Regency Centers.

Our Space is Your Place

# INVESTOR PRESENTATION

**November 2026**

RegencyCenters.com

Cambridge Square
Atlanta, GA



# Safe Harbor and Non-GAAP Disclosures

**Forward-Looking Statements**
Certain statements in this document 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. These risks and events include, without limitation:

**Risk Factors Related to the Current Economic and Geopolitical Environments**
Macroeconomic, political, and geopolitical conditions and governmental policies may adversely impact consumer confidence and spending and the businesses of our tenants and could, in turn, adversely impact our business. Changes in interest rates may adversely impact our cost to borrow, real estate valuation, stock price, and ability to raise capital through issuance of debt and equity. Unfavorable developments that may affect the banking and financial services industry could adversely affect our business, liquidity and financial condition, and overall results of operations.

**Risk Factors Related to Pandemics or other Public Health Crises**
Pandemics or other public health crises may adversely affect our tenants' financial condition, the profitability of our properties, and our access to the capital markets and could have a material adverse effect on our business, results of operations, cash flows and financial condition.

**Risk Factors Related to Operating Retail-Based Shopping Centers**
Shifts in retail trends, sales, and delivery methods between brick and mortar stores, e-commerce, home delivery, and curbside pick-up, as well as autonomous delivery systems, may adversely impact our revenues, results of operations, and cash flows. Changing economic and retail market conditions in geographic areas where our properties are concentrated may reduce our revenues and cash flow. Our success depends on the continued presence and success of our "anchor" tenants. A percentage of our revenues are derived from "local" tenants and our net income may be adversely impacted if these tenants are not successful, or if the demand for the types or mix of tenants significantly change. We may be unable to collect balances due from tenants in bankruptcy. Many of our costs and expenses associated with operating our properties may remain constant or increase, even if our lease income decreases. Compliance with the Americans with Disabilities Act and other building, fire, and safety regulations may have an adverse effect on us.

**Risk Factors Related to Real Estate Investments**
Our real estate assets may decline in value and be subject to impairment losses which may reduce our net income. We face risks associated with development, redevelopment, and expansion of properties. We face risks associated with the development of mixed-use commercial properties. We face risks associated with the acquisition of properties. We may be unable to sell properties when desired because of market conditions. Changes in tax laws could impact our acquisition or disposition of real estate.

**Risk Factors Related to the Environment Affecting Our Properties**
Climate change may adversely impact our properties, some of which may be more vulnerable due to their geographic location, and may lead to additional compliance obligations and costs. Costs of environmental remediation may adversely impact our financial performance and reduce our cash flow.

**Risk Factors Related to Corporate Matters**
An increased and differing focus on metrics and reporting related to environmental, social and governance ("ESG") factors by investors, lenders and other stakeholders may impose additional costs and expose us to new risks. An uninsured loss or a loss that exceeds the insurance coverage on our properties may subject us to loss of capital and revenue on those properties. Failure to attract and retain key personnel may adversely affect our business and operations.

**Risk Factors Related to Our Partnerships and Joint Ventures**
We do not have voting control over all of the properties owned in our real estate partnerships and joint ventures, so we are unable to ensure that our objectives will be pursued. The termination of our partnerships may adversely affect our cash flow, operating results, and our ability to make distributions to stock and unit holders.

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**Risk Factors Related to Funding Strategies and Capital Structure**
Our ability to sell properties and fund acquisitions and developments may be adversely impacted by higher market capitalization rates and lower NOI at our properties which may adversely affect results of operations and financial condition. We depend on external sources of capital, which may not be available in the future on favorable terms or at all. Our debt financing may adversely affect our business and financial condition. Covenants in our debt agreements may restrict our operating activities and adversely affect our financial condition. Increases in interest rates would cause our borrowing costs to rise and negatively impact our results of operations. Hedging activity may expose us to risks, including the risks that a counterparty will not perform and that the hedge will not yield the economic benefits we anticipate, which may adversely affect us.

**Risk Factors Related to Information Management and Technology**
The unauthorized access, use, theft or destruction of tenant or employee personal, financial or other data, or of Regency's proprietary or confidential information stored in our information systems or by third parties on our behalf, could impact operations, and expose us to potential liabilities and material adverse financial impact. Any actual or perceived failure to comply with new or existing laws, regulations and other requirements relating to the privacy, security and processing of personal information could adversely affect our business, results of operations, or financial condition. The use of technology based on artificial intelligence presents risks relating to confidentiality, creation of inaccurate and flawed outputs and emerging regulatory risk, any or all of which may adversely affect our business and results of operations.

**Risk Factors Related to Taxes and the Parent Company's Qualification as a REIT**
If the Parent Company fails to qualify as a REIT for federal income tax purposes, it would be subject to federal income tax at regular corporate rates. Dividends paid by REITs generally do not qualify for reduced tax rates. Legislative or other actions affecting REITs may have a negative effect on us or our investors. Complying with REIT requirements may limit our ability to hedge effectively and may cause us to incur tax liabilities. Partnership tax audit rules could have a material adverse effect.

**Risk Factors Related to the Company's Stock**
Restrictions on the ownership of the Parent Company's capital stock to preserve its REIT status may delay or prevent a change in control. The issuance of the Parent Company's capital stock may delay or prevent a change in control. Ownership in the Parent Company may be diluted in the future. The Parent Company's amended and restated bylaws provide that the courts located in the State of Florida will be the sole and exclusive forum for substantially all disputes between us and our stockholders, which could limit our stockholders' ability to obtain a favorable judicial forum for disputes with us or our directors, officers, or employees. There is no assurance that we will continue to pay dividends at current or historical rates.

**Non-GAAP Financial Measures**
We believe these non-GAAP measures provide useful information to our Board of Directors, management and investors regarding certain trends relating to our financial condition and results of operations. Our management uses these non-GAAP financial measures to compare our performance to that of prior periods for trend analyses, purposes of determining management incentive compensation and budgeting, forecasting and planning purposes.

We do not consider non-GAAP financial measures an alternative to financial measures determined in accordance with GAAP, rather they supplement GAAP measures by providing additional information we believe to be useful to our shareholders. The principal limitation of these non-GAAP financial measures is that they may exclude significant expense and income items that are required by GAAP to be recognized in our consolidated financial statements. In addition, they reflect the exercise of management's judgment about which expense and income items are excluded or included in determining these non-GAAP financial measures. In order to compensate for these limitations, reconciliations of the non-GAAP financial measures we use to their most directly comparable GAAP measures are provided. Non-GAAP financial measures should not be relied upon in evaluating the financial condition, results of operations or future prospects of the Company.

Nareit FFO is a commonly used measure of REIT performance, which the National Association of Real Estate Investment Trusts ("Nareit") defines as net income, computed in accordance with GAAP, excluding gains on sales and impairments of real estate, net of tax, plus depreciation and amortization related to real estate, and after adjustments for unconsolidated real estate partnerships and joint ventures. Regency computes Nareit FFO for all periods presented in accordance with Nareit's definition. Since Nareit FFO excludes depreciation and amortization and gains on sales and impairments of real estate, it provides a performance measure that, when compared year over year, reflects the impact on operations from trends in percent leased, rental rates, operating costs, acquisition and development activities, and financing costs. This provides a perspective of the Company's financial performance not immediately apparent from net income determined in accordance with GAAP. Thus, Nareit FFO is a supplemental non-GAAP financial measure of the Company's operating performance, which does not represent cash generated from operating activities in accordance with GAAP; and, therefore, should not be considered a substitute measure of cash flows from operations. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO.

Core Operating Earnings is an additional non-GAAP performance measure that adjusts Nareit Funds from Operations ("Nareit FFO") to exclude certain non-cash and other items that impact the comparability of the Company's period-over-period performance. Core Operating Earnings excludes from Nareit FFO: (i) certain income or expenses related to non-comparable events and transactions; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash items derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other non-cash or non-comparable amounts as they occur. Adjusted Funds From Operations ("AFFO") is an additional performance measure used by Regency that reflects cash available to fund the Company's business needs and distribution to shareholders. AFFO is calculated by adjusting Core Operating Earnings ("COE") for (i) capital expenditures necessary to maintain and lease the Company's portfolio of properties, (ii) debt cost and derivative adjustments and (iii) stockbased compensation. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO, to Core Operating Earnings, and to Adjusted Funds from Operations.

Net Operating Income (NOI) is the sum of base rent, percentage rent, termination fee income, tenant recoveries, other lease income, and other property income, less operating and maintenance expenses, real estate taxes, ground rent, termination expense, and uncollectible lease income. NOI excludes straight-line rental income and expense, above and below market rent and ground rent amortization, tenant lease inducement amortization, and other fees. Management believes that NOI is a useful measure for investors because it provides insight into the core operations and performance of our properties, independent of the capital structure, financing activities, and non-operating factors. By focusing on property-level performance, NOI allows investors to compare the performance of our real estate assets across periods and with those of other REIT peers in the industry, facilitating a clearer understanding of trends in occupancy, rental income, and operating expense management. In addition to its relevance for investors, management uses NOI as a key performance metric in making operational and strategic decisions. NOI is used to evaluate income generated from shopping centers (i.e., return on assets) and to guide decisions on capital investments. These decisions may include acquisitions, redevelopments, and investments in capital improvements.

# Regency Overview

REG
LISTED
Nasdaq

FOUNDED
**1963**

MEMBER
**S&P 500**

TOTAL
MARKET CAP
**$19B+**

CREDIT RATINGS

| **A3** | **A-** |
|---|---|
| **Moody's** | **S&P** |

Regency Centers is a preeminent national owner, operator, and developer of open-air shopping centers located in suburban trade areas with compelling demographics

## OUR PORTFOLIO AT A GLANCE

**480+**
Properties

**9,000+**
Total Tenants

**97%**
Same Property % Leased

**85%+**
Grocery Anchored

**>$825 PSF**
Average Grocer Sales

**59M+ SF**
Total GLA

**4.9x**
Net Debt + Pref/EBITDAre

**25+**
Markets

**>4% CAGR**
Dividend Growth since 2014




**The Field at Commonwealth**
Chantilly, VA

# Experienced Leadership Team



**Lisa Palmer**
*President &*
*Chief Executive Officer*

**Years of Experience**
Regency 30 | Industry 30



**Mike Mas**
*Chief Financial Officer*

**Years of Experience**
Regency 23 | Industry 23



**Alan Roth**
*Chief Operating Officer*

**Years of Experience**
Regency 29 | Industry 30



**Nick Wibbenmeyer**
*Chief Investment Officer*

**Years of Experience**
Regency 21 | Industry 24

## Substantial industry experience and long tenure across Regency's national and regional leadership team



**Andre Koleszar**
*Managing Director - Operations*
*Southeast + Midwest*

**Years of Experience**
Regency 21 | Industry 27



**Chris Widmayer**
*Managing Director - Investments*
*Southeast + Midwest*

**Years of Experience**
Regency 24 | Industry 24



**Jack deVilliers**
*Managing Director - Operations*
*Northeast + Mid-Atlantic*

**Years of Experience**
Regency 14 | Industry 21



**Krista Di Iaconi**
*Managing Director - Investments*
*Northeast + Mid-Atlantic*

**Years of Experience**
Regency 10 | Industry 32



**Patrick Conway**
*Managing Director - Operations*
*West + Southwest*

**Years of Experience**
Regency 14 | Industry 24



**John Mehigan**
*Managing Director - Investments*
*West + Southwest*

**Years of Experience**
Regency 16 | Industry 29



**Barry Argalas**
*Managing Director - Transactions*
*National*

**Years of Experience**
Regency 30 | Industry 30



**Scott Prigge**
*Managing Director - Operations*
*National*

**Years of Experience**
Regency 29 | Industry 33

# Unequaled Combination of Strategic Advantages



## High Quality Grocery-Anchored Shopping Center Portfolio

- Located in suburban trade areas with favorable demographic trends
- 85%+ grocery-anchored neighborhood and community centers
- Necessity, service, convenience, and value retailers serving the essential needs of our communities



## Best-In-Class Operating Platform

- 25+ offices throughout the country working with tenants and vendors at more than 480 properties
- Unparalleled team of experienced professionals with local expertise and strong tenant relationships
- Intense asset management model enables close tenant communication



## Differentiated Development Platform

- More than $1B of project starts since 2023
- ~$682M of projects in process today
- Deep pipeline of development and redevelopment opportunities
- Well-positioned to create value over the long-term



## Balance Sheet Strength and Ample Liquidity

- Low leverage with manageable near-term maturities
- Sector-leading credit ratings (Moody's A3 / S&P A-)
- Net Debt & Preferred Stock to Trailing 12-Month EBITDAre of 4.9x
- ~$1.4B revolver availability as of 9/30/26

# Mission, Vision & Values

## MISSION

Regency Centers creates thriving environments for retailers and service providers to connect with surrounding neighborhoods and communities.

## VISION

To elevate quality of life as an integral thread in the fabric of our communities.

## CORE VALUES

### We are our people.

Our people are our greatest asset, and we believe a talented team from differing backgrounds and experiences makes us better.

### We do what is right.

We believe in acting with unwavering standards of honesty and integrity.

### We connect with our communities.

We promote philanthropic ideals and strive for the betterment of our neighborhoods by giving our time and financial support.

### We are responsible.

Our duty is to balance purpose and profit, being good stewards of capital and the environment for the benefit of all our stakeholders.

### We strive for excellence.

When we are passionate about what we do, it is reflected in our performance.

### We are better together.

When we listen to each other and our customers, we will succeed together.

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Crystal Brook Corner
Mount Sinai, NY

# 1

# STRONG SHOPPING CENTER FUNDAMENTALS

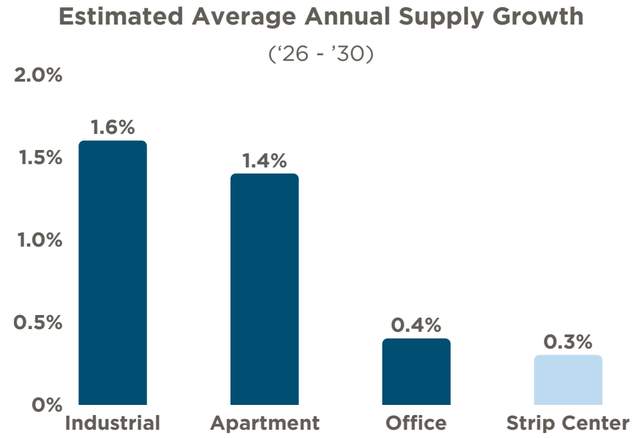


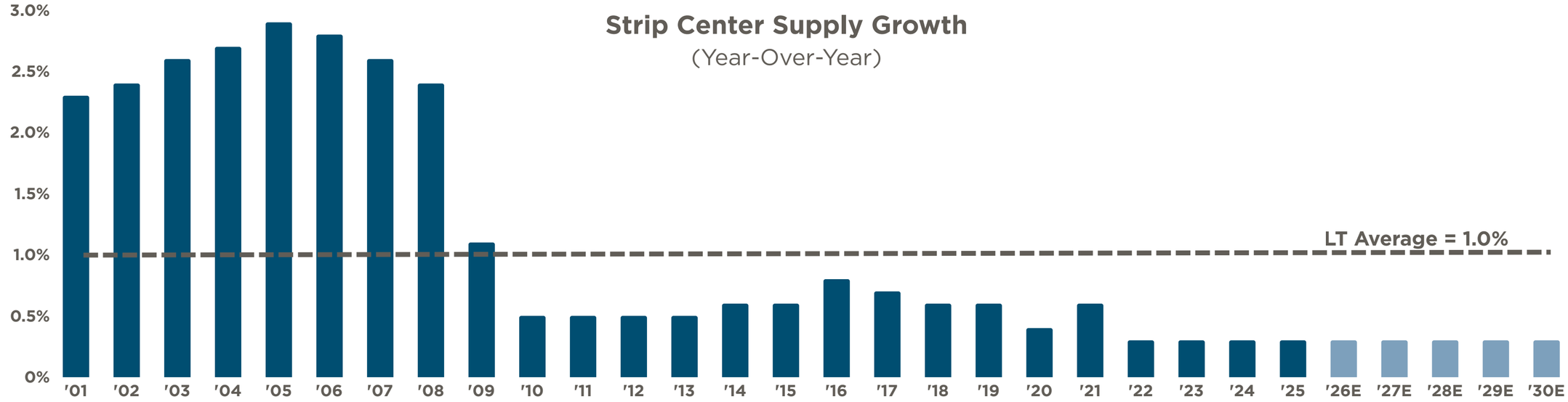

Midtown East | Raleigh, NC

# Strong Underlying Sector Fundamentals

**Grocery-anchored neighborhood and community shopping centers benefit from secular tailwinds and robust industry fundamentals, including:**

- Strong population growth in top suburban trade areas
- Increased hybrid work, with suburban consumers spending more time close to home
- Limited new and existing supply of high-quality shopping centers
- Retailer appreciation for and investment in physical stores as a distribution channel
- Shopping center occupancy rates are near historical highs
- Resilient tenant base focused on necessity, service, convenience, and value



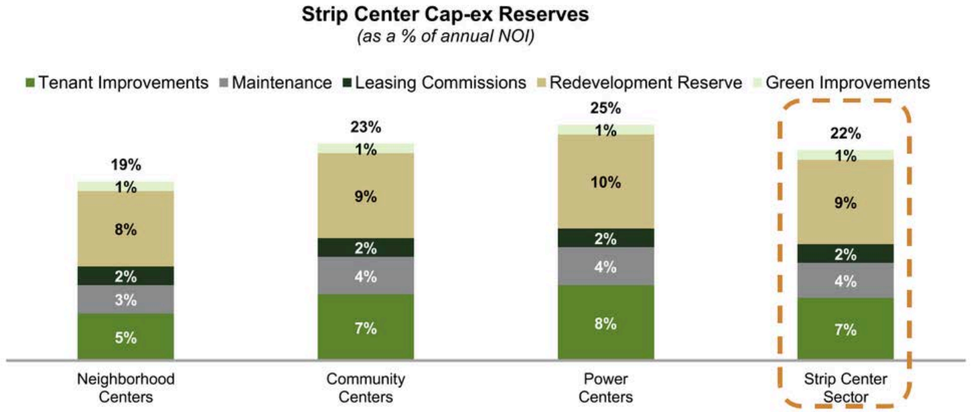



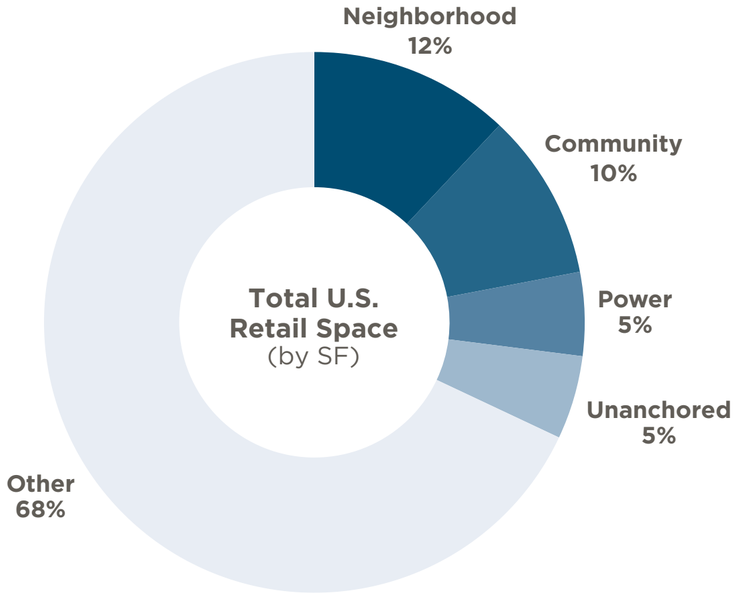

Source: Green Street Strip Center Sector Outlook 8/21/2026

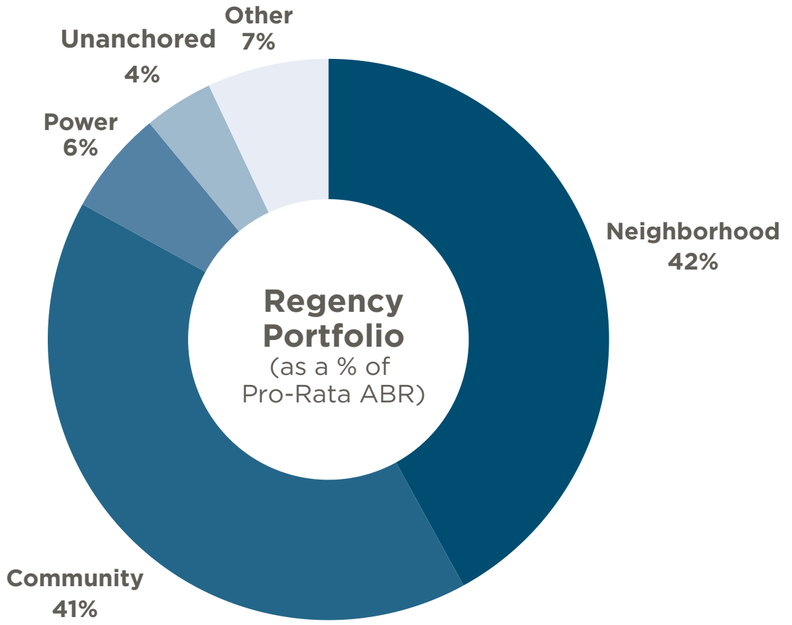
# Shopping Center Formats

Regency's format **bias is toward grocery-anchored neighborhood and community centers**, which benefit from significant positive attributes as compared to other retail formats, including:

- Superior long-term financial performance through a balance of cash flow growth, occupancy durability, low capex requirements, and G&A efficiencies
- High frequency of customer visits, driving stable traffic trends
- A substantial pool of replacement tenants given average space size
- Below-average exposure to at-risk tenant categories
- Location benefits, as well as greater landlord control and flexibility




Source: Green Street: 2026 U.S. Strip Center Outlook; company data

# Grocer Expansion & Resilience

The grocery industry continues to experience strong growth, driven by strategic operator expansion plans and consumer preferences.

Grocers' resilient performance can be attributed to numerous factors, including:

- Leveraging technology to streamline operations
- Offering multiple channels for customers
- Fulfilling online orders within the store network
- Consumer prioritization of essential goods throughout cycles



# Expanding & Thriving Retailers

In addition to grocers, many exciting retailers in numerous tenant categories continue to grow their footprints and are looking for space in well-located, grocery-anchored shopping centers

## Active Junior Anchors

Marshalls
ROSS DRESS FOR LESS
planet fitness
Burlington
NORDSTROM RACK
CRUNCH
DOLLAR TREE
ULTA BEAUTY
HomeGoods
BARNES & NOBLE BOOKSELLERS
TJ maxx
BAPTIST HEALTH
TESO Life
OLD NAVY
PGA TOUR SUPERSTORE
HOMESENSE
RWJBarnabas HEALTH
west elm
POTTERY BARN
five BELOW
Total Wine & MORE

## Active Shop Tenants

CHIPOTLE MEXICAN GRILL
CAVA Mezze Grill
STARBUCKS COFFEE
SHAKE SHACK
Tatte BAKERY & CAFÉ
SEVEN BREW MENU 7BREWUS.COM
tropical SMOOTHIE CAFE
SINCE 1956 Jersey Mike's SUBS
PLAYA BOWLS
Foxtail COFFEE CO.
Local Infusion
PARIS BAGUETTE BAKERY CAFÉ
Mendocino Farms
WOOF GANG
SEPHORA
PNC
LaserAway
PVOLVE
WARBY PARKER
LENSCRAFTERS
CHASE
IVX HEALTH
Great Clips
honeygrow
DUTCH BROS Coffee

# 2

# HIGH QUALITY, WELL LOCATED PORTFOLIO

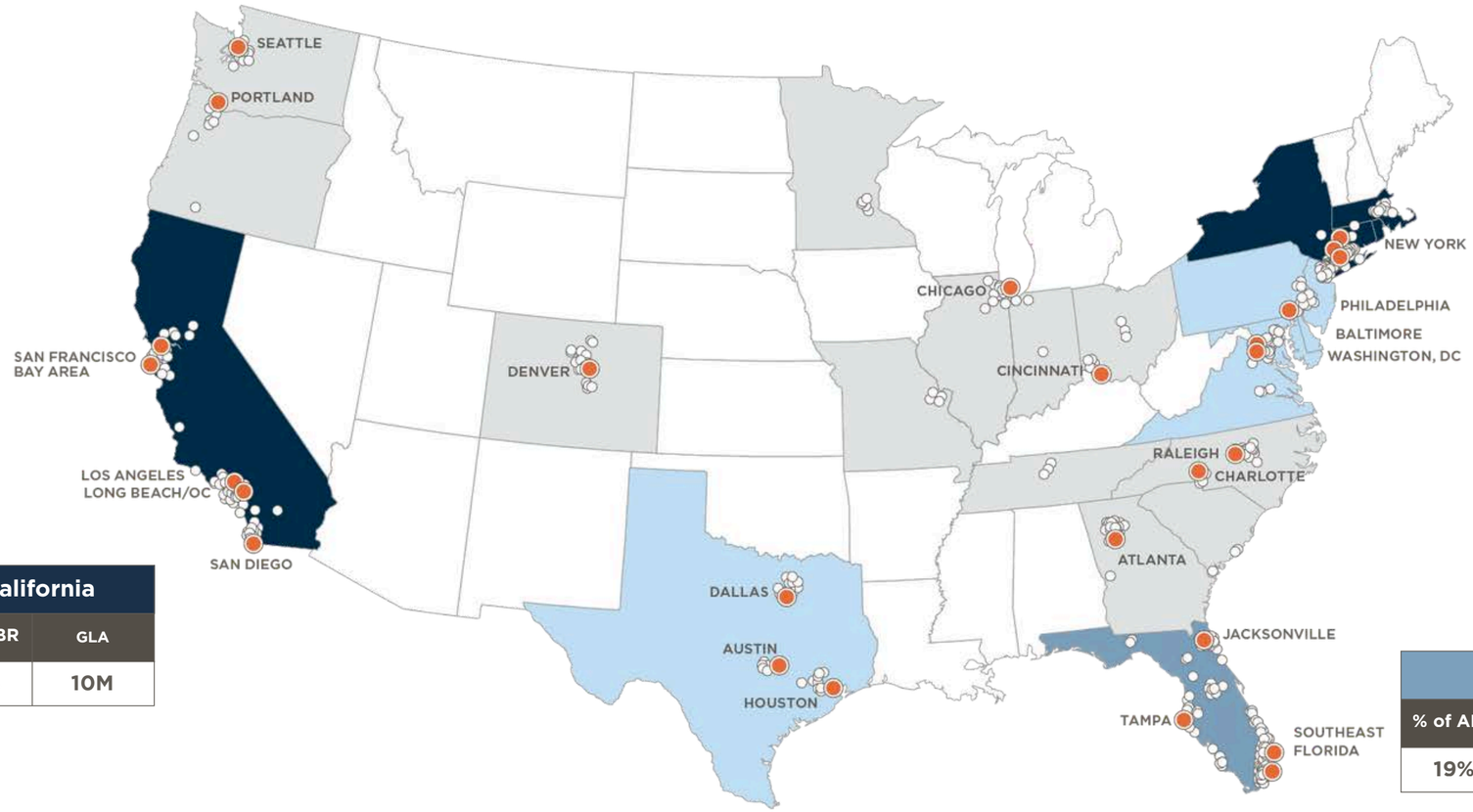





**Village at La Floresta** | Los Angeles, CA

# Significant Presence in Top Markets

## National Breadth & Local Expertise




| Northeast | |
|---|---|
| % of ABR | GLA |
| 23% | 11M |

| Mid-Atlantic | |
|---|---|
| % of ABR | GLA |
| 8% | 3M |

| California | |
|---|---|
| % of ABR | GLA |
| 25% | 10M |

| Florida | |
|---|---|
| % of ABR | GLA |
| 19% | 11M |

| Texas | |
|---|---|
| % of ABR | GLA |
| 7% | 4M |

○ 480+ PROPERTIES
● 25+ REGIONAL OFFICES

### Top Regency States/Regions

- >20% of ABR
- 11% - 20% of ABR
- 5% - 10% of ABR
- <5% of ABR

### Top 5 CBSAs

| | % of ABR |
|---|---|
| New York City | 12% |
| Miami | 10% |
| Los Angeles | 8% |
| San Francisco | 8% |
| Washington, D.C. | 5% |

### Favorable 3-mile Demographics (1)

| | Regency | Peers |
|---|---|---|
| 3-Mile Trade Area Population | 121K | 107K |
| Wtd Average Household Inc. (2) | 180K | N/A |
| Median Home Value | $698K | $561K |
| Bachelor Degree + | 55% | 49% |

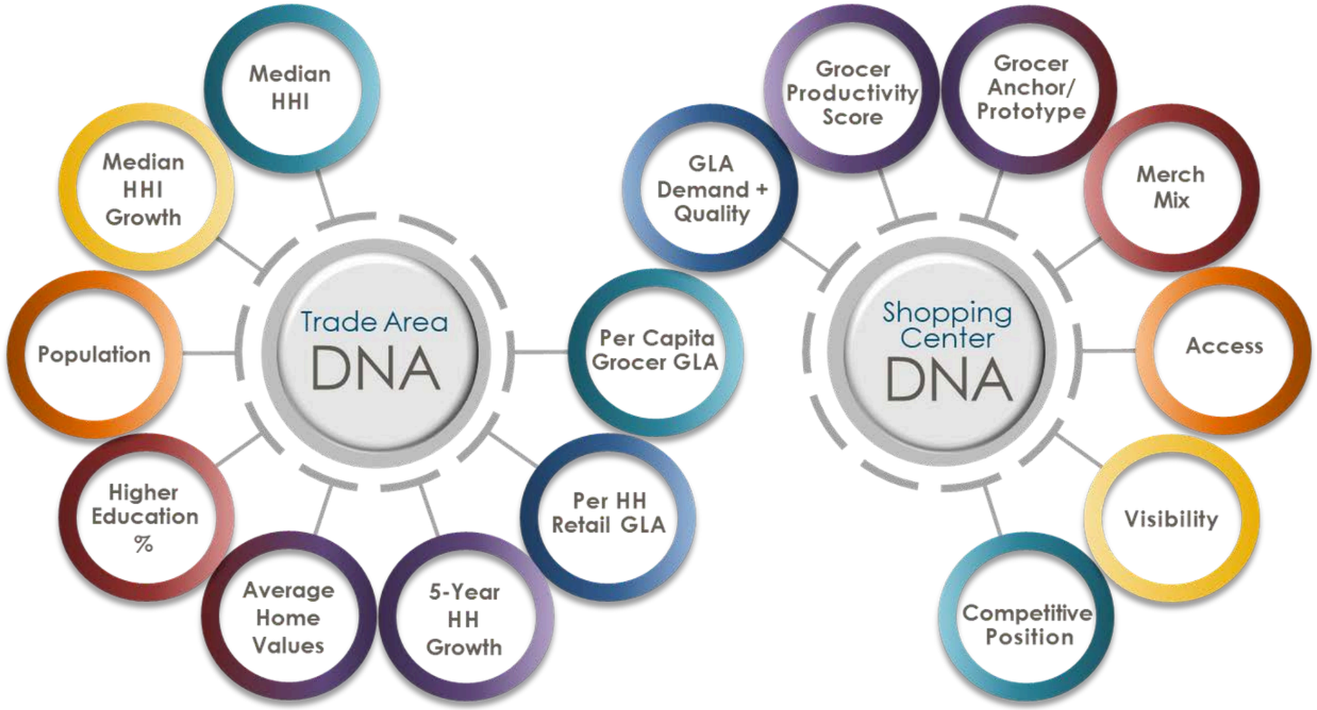
Note: All metrics are as of 9/30/2026
(1) Demographics are based on a 3-mile radius. Peers include BRX, KIM, FRT, KRG, and PECO. Source: ESRI.
(2) Weighted by pro-rata ABR.

# High Quality, Grocery-Anchored Portfolio

## Regency's high quality neighborhood and community centers are well positioned for sustainable NOI growth

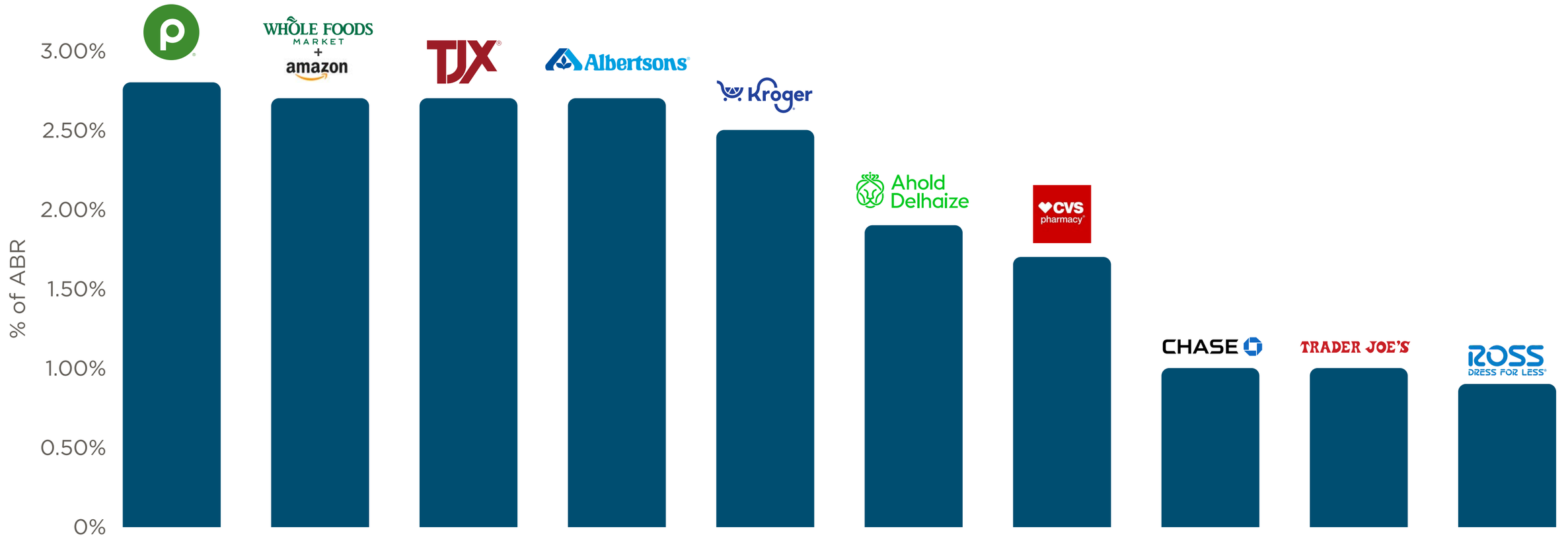
- Necessity, service, convenience, and value retailers serving the essential needs of our communities
- Consumer buying power and spending drive market rental rate growth
- Majority of our grocers are #1 or #2 in market or are specialty operators
- Portfolio and trade area strength supports durability of occupancy, even in an inflationary environment
- Post-pandemic structural tailwinds of suburbanization and hybrid work trends

**Our proprietary DNA algorithm correlates long term sustainable NOI growth with 15 key trade area and center quality metrics**



# Grocery-Focused Top Tenancy

6 of Regency's top 10 tenants are high-performing grocers




| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **S&P** | Private [1] | AA | A | BB+ | BBB | BBB+ | BBB | A | Private | A- |
| **Moody's** | Private [1] | A1 | A2 | Ba1 | Baa1 | Baa1 | Baa3 | A1 | Private | A2 |

Note: Annualized pro-rata base rent as of 9/30/2026

(1) Pulse Ratings rates Publix 'A'

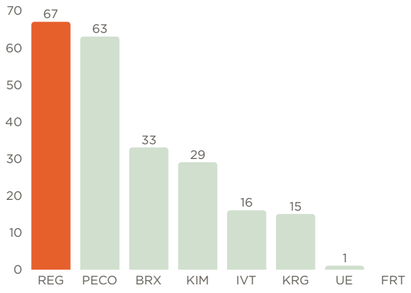
# Partnership with Leading Grocers

Regency is a top landlord for many leading U.S. grocers

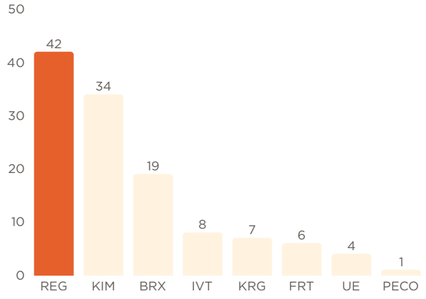
## Grocery remains the cornerstone of Regency's operational and leasing strategy

- Regency is currently the top landlord by store count for many leading, best-in-class grocers in the U.S.
  - Regency's portfolio is > 85% grocery-anchored
- Over time we have carefully built relationships, trust, and loyalty as a landlord of choice for top grocers
- Our grocery anchors are a critical component of our leasing strategy focusing on necessity, service, convenience and value retailers serving the essential needs of our communities

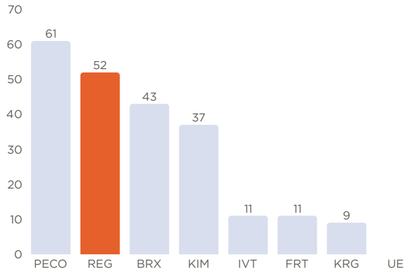
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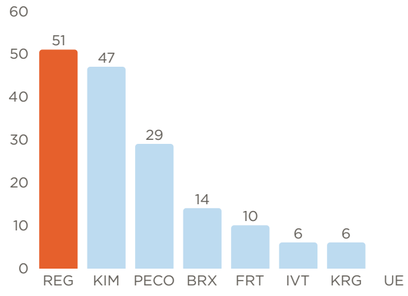

WHOLE FOODS MARKET + a



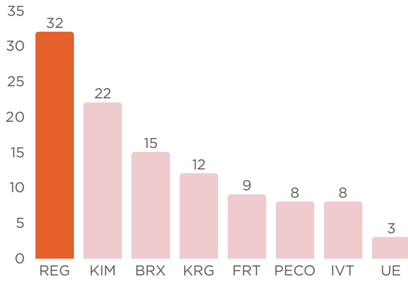

Kroger




Albertsons

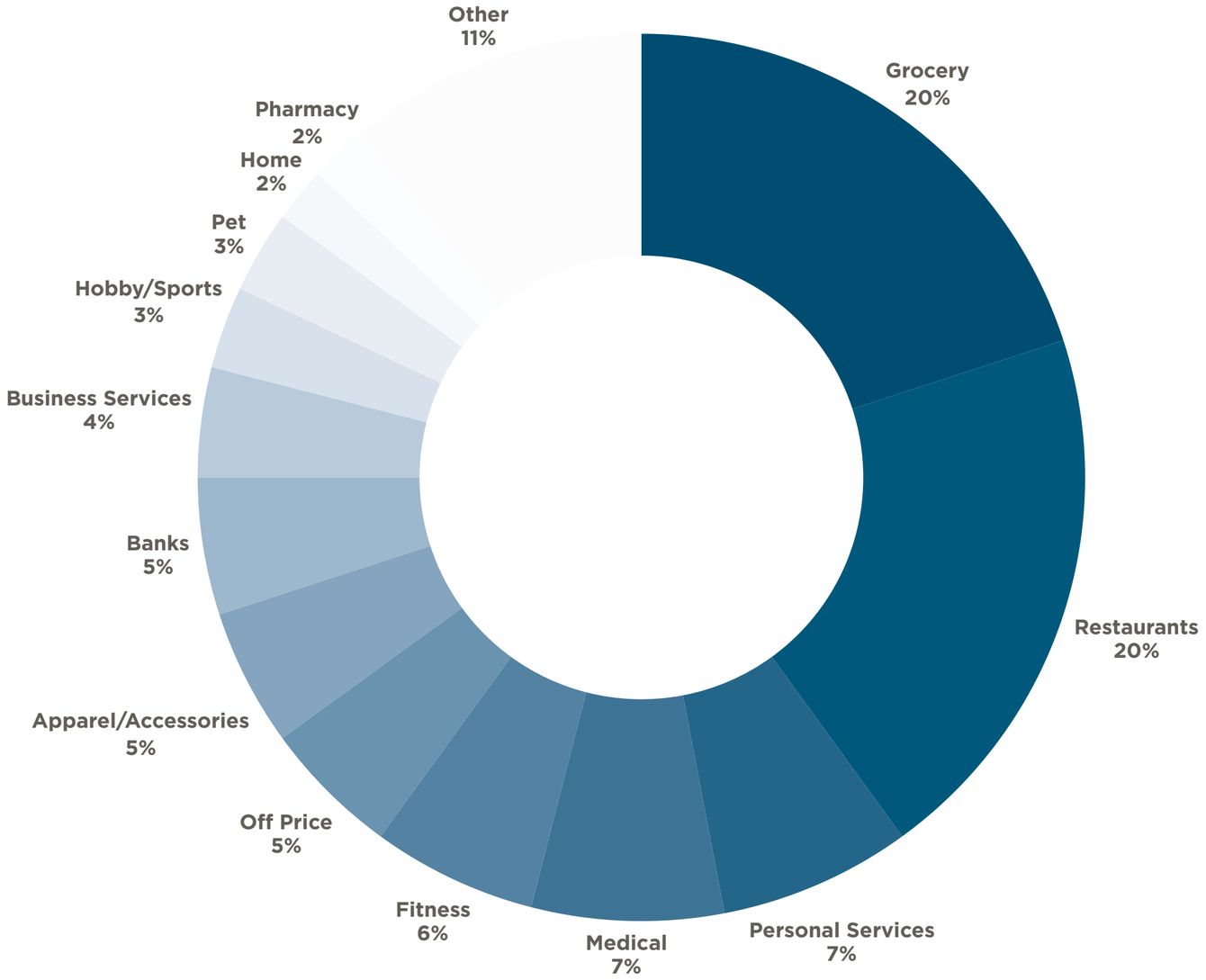



TRADER JOE'S




Source: Store counts per company filings as of 9/30/2026

# Growth & Durability from Essential Retail




- **Grocery** remains Regency's top category at 20% of ABR
- **Restaurants** (quick-service & full-service) have remained in a 17-20% of ABR range over time
- **Medical & Fitness** exposure continues to grow and is notably higher since 2020 (+300bps to 13% of ABR)
- **Pharmacy** has intentionally declined over the past 5 years and is currently ~2%

Note: Annualized pro-rata base rent as of 9/30/2026

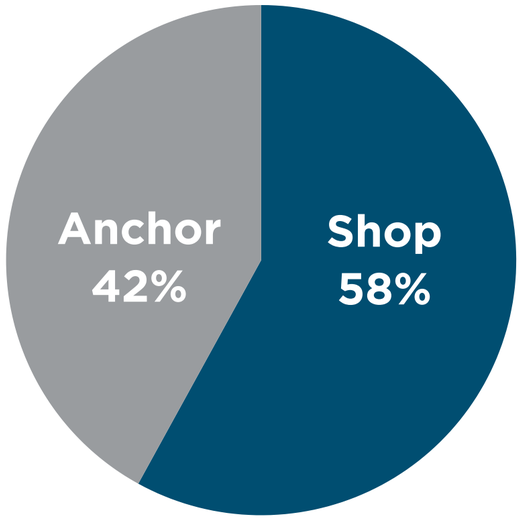
# Anchor & Shop Tenant Exposure

**Nearly 60% of Regency's ABR is derived from shop tenants (<10K SF), comprised primarily of:**

- Restaurants, including quick service, fast casual, and full service
- Banks & business services, including insurance, real estate, accounting and package services
- Medical & fitness uses, such as doctors, dentists, primary care facilities and boutique fitness
- Personal services, including hair and nail salons

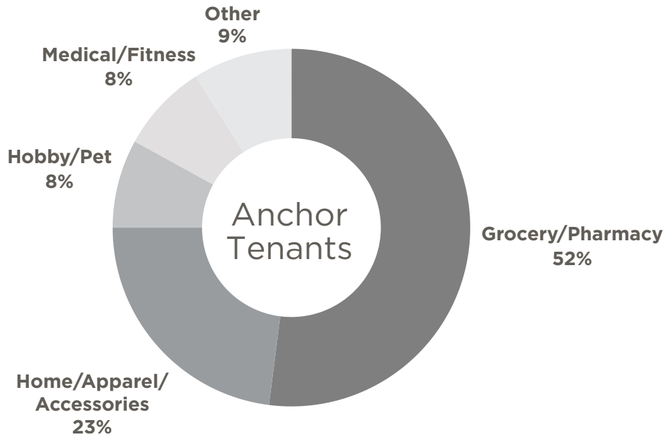
## Total Portfolio Composition

% of Pro-Rata ABR



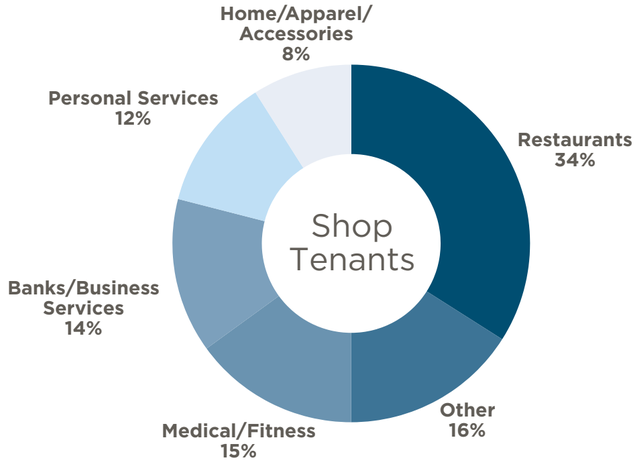

## Anchor Portfolio Composition

% of Pro-Rata Anchor ABR




## Shop Portfolio Composition

% of Pro-Rata Shop ABR




Note: Annualized pro-rata base rent as of 9/30/2026

# High Quality Local Tenant Exposure

## ~20% of Regency's ABR is derived from local tenants:

- Local tenants (<3 locations) complement a center's curated tenant mix and provide connection with the community
- Regency partners with local business operators that have proven business models and strong credit

## Regency's local tenants are comprised primarily of:

- Restaurants, including quick service, fast casual, and full service
- Personal services, such as hair and nail salons
- Medical & fitness uses such as doctors, dentists, urgent care facilities, and boutique fitness



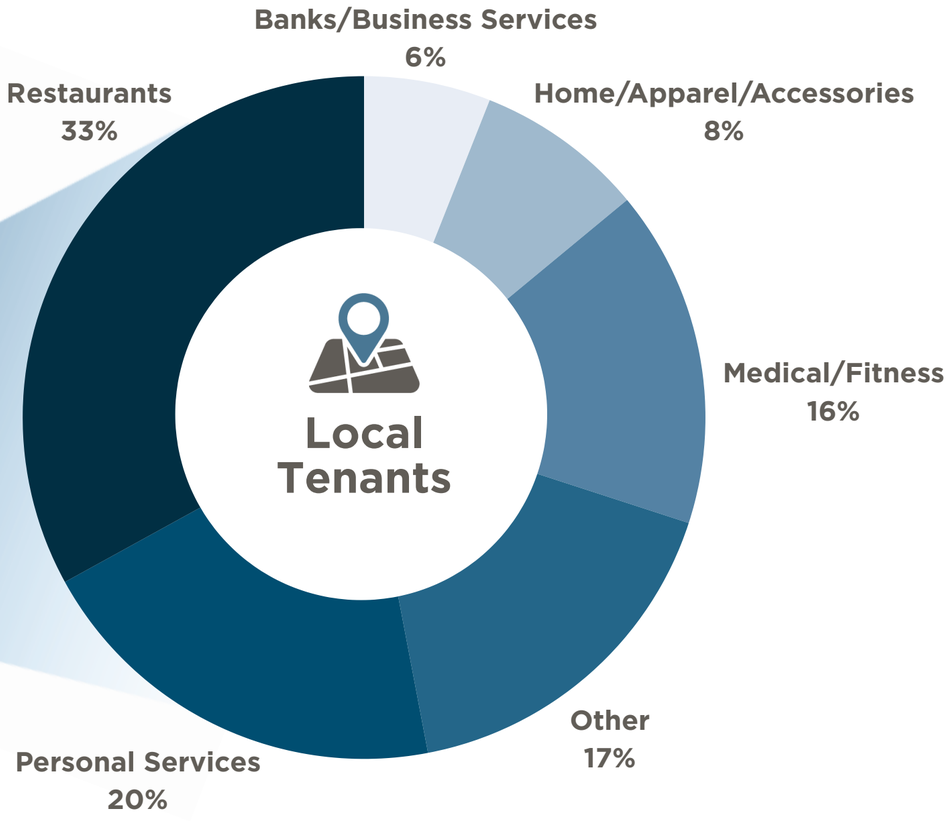
**National Tenants**
**80% of Pro-Rata ABR**



**Local Tenants**
**20% of Pro-Rata ABR**

## Local Shop Portfolio Composition

% of Pro-Rata Local ABR




Note: Annualized pro-rata base rent as of 9/30/2026

# 3

# INVESTMENTS PLATFORM




Pablo Plaza | Jacksonville, FL

# Ground-Up Development is a Key Differentiator

Regency is one of the only national developers that can successfully fund and execute on high quality, grocery-anchored shopping center development projects today




**The Shops at Stone Bridge**
**Cheshire, CT**




**Jordan Ranch**
**Houston, TX**




**Oakley Shops at Laurel Fields**
**Oakley, CA**

- **The cornerstones of our competitive advantage in development include:**
  - Tenant relationships with top grocers, retailers, and landowners
  - Access to capital, including ample free cash flow and additional funding capacity
  - Proven capabilities with experienced teams in target trade areas across the U.S.
- **We've remained committed to the development business through cycles**
  - We self-fund development/redevelopment spend with levered free cash flow
  - Deep pipeline of opportunities, partnering with best-in-class grocers
  - We remain cognizant of our cost of capital as we evaluate project yields
- **We significantly de-risk projects in advance through pre-leasing, entitlements, and bids for the majority of costs**



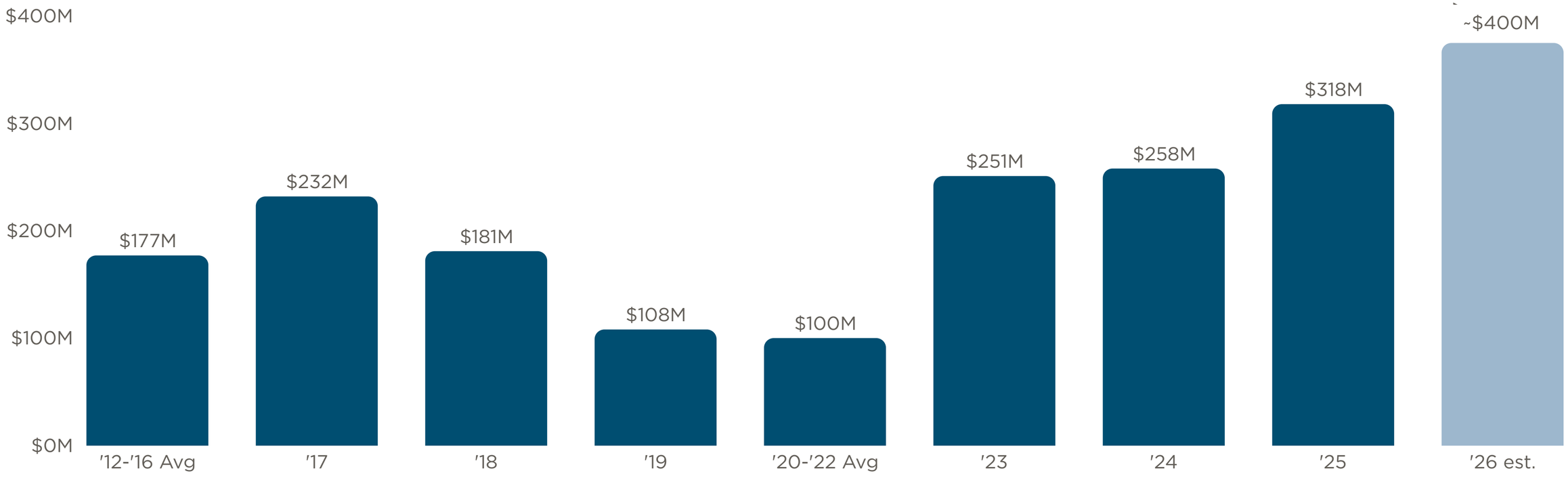

(1) Detailed information relating to Regency's development and redevelopment pipeline can be found on page 17 & 18 of the quarterly financial supplement.

# Development & Redevelopment Starts & Pipeline

Regency started more than $800M of projects over the last 3 years (2023 - 2025)

As of Q3 2026, the in-process development and redevelopment project pipeline totaled approximately $682M of total project costs at ~9% estimated stabilized yields [1]

## Development & Redevelopment Starts




(1) Detailed information relating to Regency's development and redevelopment pipeline can be found on page 17 & 18 of the quarterly financial supplement.

# Partnership With Leading National Grocers

## Recently Completed

| | |
|---|---|
| H-E-B | **Baybrook East**<br>Houston, TX |
| Whole Foods Market | **Shops at Stone Bridge**<br>Cheshire, CT |
| H-E-B | **Jordan Ranch**<br>Houston, TX |
| Sprouts Farmers Market | **Circle Marina Shops & Marketplace**<br>Los Angeles, CA |
| Publix | **Cambridge Square**<br>Atlanta, GA |
| Publix | **Anastasia Plaza**<br>Jacksonville, FL |
| Safeway | **Oakley Shops**<br>Bay Area, CA |
| Whole Foods Market | **Shops at SunVet**<br>Long Island, NY |

## In-Process

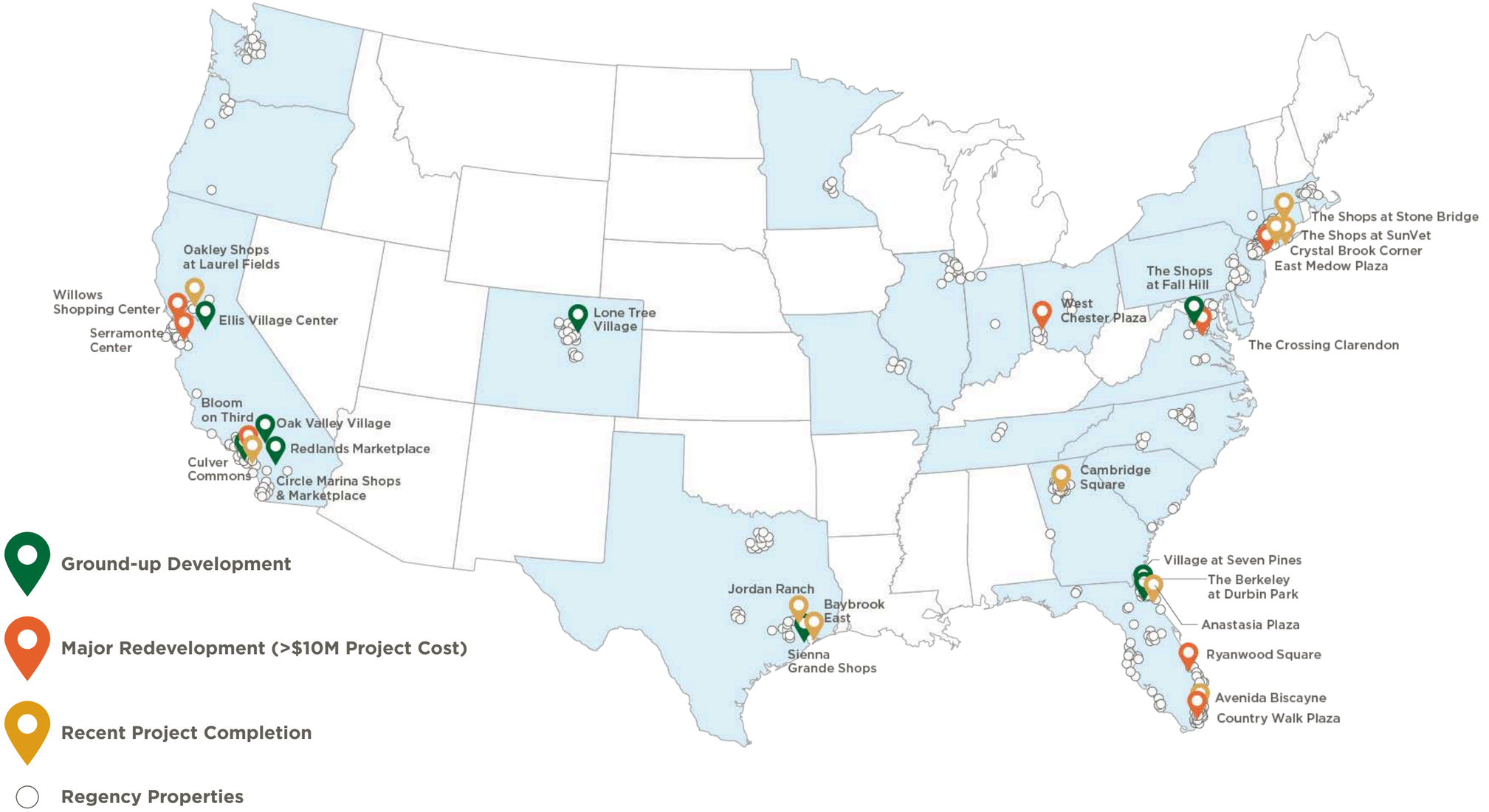
| | |
|---|---|
| King Soopers | **Lone Tree Village**<br>Denver, CO |
| Whole Foods Market | **Bloom on Third**<br>Los Angeles, CA |
| Publix | **The Village at Seven Pines**<br>Jacksonville, FL |
| Sprouts Farmers Market | **Ellis Village Center**<br>San Francisco, CA |
| target / Sprouts Farmers Market | **Oak Valley Village**<br>Los Angeles, CA |
| Kroger | **West Chester Plaza**<br>Cincinnati, OH |
| Whole Foods Market | **Crystal Brook Corner**<br>Long Island, NY |
| Whole Foods Market | **The Berkeley at Durbin Park**<br>Saint Johns, FL |
| Trader Joe's | **Golden Hills Plaza**<br>Paso Robles, CA |
| Whole Foods Market | **Redlands Marketplace**<br>Los Angeles, CA |
| Publix | **Ryanwood Square**<br>Palm Beach, FL |

## Future Projects

Publix · Whole Foods Market · Kroger · target · H-E-B · Sprouts Farmers Market · Albertsons · Trader Joe's

# National Scale to Maximize Opportunity Set

Regency has ~$680 million of ground-up development and redevelopment projects currently in process in top trade areas around the country



# Master Planned Communities

More than 50% of Regency's current in-process ground-up development projects are located within master planned communities

**Newly-built suburban master planned communities have three primary needs:**

- Schools (K-12)
- Grocery stores / essential retail amenities
- Healthcare / medical

**We are a shopping center developer of choice for suburban master planned community developers across the country given Regency's:**

- Long, proven track-record executing successful ground-up development projects
- Commitment to owning and managing the retail component long-term
- Strong relationships with top-performing grocers and best-in-class national tenants
- Balance sheet capacity to commit capital early and fund multi-year build outs




The Village at Seven Pines | Jacksonville, FL




Lone Tree Village | Lone Tree, CO




Ellis Village Center | Bay Area, CA




The Berkeley at Durbin Park | Saint Johns, FL

# Joint Venture Platform

Regency's joint venture partnerships continue to play a key role in our long-term success and growth

**Regency selectively participates in joint ventures with best-in-class partners, gaining access to:**

- *Capital*
- *Expertise*
- *Opportunities*

**Our unconsolidated JV platform includes 91 shopping centers (12msf) valued at more than $5B of AUM**, of which the largest partnerships are:

- **GRI (Global Retail Investors)** - 54 grocery-anchored neighborhood and community centers (7.6msf); 40% REG-owned
- **OPERF (Oregon Public Employees Retirement Fund)** - 26 grocery-anchored neighborhood and community centers (3.6msf); 20-30% REG-owned
  - As of 9/30, OPERF's equity commitment creates ~$350M of incremental investment capacity

**Woodway Collection** | Houston, TX | GRI




**Cornerstone at Westford |** Westford, MA | OPERF



# Ground-Up Development Earnings Accretion & Value Creation

Higher yields on development vs. market cap rates (150bps+) generate incremental value creation (NAV)

| | Theoretical Case Study | Ground-Up Development | Acquisition |
|---|---|---|---|
| Earnings | Initial Investment | $300M | $300M |
| | **Yield / Cap Rate** *(theoretical)* | 7.0% | 5.5% |
| | = | = | = |
| | **NOI** | **$21.0M** | **$16.5M** |
| | **Financing** *(theoretical)* | ($15M) | ($15M) |
| | ▼ | ▼ | ▼ |
| | **FFO Accretion**<br>~$ / cents per share | **$6M / 3c** | **$1.5M / 0.75c** |
| NAV | Implied Value<br>@ 5.5% cap *(theoretical)* | $382M | $300M |
| | **△ NAV** | **+$82M** | **$0M** |

# Ground-Up Development Starts

Regency recently started three grocery-anchored ground-up development projects for ~$112 million




**Redlands Marketplace | Redlands, CA**
$46M TPC @ 7%+ Yield
69K SF center anchored by Whole Foods
Master Planned Community




**The Shops at Fall Hill | Fredericksburg, VA**
$24M TPC @ 7%+ Yield
40K SF center anchored by a specialty grocer




**Poppy Ranch | Morgan Hill, CA**
$42M TPC @ 7%+ Yield
56K SF center anchored by Sprouts
Master Planned Community

# Acquisitions

Regency recently acquired three grocery-anchored shopping centers for ~$115 million (~$56M at Regency's share)




**Franklin Crossing | Franklin Lakes, NJ**

$27M

88K SF center anchored by Stop & Shop




**Cornerstone at Westford | Westford, MA**

$74M ($15M @ REG share)

236K SF center anchored by Market Basket




**Hanover Village | Richmond, VA**

$14M

90K SF center anchored by Aldi

# 4

# GROWTH DRIVERS




Blakeney Town Center | Charlotte, NC

# Components of Same Property NOI Growth

Total rent growth is the largest contributor to sustainable SP NOI growth over the long term

## ◄ RENT GROWTH ►

**+200-250bps contribution to SP NOI Growth**

### Contractual Rent Steps

- In-place tenant rent **contractual rent steps of ~2%** on average
- Contractual rent growth is the most substantial driver of Regency's long-term SP NOI growth

### Cash Releasing Spreads

- **1% spread = 10-15bps of SP NOI**
- Long term target of upper-single-digit to double-digit cash rent spreads




### Occupancy

- **± 10bp change in commenced occupancy = ± 15bp change in SP NOI growth**
- Same Property leased-to-commenced occupancy spread is currently 240bps (historical average ~180bps)

### Redevelopment

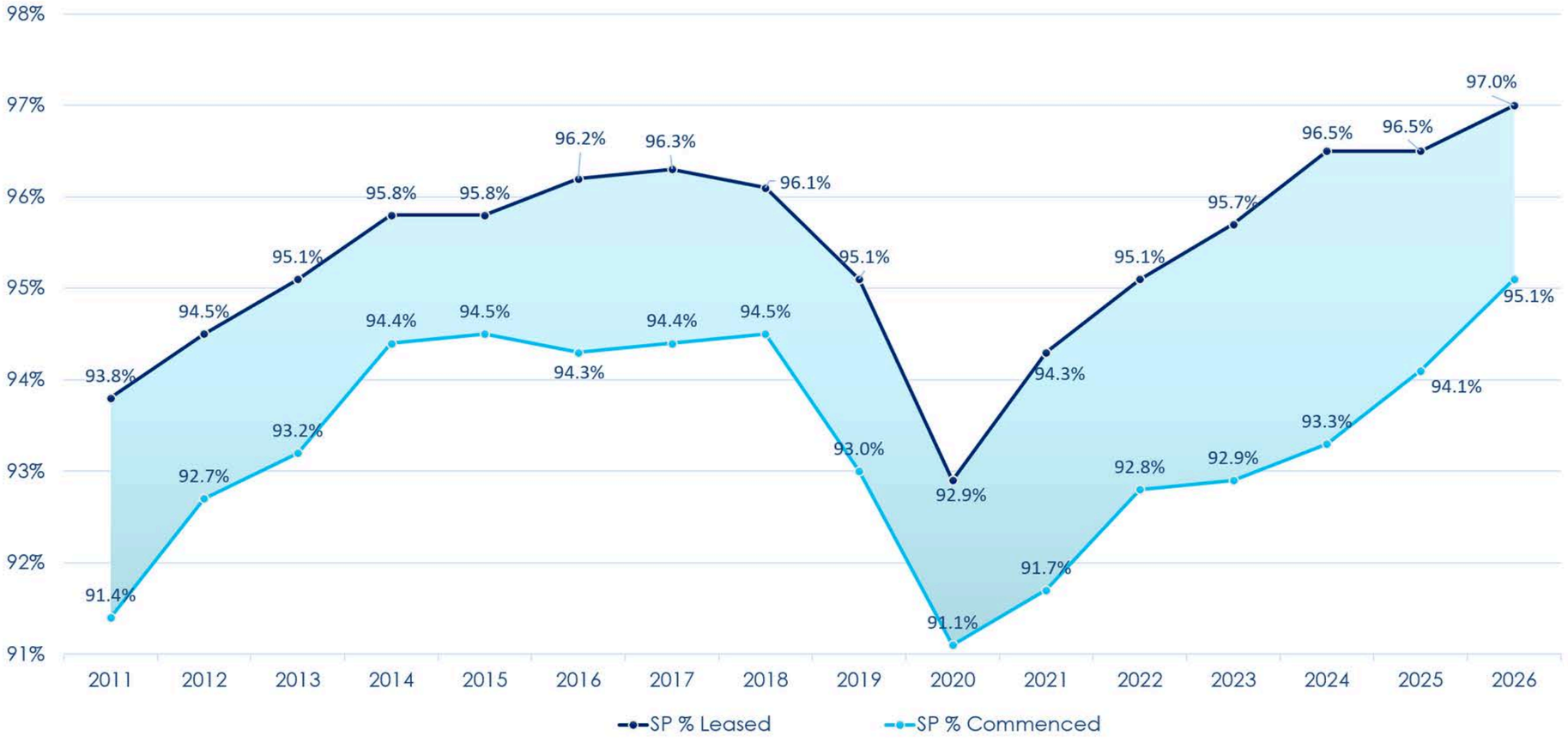
- **Every $50-75M of costs = ~50 bps** annual contribution from NOI enhancement through redevelopment activity
- Assumes redevelopment yields of~7-10%

# Leased to Commenced Spread

We have visibility to further commenced occupancy upside

Our current leased-to-commenced occupancy spread is 190bps

## Historical Same Property Portfolio Occupancy

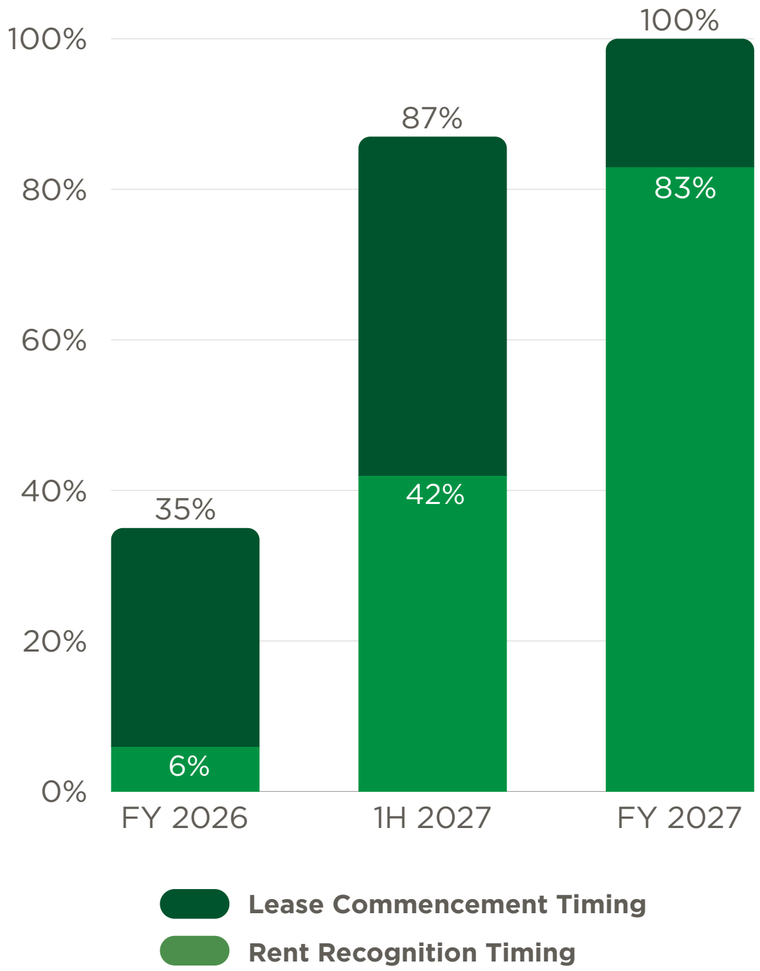



**190bp** spread today =

- **+10bps** above historical average of 180bps
- **+60bps** above 15-year tight spread of 130bps

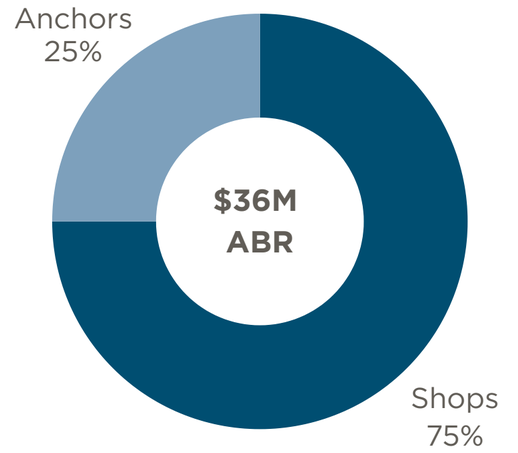
# SNO Commencement Timing & Composition

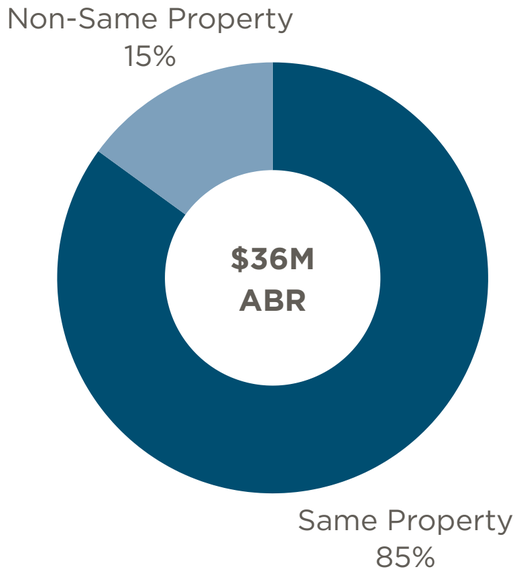
Our signed-not-occupied (SNO) pipeline represents ~$36M of base rent within our Retail Operating Properties*




**Of the $36M of base rent represented by leases signed within our current SNO pipeline (as of 9/30/2026):**

- **85%** is within our Same Property pool and reflects a 190bp leased-to-commenced occupancy spread
- **15%** is within our Non-Same Property pool, including Development Completions



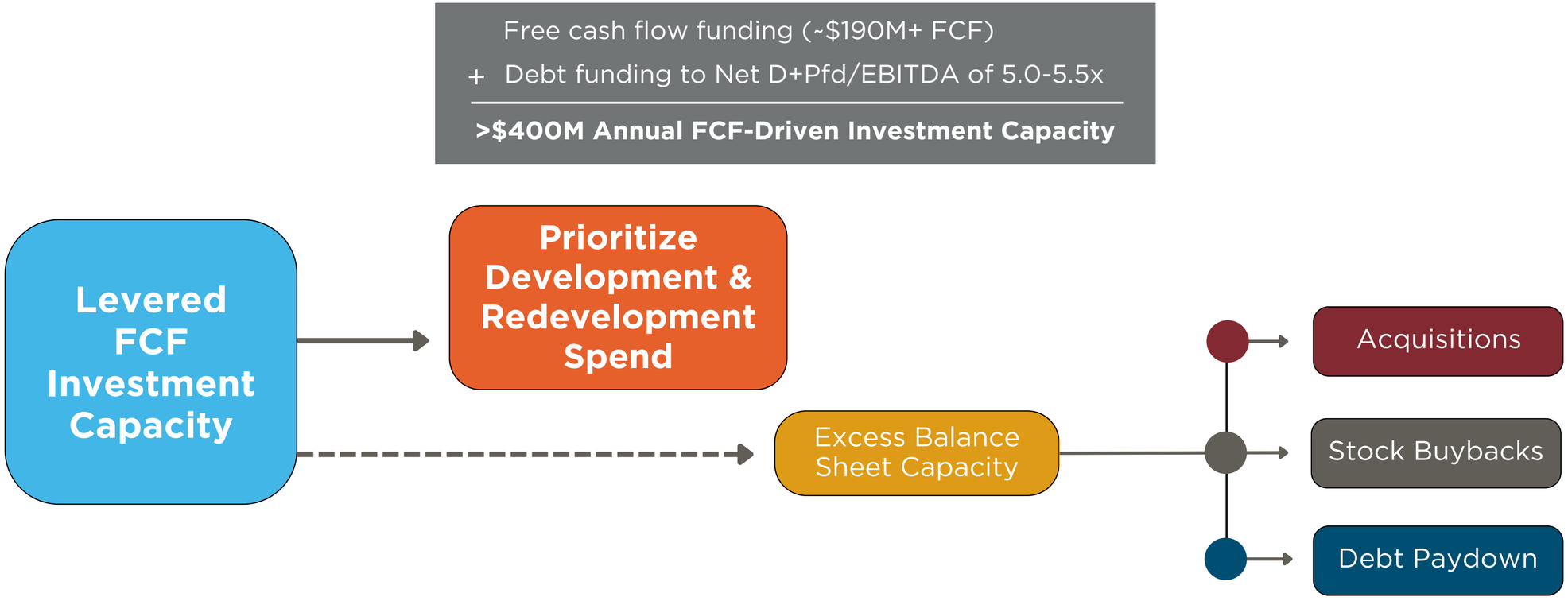

Note: 'Lease commencement timing' represents the % of annualized rent within the SNO pipeline associated with leases expected to commence rent paying by a specific point in time (e.g. 35% by YE26); 'Rent recognition timing' represents the % of rent within the SNO pipeline that is expected to actually be recognized within each respective period (e.g. 6% in 2026).
*Our SNO pipeline does not include executed leases associated with in-process Properties in Development or spaces that are currently occupied. Please see Glossary of Terms for definitions.

# Accretive Investing

We identify investment opportunities that are equal or accretive to growth, and that we can finance on a basis that is accretive to earnings per share and leverage neutral to the balance sheet

**We have the capacity to invest >$400M annually funded with free cash flow and debt on a leverage-neutral basis without raising incremental equity capital**

- FCF-driven investment capacity is the primary source of funding for Regency's development and redevelopment pipeline
- Excess balance sheet capacity is accretively allocated to acquisitions, or used to fund share buybacks or debt paydown



# Maximizing AFFO Growth & FCF Generation

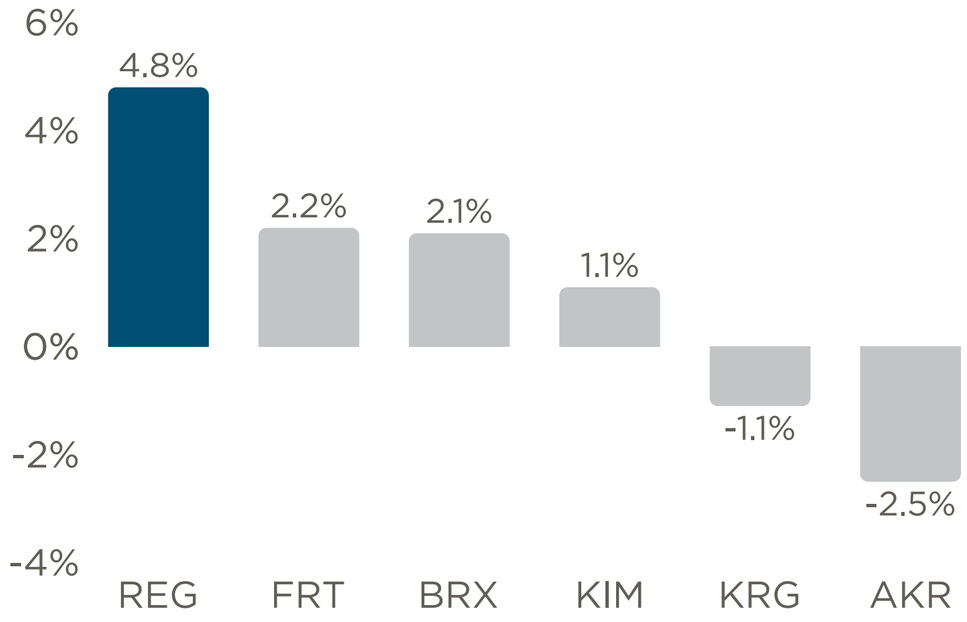
We leverage our strong portfolio to maximize rent growth with limited leasing capital, ultimately driving sector-leading AFFO growth

**Strong Asset Quality & Locations** → **Maximize Rent Growth & Limit Leasing Capital** → **Sector Leading AFFO Growth** → **Dividend Growth & Free Cash Flow**

## Our Judicious Approach to Leasing Capital Helps to Drive AFFO Growth Outperformance

- Regency has a long-term track record of outperformance in AFFO per share growth vs. peers
- We aim to maximize rent growth while judiciously investing in capital
- The strength of our asset quality and locations, together with the liquidity of our tenant base, provide us the ability to limit leasing capital spend
- We target ~80% net effective rents (after TIs, landlord work, & commissions) as a % of GAAP rents
- Regency's total recurring capex remains in the low double digits as a % of NOI, at the low end of peers
- This strategy allows us to drive sector-leading AFFO and dividend growth while maximizing free cash flow

### 10-Yr AFFO per Share CAGR (2015-2025) (1)




(1) Source: Citi Group

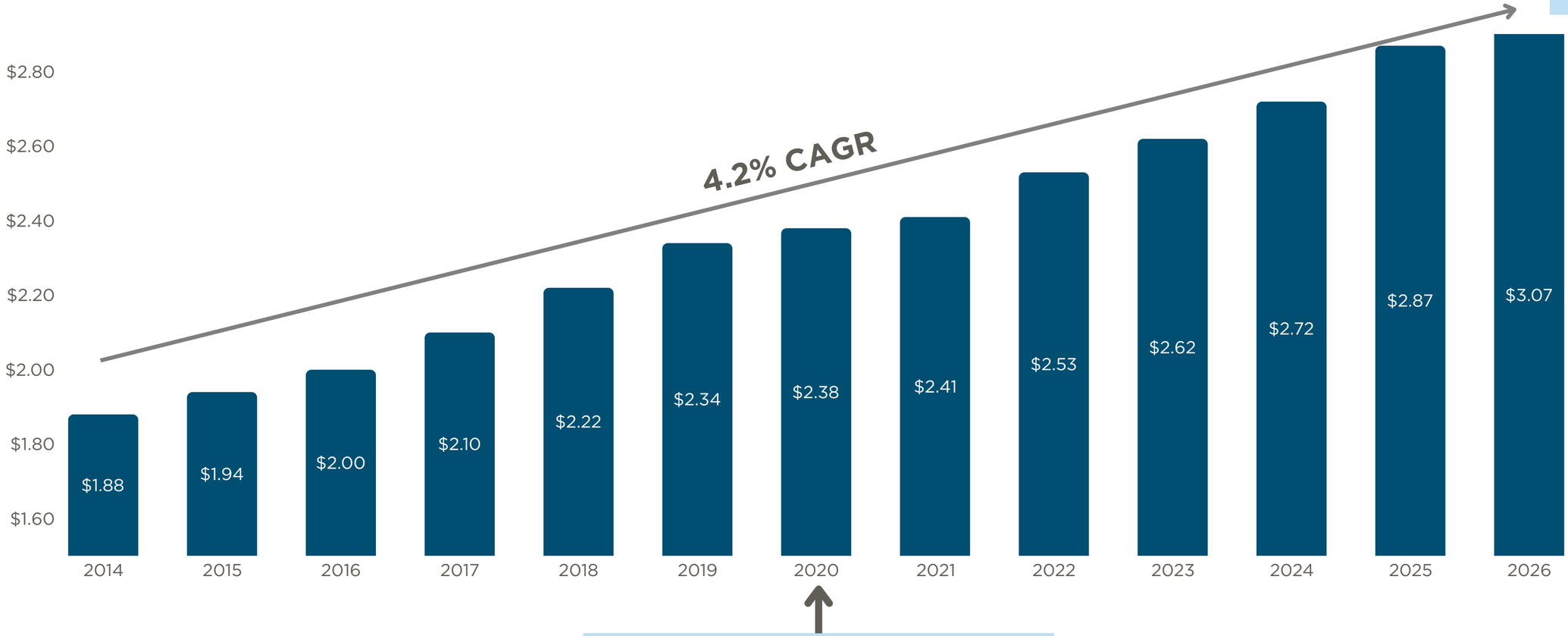
# Sector-Leading Dividend Growth

Balance sheet strength and operational resiliency have allowed Regency to maintain and grow its dividend throughout cycles

**4Q26 vs. 4Q19 Dividend:**

**REG: +37%**
**Peer Avg: 2% (1)**

## Regency Annual Dividend per Share




**Regency was one of only two shopping center REITs that did not suspend or cut its dividend during the pandemic in 2020**

Note: Based on declared dividends during the respective calendar year.
(1) Peers in weighted average are AKR, BRX, FRT, KIM, KRG, UE; based on dividends declared

# 5

# BALANCE SHEET & EARNINGS GUIDANCE




43 Purchase Street | Rye, NY

# Balance Sheet Strength - Regency's Philosophy

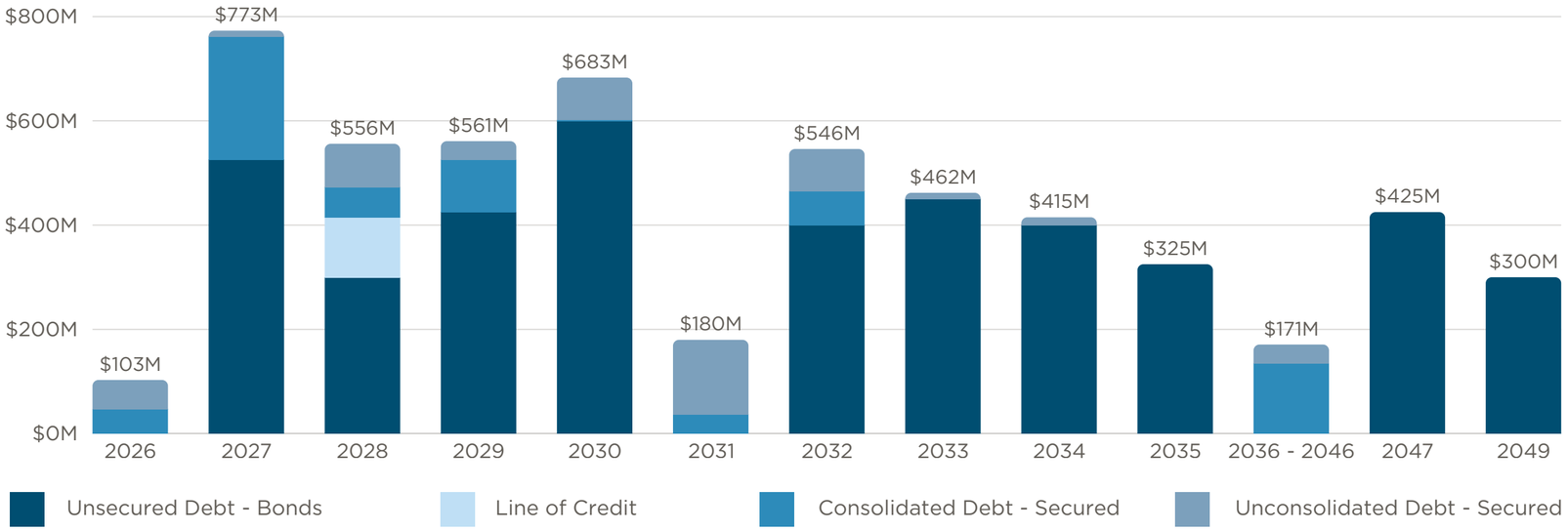
We intentionally prioritize conservative leverage levels and a laddered debt maturity schedule

**A low-leveraged balance sheet maximizes free cash flow, provides stability and flexibility through cycles, and supports reliable access to low-cost capital, allowing us to remain opportunistic**

**Our core balance sheet principles include:**

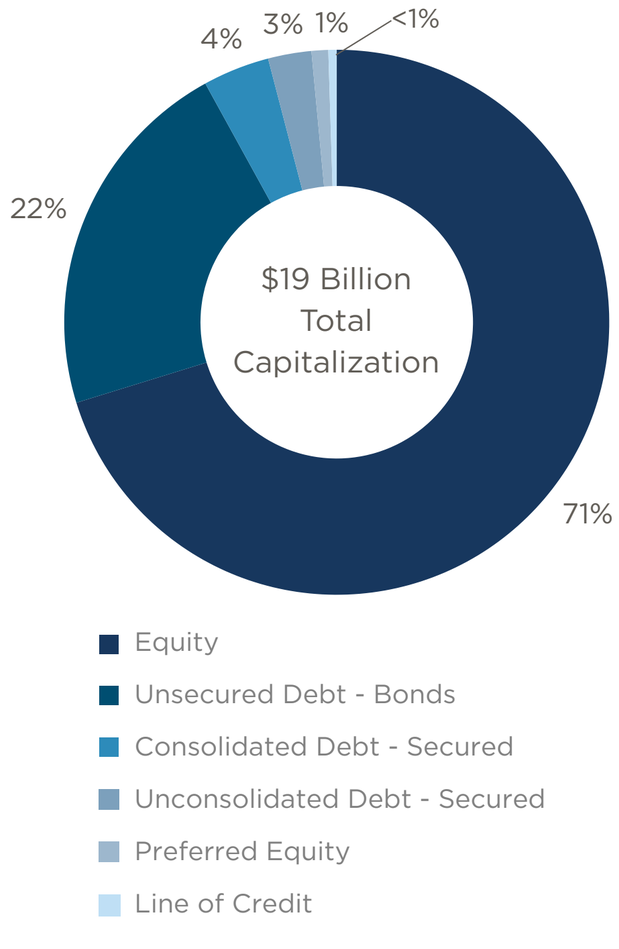
- Leverage in the 5.0x to 5.5x net debt + preferred stock-to-operating EBITDA*re* range
- Well-laddered debt maturity schedule, with no more than 15% of total debt maturing annually
- Ample immediate liquidity including revolver capacity and cash on hand

## Pro Rata Debt Maturity Profile as of September 30, 2026




## Capital Structure

(% of total capitalization)






Note: Company Filings as of 9/30/2026; pro rata amounts represent 100% of consolidated and REG's share of unconsolidated
On November 10, 2026, Regency closed on a new $550M delayed draw term loan, which matures in 2031. See Form 8-K for further information.



Regency Centers.

# Balance Sheet Strength Allows Regency to be Opportunistic

Our liquidity and balance sheet position provide us with unique competitive advantages in today's higher-rate environment

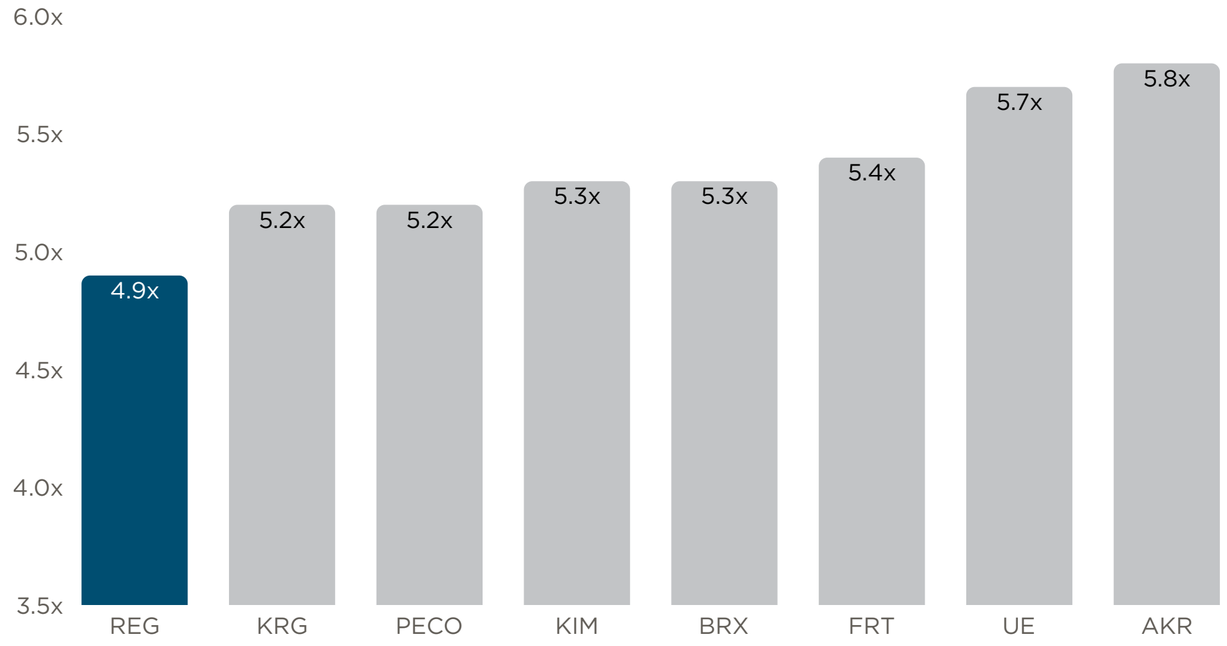
## Our balance sheet strength allows us to be opportunistic

- **Cost of capital –** inherent in lower risk premiums ascribed to our debt and equity cost of capital
- **Access to capital –** supported by relationships across the lending community
- **Balance sheet capacity –** ample capacity and flexibility for opportunistic investment

## More muted earnings impact in a higher rate environment

- Low leverage + laddered debt maturity schedule provide some cushion
- Low rates were less of a tailwind to earnings growth over the last 10 years vs. more highly levered REITs
  - Higher rates will be less of a headwind

## Net Debt + Preferred to Operating EBITDA*re*




| | REG | KRG | PECO | KIM | BRX | FRT | UE | AKR |
|---|---|---|---|---|---|---|---|---|
| S&P | A- | BBB | BBB | A- | BBB | BBB+ | NA | NA |
| Moody's | A3 | Baa2 | Baa2 | A3 | Baa2 | Baa2 | NA | NA |

Source: Company Filings as of 9/30/2026

# 2026 Earnings Guidance Summary

| **Full Year 2026 Guidance** (in thousands, except per share data) | YTD Actual | Current 2026 Guidance | Prior 2026 Guidance |
|---|---|---|---|
| Net Income Attributable to Common Shareholders per diluted share | $1.70 | **$2.31 - $2.33** | $2.48 - $2.52 |
| Nareit Funds From Operations ("Nareit FFO") per diluted share | $3.64 | **$4.86 - $4.88** | $4.84 - $4.88 |
| Core Operating Earnings per diluted share [1] | $3.50 | **$4.65 - $4.67** | $4.62 - $4.66 |
| Same property NOI growth | 4.4% | **4.25% +** | +3.7% to +4.1% |
| Non-cash revenues [2] | $32,077 | **+/- $46,000** | $46,000 - $49,000 |
| G&A expense, net [3] | $75,236 | **+/- $100,000** | $98,000 - $100,000 |
| Interest expense, net and Preferred stock dividends [4] | $186,325 | **+/- $250,000** | $250,000 - $252,000 |
| Management, transaction and other fees | $20,407 | +/- $27,000 | +/- $27,000 |
| Development and Redevelopment spend | $240,505 | +/- $350,000 | +/- $350,000 |
| Acquisitions | $66,820 | **+/- $80,000** | +/- $70,000 |
| *Cap rate (weighted average)* | 6.3% | **+/- 6.4%** | +/- 6.3% |
| Dispositions | $4,550 | +/- $5,000 | +/- $5,000 |
| *Cap rate (weighted average)* | 6.2% | +/- 6.2% | +/- 6.2% |

Note: Figures above represent 100% of Regency's consolidated entities and its pro-rata share of unconsolidated real estate partnerships, with the exception of items that are net of noncontrolling interests including per share data, "Development and Redevelopment spend," "Acquisitions," and "Dispositions".

(1) Core Operating Earnings excludes from Nareit FFO: (i) transaction related income or expenses; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash components of earnings derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other amounts as they occur.
(2) Includes above and below market rent amortization and straight-line rents, and excludes debt and derivative mark to market amortization.
(3) Represents 'General & administrative, net' before gains or losses on deferred compensation plan, as reported on supplemental pages 6 and 7 and calculated on a pro-rata basis.
(4) Includes debt and derivative mark to market amortization, and is net of interest income.

# Nareit FFO Reconciliation: 2025 Reported → 2026 Guidance

- **We are raising COE/share guidance by +2c** at the midpoint, representing y/y **growth of 5.7%**
  - **SP NOI growth is up +2c to 4.25% or higher** (+35bps), driven by continued growth in average commenced occupancy
  - **Investment NOI (non-SP) is up +1c**, driven by earlier success delivering ground-up development NOI and accretion from recent acquisitions
- **We are raising Nareit FFO/share guidance by +1c** at the midpoint, representing y/y **growth of 5.0%**

| 2025 Nareit FFO Per Diluted Share | $4.64 | Primary Drivers of Y/Y Change | Chg from Previous |
|---|---|---|---|
| **Total NOI (Cash)** | **@ Midpoint** | | **@ Midpoint** |
| Same Property NOI (ex. Term Fees) | 0.24 | Growth of 4.25% or higher (+35bps at the midpoint) | **+2.0c** |
| Non-Same Property NOI (External Growth) | 0.17 | NOI impact from ground-up development, acquisitions & dispositions | **+1.0c** |
| Lease Termination Income, net | 0.02 | +/-$10M lease termination income in 2026 vs. $7M in 2025 | |
| **Other Items** | | | |
| Non-Cash Revenues [1] | (0.02) | +/-$46M in 2026 vs. $49M in 2025 | **-1.0c** |
| G&A Expense, net [2] | (0.02) | +/-$100M in 2026 vs. $96M in 2025 | |
| Third Party Management Fees and Other Expense | 0.00 | | **-1.0c** |
| Interest Expense, net & Preferred Dividends [3] | (0.09) | Impact of debt refinancing & investment financing in 2025 & 2026 | |
| Share Count Impact (Share/Unit Issuance & Repurchases) [4] | (0.07) | Impact of 2025 ATM settlement & RMV OP unit issuance | |
| **2026 Nareit FFO Per Diluted Share Guidance** | **$4.86 - $4.88** | **Implies Y/Y growth of 5.0% at the midpoint** | **+1c** |
| **Reconciliation from Nareit FFO to Core Operating Earnings (COE)** | | | |
| Reverse: Non-Cash Items [5] | (0.21) | Non-cash revenues of +/-$46M, offset by non-cash interest of +/-$7M | |
| **2026 Core Operating Earnings (COE) Per Diluted Share Guidance** | **$4.65 - $4.67** | **Implies Y/Y growth of 5.7% at the midpoint** | **+2c** |

Note: All figures are pro rata.
(1) Guidance for 'Non-Cash Revenues' includes above and below market rent amortization and straight-line rents, and excludes debt and derivative mark-to-market amortization.
(2) Guidance for "G&A expense, net" represents "General & administrative, net" as reported on supplemental pages 6 & 7, before gains or losses on deferred compensation plan.
(3) Guidance for 'Interest Expense and Preferred Dividends' includes debt and derivative mark-to-market amortization, and is net of interest income.
(4) The weighted average diluted share count for the calculation of Nareit FFO in 2026 is expected to be approximately **187M shares**, including the impact of share repurchases and equity/OP unit issuance.
(5) Guidance for 'Non-Cash Items' includes above and below market rent amortization and straight-line rents, offset by debt and derivative mark-to-market amortization.

# 6

# ENTERPRISE INTELLIGENCE




Belmont Chase | Ashburn, VA

# Regency's "Enterprise Intelligence" Strategy

Combining technology, AI, data analytics and process automation to empower our teams and enhance performance

**TECHNOLOGY | AI | ANALYTICS | AUTOMATION**

*We are applying new tools to everyday work, enabling greater efficiency and scalability, faster insights, compressed timelines, and improved decisions*

## Connected Data

*A complete, accessible view of the business*

***Real-time access to...***

- High Quality Data
- Tenant & Portfolio Insights
- Leasing Activity
- Consumer Trends
- Financial Performance

## Smarter Tools

*AI and analytics tools built into everyday work*

***Improved analysis...***

- Lease Evaluation/Abstraction
- Predictive Analytics
- Tenant Data Analysis
- Portfolio Review
- Forecasting & Budgeting

## Streamlined Work

*Less manual effort, more capacity for high value work*

***Faster processes...***

- System Consolidation
- Process Standardization
- Accelerated Time to Lease
- Faster Reporting Cycles
- Quicker Decision Making

# Evolving Importance of AI in Retailing

Physical stores are even more critical to customer engagement in an AI/agentic commerce world

**CUSTOMER ENGAGEMENT** | **INVENTORY OPTIMIZATION** | **SUPPLY CHAIN EFFICIENCIES**

**EXPERIENCE** | **DISCOVERY** | **MERCHANDISING** | **CONVENIENCE** | **FULFILLMENT**

*Retailers are increasingly using AI to improve both the customer experience and operational efficiencies, while landlords and developers are curating shopping destinations*

## AI-Enabled Shopping

*AI is shaping how purchase decisions are made both in and out of the store*

- **Research Ahead of Store Visits** - 85% of shoppers report conducting online research before visiting a store
- **Increasing Use of AI Tools** - More than 60% are using an AI tool to compare brands, reviews and prices
- **Better Information** - Consumers are well informed and building their baskets before entering the store

## Purpose-Driven Stores

*Physical stores are evolving to serve a specific shopping mission*

- **Convenience** - Consumers need speed to product, immediate access, pricing transparency, inventory reliability, and seamless pickups / returns
- **Discovery** - Consumers want social benefit, exploration, connection, engagement, and experience
- **Fulfillment** - Smooth transition between physical & digital channels is critical

## Curated Destinations

Well located, thoughtfully merchandised *centers are at the forefront*

- **Location & Access** - Consumers value convenient, routine-friendly locations, easy access, and cross-shop opportunity
- **Merchandising & Placemaking** - Centers support experience and convenience to attract and engage shoppers
- **Understanding Customer Behavior** - Landlords are making better use of data to understand their shoppers

Source: McKinsey & Company in collaboration with ICSC, "Shopping in the Age of AI: Redefining Stores for a New Era," April 2026; ICSC Consumer Survey, January 2026.

# 7

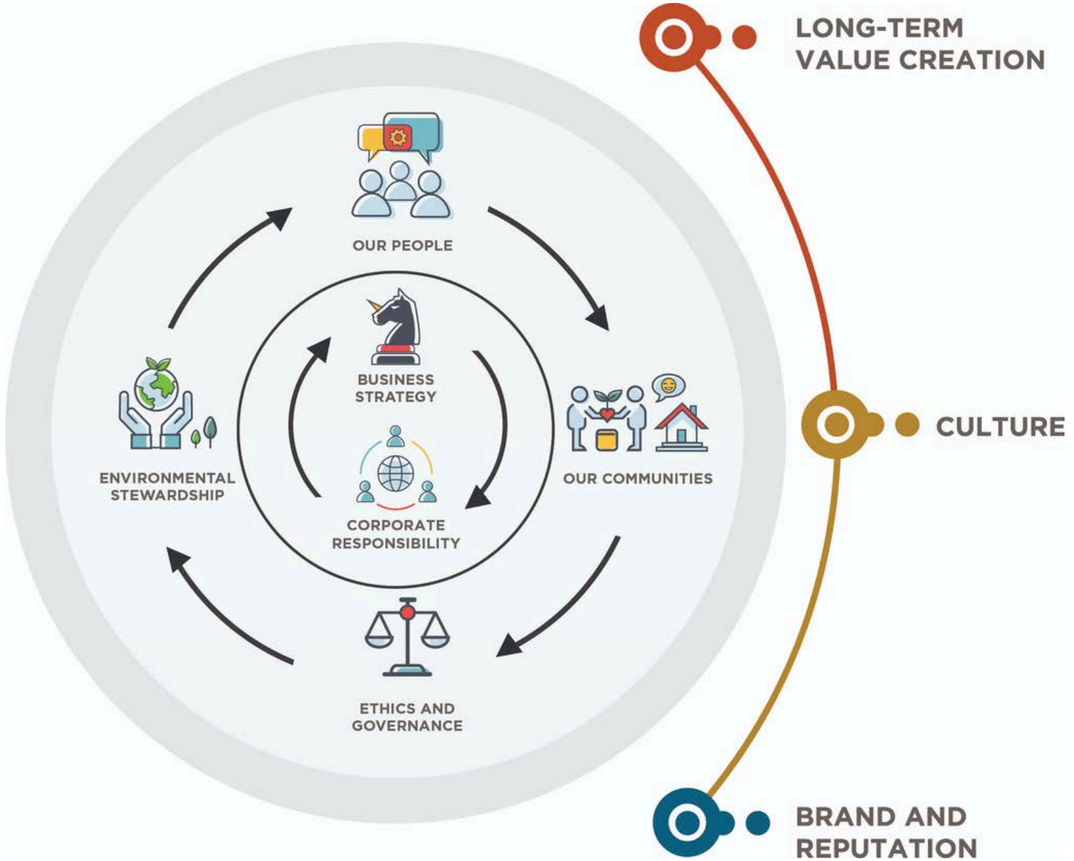
# CORPORATE RESPONSIBILITY




Nocatee Town Center | Ponte Vedra, FL

# Embodied Corporate Responsibility

Corporate responsibility is strategic to the long-term sustainability and success of our business




## Regency's Four Pillars of Corporate Responsibility

**People & Culture**

**Our Communities**

**Ethics & Governance**

**Environmental Stewardship**

## Regency's best-in-class corporate responsibility program is a foundational strategy and allows us to:

- Sustain and grow our business to generate value for our shareholders
- "Do what is right," consistent with our values and objectives
- Build on our strong culture, driving employee engagement
- Promote best-in-class corporate governance
- Generate cost savings and minimize emissions through energy efficiency
- Cost effectively mitigate climate risk to our portfolio and business
- Reduce our cost of capital

# 2025 Corporate Responsibility Highlights

## People & Culture

- Average annual employee engagement score of 88%
- Healthiest Company Award from First Coast Workplace Wellness Council for 17 consecutive years
- Partner with leading real estate internship programs

## Ethics & Governance

- Completion of annual Code of Conduct training by all Employees and Directors
- Completion of "Responsibilities of an Officer" training for all new officers
- Annual incentive program tied to Corporate Responsibility for senior leadership

## Our Communities

- Together with its employees, contributed approximately $2.2 million to charitable causes
- Employees volunteered 2,000+ hours to local communities

## Environmental Stewardship**

- 38% absolute reduction in Scope 1 & 2 greenhouse gas emissions, achieving our 2030 goal well ahead of schedule
- Installed electric vehicle charging stations at 33% of our properties
- 26% like-for-like reduction in energy consumption within operational control
- 9% like-for-like reduction in water consumption based on operational control

**Note: Reduction for environmental metrics are relative to a 2019 baseline year.

# Glossary of Terms

**Adjusted Funds From Operations (AFFO):** An additional performance measure used by Regency that reflects cash available to fund the Company's business needs and distribution to shareholders. AFFO is calculated by adjusting Core Operating Earnings for (i) capital expenditures necessary to maintain and lease the Company's portfolio of properties, (ii) debt cost and derivative adjustments and (iii) stock-based compensation.

**Core Operating Earnings:** An additional non-GAAP performance measure that adjusts Nareit Funds from Operations ("Nareit FFO") to exclude certain non-cash and other items that impact the comparability of the Company's period-over-period performance. Core Operating Earnings excludes from Nareit FFO: (i) certain income or expenses related to non-comparable events and transactions; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash items derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other non-cash or non-comparable amounts as they occur.

**Development Completion:** A Property in Development that is deemed complete upon the earlier of (i) 90% of total estimated net development costs have been incurred and percent leased equals or exceeds 95%, or (ii) the property features at least two years of anchor operations. Once deemed complete, the property is termed a Retail Operating Property.

**Fixed Charge Coverage Ratio:** Operating EBITDAre divided by the sum of the gross interest and scheduled mortgage principal paid to our lenders. We use the Fixed Charge Coverage Ratio as a key performance indicator to assess our ability to meet fixed financing obligations. Management, creditors, and rating agencies commonly rely on this ratio to evaluate our financial flexibility and overall creditworthiness. It also allows us and our investors to gauge how effectively our ongoing operating performance supports the fulfillment of fixed commitments. We believe this metric offers valuable insight into the strength and sustainability of our capital structure and liquidity position.

**Nareit Funds From Operations (Nareit FFO):** Nareit FFO is a commonly used measure of REIT performance, which Nareit defines as net income, computed in accordance with GAAP, excluding gains on sales and impairments of real estate, net of tax, plus depreciation and amortization related to real estate, and after adjustments for unconsolidated real estate investment partnerships and joint ventures. Regency computes Nareit FFO for all periods presented in accordance with Nareit's definition. Companies use different depreciable lives and methods, and real estate values historically fluctuate with market conditions. Since Nareit FFO excludes depreciation and amortization and gains on sale and impairments of real estate, it provides a performance measure that, when compared year over year, reflects the impact on operations from trends in percent leased, rental rates, operating costs, acquisition and development activities, and financing costs. This provides a perspective of the Company's financial performance not immediately apparent from net income determined in accordance with GAAP. Thus, Nareit FFO is a supplemental non-GAAP financial measure of the Company's operating performance, which does not represent cash generated from operating activities in accordance with GAAP; and, therefore, should not be considered a substitute measure of cash flows from operations.

**Pro-rata Net Debt and Preferreds-to-Operating EBITDAre:** Net debt plus preferred stock divided by Operating EBITDAre. Net debt is calculated as the sum of consolidated debt and Regency's pro-rata share of unconsolidated debt, less cash, cash equivalents, and restricted cash. This metric is used by management and investors to evaluate Regency's leverage and capital structure in relation to its earnings-generating capacity. We believe this ratio is useful to investors as it provides insight into Regency's financial leverage, independent of fluctuations in cash levels, and allows for consistent period-over-period comparison. The pro-rata share presentation reflects the economic impact of Regency's unconsolidated joint ventures.

**Net Operating Income (NOI):** The sum of base rent, percentage rent, termination fee income, tenant recoveries, other lease income, and other property income, less operating and maintenance expenses, real estate taxes, ground rent, termination expense, and uncollectible lease income. NOI excludes straight-line rental income and expense, above and below market rent and ground rent amortization, tenant lease inducement amortization, and other fees. Management believes that NOI is a useful measure for investors because it provides insight into the core operations and performance of our properties, independent of the capital structure, financing activities, and non-operating factors. By focusing on property-level performance, NOI allows investors to compare the performance of our real estate assets across periods and with those of other REIT peers in the industry, facilitating a clearer understanding of trends in occupancy, rental income, and operating expense management. In addition to its relevance for investors, management uses NOI as a key performance metric in making operational and strategic decisions. NOI is used to evaluate income generated from shopping centers (i.e., return on assets) and to guide decisions on capital investments. These decisions may include acquisitions, redevelopments, and investments in capital improvements.

**Operating EBITDAre:** Nareit EBITDAre is a measure of REIT performance, which the Nareit defines as net income, computed in accordance with GAAP, excluding (i) interest expense; (ii) income tax expense; (iii) depreciation and amortization; (iv) gains on sales of real estate; (v) impairments of real estate; and (vi) adjustments to reflect the Company's share of unconsolidated partnerships and joint ventures. Operating EBITDAre excludes from Nareit EBITDAre certain non-cash components of earnings derived from straight-line rents and above and below market rent amortization. The Company provides a reconciliation of Net Income to Nareit EBITDAre to Operating EBITDAre.

# Glossary of Terms

**Other lease income:** includes revenue derived from various lease-related activities beyond standard base or percentage rent. This primarily includes income from temporary tenants, late fees, signage and marketing fees, sustainability income, land/building rentals, communications tower leases, tenant/employee parking fees, incidental income, and other ancillary charges generally outlined in lease agreements.

**Other property income:** includes parking fees and other incidental income from the properties and is generally recognized at the point in time that the performance obligation is met.

**Non-Same Property:** Any property, during either calendar year period being compared, that was acquired, sold, a Property in Development, a Development Completion, or a property under, or being positioned for, significant redevelopment that distorts comparability between periods. Non-retail properties and corporate activities, including the captive insurance program, are part of Non-Same Property. Please refer to the footnote on Property Summary Report for Non-Same Property detail.

**Pro-rata information:** includes 100% of the Company's consolidated properties plus its economic share (based on the ownership interest) in the unconsolidated real estate investment partnerships. The Company provides Pro-rata financial information because Regency believes it assists investors and analysts in estimating the economic interest in the consolidated and unconsolidated real estate investment partnerships, when read in conjunction with the Company's reported results under GAAP. The Company believes presenting its Pro-rata share of assets, liabilities, operating results, and other metrics, along with certain other non-GAAP financial measures, makes comparisons of its operating results to those of other REITs more meaningful. The Pro-rata information provided is not, nor is it intended to be, presented in accordance with GAAP. The Pro-rata supplemental details of assets and liabilities and supplemental details of operations reflect the Company's proportionate economic ownership of the assets, liabilities, and operating results of the properties in our portfolio.

The Pro-rata information is prepared on a basis consistent with the comparable consolidated amounts and is intended to more accurately reflect the Company's proportionate economic interest in the assets, liabilities, and operating results of properties in its portfolio. The Company does not control the unconsolidated real estate partnerships, and the Pro-rata presentations of the assets and liabilities, and revenues and expenses do not represent our legal claim to such items. The partners are entitled to profit or loss allocations and distributions of cash flows according to the operating agreements, which generally provide for such allocations according to their invested capital. The Company's share of invested capital establishes the ownership interests Regency uses to prepare its Pro-rata share.

The presentation of Pro-rata information has limitations which include, but are not limited to, the following:

- The amounts shown on the individual line items were derived by applying our overall economic ownership interest percentage determined when applying the equity method of accounting and do not necessarily represent our legal claim to the assets and liabilities, or the revenues and expenses; and
- Other companies in our industry may calculate their Pro-rata interest differently, limiting the comparability of Pro-rata information.

Because of these limitations, the Pro-rata financial information should not be considered independently or as a substitute for the financial statements as reported under GAAP. The Company compensates for these limitations by relying primarily on our GAAP financial statements, using the Pro-rata information as a supplement.

**Property In Development:** Properties in various stages of ground-up development.

**Property In Redevelopment**: Retail Operating Properties under redevelopment or being positioned for redevelopment. Unless otherwise indicated, a Property in Redevelopment is included in the Same Property pool.

**Redevelopment Completion:** A Property in Redevelopment that is deemed complete upon the earlier of (i) 90% of total estimated project costs have been incurred and percent leased equals or exceeds 95% for the Company owned GLA related to the project, or (ii) the property features at least two years of anchor operations, if applicable.

**Retail Operating Property:** Any retail property not termed a Property In Development. A retail property is any property where the majority of the income is generated from retail uses.

**Same Property:** Retail Operating Property that was owned and operated for the entirety of both calendar year periods being compared. This term excludes Property in Development, prior year Development Completions, and Non-Same Properties. Property in Redevelopment is included unless otherwise indicated.