Report (Date of earliest event reported)

**REGENCY CENTERS CORPORATION**

**REGENCY CENTERS, L.P.**

(Exact name of registrant as specified in its charter)



Florida (Regency Centers Corporation)  
Delaware (Regency Centers, L. P.)  
(State or other jurisdiction of incorporation)

001-12298 (Regency Centers Corporation)  
0-24763 (Regency Centers, L.P.)  
Commission File Number

59-3191743 (Regency Centers Corporation)  
59-3429602 (Regency Centers, L.P.)  
(IRS Employer Identification No.)

**One Independent Drive, Suite 114  
Jacksonville, Florida 32202**

(Address of principal executive offices) (Zip Code)

**(904) 598-7000**

(Registrant's telephone number, including area code)

**Not Applicable**

(Former name or former address, if changed since last report)

**Securities registered pursuant to Section 12(b) of the Act:**

**Regency Centers Corporation**

Title of each class	Trading Symbol	Name of each exchange on which registered
Common Stock, \$0.01 par value	REG	The Nasdaq Stock Market LLC
6.250% Series A Cumulative Redeemable Preferred Stock, par value \$0.01 per share	REGCP	The Nasdaq Stock Market LLC
5.875% Series B Cumulative Redeemable Preferred Stock, par value \$0.01 per share	REGCO	The Nasdaq Stock Market LLC

**Regency Centers, L.P.**

Title of each class	Trading Symbol	Name of each exchange on which registered
None	N/A	N/A

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

**Item 8.01 Other Events**

**Corporate Responsibility Report**

On May 28, 2026, Regency Centers Corporation (the "Company") issued a press release announcing the publication of its 2025 Corporate Responsibility Report (the "CR Report") and a copy of this press release is filed as Exhibit 99.1 to this report. The CR Report is accessible through the Corporate Responsibility section of the Company's website at [www.regencycenters.com/corporate-responsibility](http://www.regencycenters.com/corporate-responsibility).

The information furnished under this Item 8.01 and Item 9.01, including Exhibit 99.1 incorporated by reference herein, shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act.

**Item 9.01 Financial Statements and Exhibits**

**(d) Exhibits**

Exhibit 99.1 [Press release dated May 28, 2026.](#)

104 Cover Page Interactive Data File (the cover page XBRL tags are embedded within the inline XBRL documents)

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

May 28, 2026

**REGENCY CENTERS CORPORATION**

By: /s/ Michael R. Herman  
Michael R. Herman, Senior Vice President  
General Counsel and Corporate Secretary

May 28, 2026

**REGENCY CENTERS, L.P.**

**By: Regency Centers Corporation, its general partner**

By: /s/ Michael R. Herman  
Michael R. Herman, Senior Vice President  
General Counsel and Corporate Secretary

**NEWS RELEASE**  
For immediate releaseKathryn McKie  
904 598 7348

KathrynMcKie@RegencyCenters.com

**Regency Centers Releases 2025 Corporate Responsibility Report**

**JACKSONVILLE, Fla.** (May 28, 2026) – Regency Centers Corporation (“Regency”, “Regency Centers” or the “Company”) (Nasdaq:REG) today released its 2025 Corporate Responsibility Report. The report underscores Regency's continued commitment to responsible business practices and long-term stewardship of its assets, while reflecting the Company's ongoing efforts to create value for its shareholders and the communities it serves. The report can be found on the Corporate Responsibility page of Regency's website.

“The principles behind Regency’s Corporate Responsibility program have long been part of how we operate and remain foundational to our long-term business strategy,” said Lisa Palmer, President and Chief Executive Officer. “By investing thoughtfully in our properties, supporting our people, and strengthening the communities we serve, we continue to create long-term value for our shareholders.”

Our 2025 Corporate Responsibility Report highlights recent awards, recognition, and notable achievements, including:

- Record-high Employee Engagement score of 88% for the third consecutive year
  - Received the Healthiest Companies Award from the First Coast Workplace Wellness Council for the 17th consecutive year
  - Together with our employees, we contributed approximately \$2.2 million to charitable causes
  - Employees volunteered 2,000+ hours to local communities
  - Exceeded our 2030 Scope 1 and 2 greenhouse gas emissions (GHG) reduction target five years ahead of schedule, with a cumulative reduction of 38% from the 2019 baseline year
  - Invested \$2.6 million in high-efficiency LED Projects in 2025
  - Achieved meaningful progress across water conservation, waste diversion, and EV charging initiatives
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## About Regency Centers Corporation (Nasdaq: REG)

Regency Centers is a preeminent national owner, operator, and developer of shopping centers located in suburban trade areas with compelling demographics. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member.

### Forward-Looking Statements

Certain statements in this document and the referenced 2025 Corporate Responsibility Report and TCFD-aligned Climate Risk Report regarding anticipated financial, business, legal or other outcomes including business and market conditions, outlook and other similar statements relating to Regency's future events, developments, or financial or operational performance or results such as our current 2026 guidance, are "forward-looking statements" made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995 and other federal securities laws. These forward-looking statements are identified by the use of words such as "may," "will," "could," "should," "would," "expect," "estimate," "believe," "intend," "forecast," "project," "plan," "anticipate," "guidance," and other similar language. However, the absence of these or similar words or expressions does not mean a statement is not forward-looking. While we believe these forward-looking statements are reasonable when made, forward-looking statements are not guarantees of future performance or events and undue reliance should not be placed on these statements. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance these expectations will be attained, and it is possible actual results may differ materially from those indicated by these forward-looking statements due to a variety of risks and uncertainties. Our operations are subject to a number of risks and uncertainties including, but not limited to, those risk factors described in our Securities and Exchange Commission ("SEC") filings, our Annual Report on Form 10-K for the year ended December 31, 2025 ("2025 Form 10-K") under Item 1A, as supplemented by the discussion in Item 1A of Part II of our subsequent Quarterly Reports on Form 10-Q. When considering an investment in our securities, you should carefully read and consider these risks, together with all other information in our Annual Reports on Form 10-K, Quarterly Reports on Form 10-Q and our other filings and submissions to the SEC. If any of the events described in the risk factors actually occur, our business, financial condition or operating results, as well as the market price of our securities, could be materially adversely affected. Forward-looking statements are only as of the date they are made, and Regency undertakes no duty to update its forward-looking statements, whether as a result of new information, future events or developments or otherwise, except as to the extent required by law.

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KathrynMcKie@RegencyCenters.com

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