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

August 6, 2026 (August 5, 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 7.01 Regulation FD Disclosures

Declaration of Dividend for Common Stock and Series A and Series B Preferred Stock

On August 5, 2026, the Board of Directors of Regency Centers Corporation (the "Company"):

1. Declared a dividend on the Company's common stock of $0.755 per share, payable on October 2, 2026 to shareholders of record as of September 11, 2026.
2. Declared a dividend on the Company's 6.250% Series A Cumulative Redeemable Preferred Stock (the "Series A Preferred Stock"), which will be paid at a rate of $0.390625 per share on October 30, 2026. The dividend will be payable to holders of record of the Company's Series A Preferred Stock as of the close of business on October 15, 2026; and
3. Declared a dividend on the Company's 5.875% Series B Cumulative Redeemable Preferred Stock (the "Series B Preferred Stock"), which will be paid at a rate of $0.367200 per share on October 30, 2026. The dividend will be payable to holders of record of the Company's Series B Preferred Stock as of the close of business on October 15, 2026.

Item 9.01(d) Financial Statements and Exhibits

Exhibit 99.1	Press release issued by Regency Centers Corporation on August 6, 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.

REGENCY CENTERS CORPORATION

August 6, 2026

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

REGENCY CENTERS, L.P.

By: Regency Centers Corporation, its general partner

August 6, 2026

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

Exhibit 99.1

Regency Centers.

News Release
For immediate release

Kathryn McKie
904 598 7348
KathrynMcKie@regencycenters.com

Regency Centers Declares Quarterly Dividends

JACKSONVILLE, Fla. (August 6, 2026) – Regency Centers Corporation ("Regency Centers," "Regency" or the "Company") (NASDAQ: REG) announced today that the Company's Board of Directors (the "Board") declared quarterly cash dividends on Regency's common stock, Series A preferred stock, and Series B preferred stock, respectively.

- On August 5, 2026, the Board declared a quarterly cash dividend on the Company's common stock of $0.755 per share. The dividend is payable on October 2, 2026, to shareholders of record as of September 11, 2026.
- On August 5, 2026, the Board declared a quarterly cash dividend on the Company's Series A preferred stock of $0.390625 per share. The dividend is payable on October 30, 2026, to shareholders of record as of October 15, 2026.
- On August 5, 2026, the Board declared a quarterly cash dividend on the Company's Series B preferred stock of $0.367200 per share. The dividend is payable on October 30, 2026, to shareholders of record as of October 15, 2026.

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. For more information, please visit RegencyCenters.com