



Code of Business Conduct and Ethics

Regency[®]
Centers.



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NEITHER THIS CODE NOR ANY OTHER COMPANY GUIDELINE, POLICY OR PRACTICE CREATES AN EXPRESS OR IMPLIED CONTRACT OF EMPLOYMENT, BARGAIN OR AGREEMENT OR CONFERS ANY CONTRACTUAL RIGHTS WHATSOEVER BETWEEN THE COMPANY AND ANY OF ITS EMPLOYEES. EMPLOYEES HAVE AN AT-WILL RELATIONSHIP WITH REGENCY CENTERS CORPORATION. THE EMPLOYMENT AT-WILL RELATIONSHIP PERMITS EITHER THE EMPLOYEE OR THE COMPANY TO TERMINATE THE EMPLOYMENT RELATIONSHIP WITH OR WITHOUT CAUSE OR REASON, AT ANY TIME, AS LONG AS NO VIOLATION OF FEDERAL OR STATE LAW OCCURS. ONLY THE CEO OR PRESIDENT HAS THE AUTHORITY TO ENTER INTO A CONTRACT OF EMPLOYMENT OR AN AGREEMENT, ON AN INDIVIDUAL OR COLLECTIVE BASIS, ON BEHALF OF REGENCY CENTERS OR ANY OF ITS SUBSIDIARIES. EVEN THEN, THE AGREEMENT MUST BE IN WRITING AND SIGNED BY THE CEO OR THE PRESIDENT.

A Message from Lisa

Regency has built its reputation by maintaining the highest ethical principles and doing what is right. Our unwavering standards of honesty and integrity are at the core of who we are. Our values are the foundation of who we are and what we do, and living these values is important to our success.

As a Regency employee, your daily behavior shapes Regency's reputation and value as a public company, as a premier employer and as an integral member of our local communities. Your actions make a difference. You show that ethics and integrity matter and that how we achieve our goals means everything.

This Code of Business Conduct and Ethics outlines your responsibilities as an employee and provides resources for how to address specific issues and concerns. Reach out to your manager, department head, the General Counsel, or the SVP Human Resources when you are unsure of the right course of action.

Thank you for doing your part to live our values.



Lisa Palmer
President and
Chief Executive Officer

A stylized, handwritten signature in black ink, appearing to read 'Lisa Palmer'.

Our Values and Mission

At Regency Centers, we have lived our values more than 55 years by executing and successfully meeting our commitments to our people, our tenants, and our communities. We hold ourselves to that high standard every day. Our exceptional culture will set us apart for the next 50 years through our unending dedication to these beliefs:

Regency's Core Values



We are our people.

We believe our people are our most fundamental asset - the best professionals in the business who bring our culture to life. We are the company you want to work for and the people you want to do business with.

We work together to sustain superior results.

We believe that, by partnering with each other and with our customers, our talented team will sustain superior results over the long term. We believe that when you are passionate about what you are doing and with whom you are working in a results-oriented, family atmosphere, you do it better.

We provide exceptional service to our customers.

We believe in putting our customers first. This starts by owning, operating, and developing dominant shopping centers that are exceptionally merchandised and maintained and most preferred by the neighborhoods and communities where our best-in-class retailers will thrive.

We add value.

We believe in creating value from every transaction. We realize the critical importance of executing, performing and delivering on our commitments.



We perform for our investors.

We believe that the capital that our investors have entrusted to us is precious. We are open and transparent. We are committed to enhancing the investments of our shareholders, bond and mortgage holders, lenders, and co-investment partners.

We connect to our communities.

We believe in contributing to the betterment of our communities. We strive to develop and operate thriving shopping centers that are connected to our neighborhoods. We are continuously reducing our environmental impact through our greengenuity® program.

We do what is right.

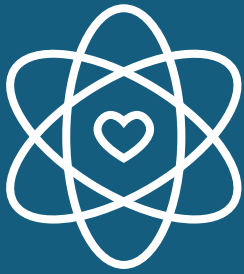
We believe in unwavering standards of honesty and integrity. Since 1963, our Company has built its reputation by maintaining the highest ethical principles. You will find differentiation in our character – we do what is right and you can take us at our word.

We are the industry leader.

We believe that through dedication to excellence, innovation, and ongoing process improvements, and by remaining focused on our core values, we will continue to be the industry leader in a highly competitive and ever-changing market.

Regency's Mission

Our mission is to be the preeminent grocery-anchored shopping center owner and developer through the first-rate performance from our exceptionally merchandised and located national portfolio, the value-enhancing services of the best team of professionals in the business, and the creation of superior growth in shareholder value.



Living Our Values

- > Living Our Values: Your Guide to Doing What is Right
- > Ethical Decision-Making Process
- > Compliance with Laws, Rules and Regulations
- > Who Must Follow Our Code
- > Discipline for Violations
- > Requesting a Waiver
- > What Employees Must Do
- > What Leaders Must Do
- > Raising Concerns and Speaking Up
- > What Happens When a Concern is Raised?



Living Our Values: Your Guide to Doing What is Right

Our reputation is only as strong as our most recent commercial transaction or personal interaction. We hire great people and entrust them to uphold our moral and ethical standards and to continue to build our reputation.

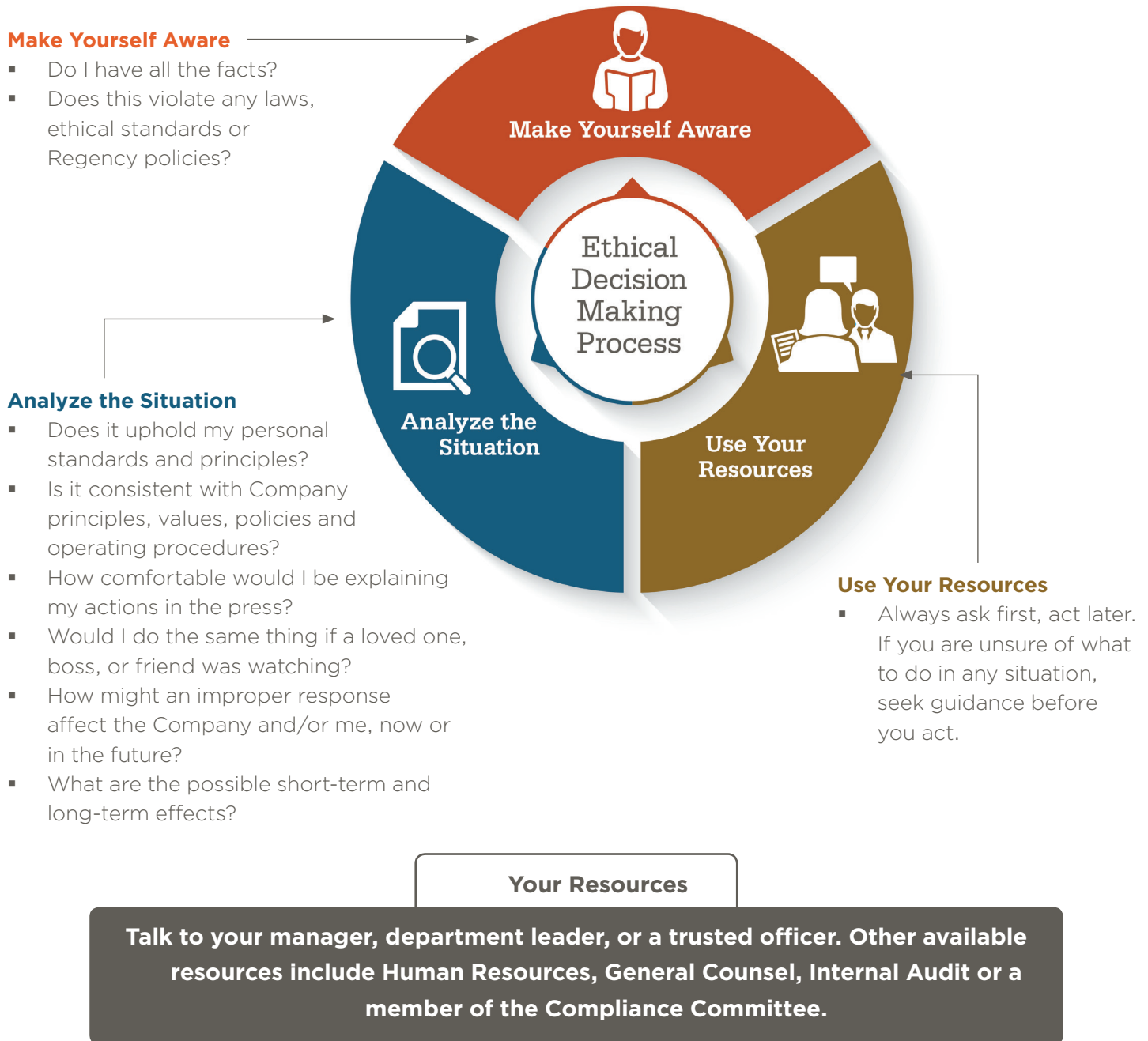
Our business practices require strict adherence to the Company's core beliefs and policies including this Code of Business Conduct and Ethics (the "Code"). Together with the Employee Handbook, this Code provides employees with a strong framework to guide their daily decisions and actions in a manner befitting a Regency employee.

While our Code covers a wide range of business practices and procedures, it cannot cover every issue that may arise. This Code outlines basic principles to guide employees, officers and directors of the Company. All employees must conduct themselves accordingly and seek to avoid even the appearance of improper behavior.

We depend upon you to exercise good judgment and to be guided by both the letter and the spirit of this Code. We further depend upon you to speak up when you observe things that you believe are improper.

Ethical Decision-Making Process

It is not always easy to determine the right thing to do in a particular work situation. Sometimes because of the complexity of the situation, a decision is not always clear. In such a case, it is important to consider the matter in the context of our ethical philosophy, principles and values. Employing the decision-making process below provides a consistent approach to the evaluation of an ethical dilemma.



Compliance with Laws, Rules and Regulations

Obeying the law, both in letter and in spirit, is the foundation on which Regency's ethical standards are built.

All Company personnel must respect and obey the laws of the cities, states and countries in which we operate. This includes, but is not limited to, laws relating to employment practices, bribery, kickbacks, illegal political contributions, and anti-corruption and antitrust laws. Although not all Company personnel are expected to know the details of these laws, it is important to know enough to determine when to seek advice from managers, department heads, the General Counsel, or the SVP Human Resources.



The Company facilitates regular training sessions and Regency officers are available to answer questions in order to promote compliance with laws, rules and regulations.

Who Must Follow Our Code

We expect all of our employees and directors to know and follow this Code. All persons subject to this Code are referred to as “you,” “employees” or “Company personnel.” The term “Company” or “Regency” includes Regency Centers Corporation and its subsidiaries, divisions, affiliates and joint ventures.

Third Parties: We also expect our vendors, contractors, consultants, partners and those who are temporarily assigned to perform work for us to act ethically and in a manner consistent with this Code. If you engage a third party, you should take reasonable steps to ensure the third party is aware of our Code, has a reputation for integrity and acts responsibly and consistently with our Code.

Discipline for Violations

Appropriate disciplinary action, up to and including termination or removal, may be taken against any employee who violates our Code of Business Conduct and Ethics, or applicable laws, regulations or policies.

Requesting a Waiver

We take seriously the enforcement of this Code of Business Conduct and Ethics. However, if circumstances arise that merit a waiver to any provision, you should contact the General Counsel in advance to discuss obtaining a waiver. As required by the applicable stock exchange, waivers of any provision of this Code of Business Conduct and Ethics for any of our directors and officers must be approved by the Board of Directors or its designated Board committee and will be disclosed promptly as required by law or stock exchange regulation.

What Employees Must Do

You contribute to Regency's culture of compliance by understanding Regency's policies, always acting with the highest level of integrity and informing appropriate personnel when you suspect or have knowledge of a conflict with our Code of Business Conduct and Ethics.

Understand Regency Policies

- Abide by the provisions of this Code and other workplace policies. Up-to-date policies can be found on the Ethics & Integrity Center on MyReggie.
- Ask your manager, department head, the General Counsel, or the SVP Human Resources for clarification about any policies.

Speak Up

- Promptly raise any concerns about potential violations of laws, ethical standards or Regency policies.
Ask questions if something is not right. Talk to your manager, department leader, the General Counsel, or the SVP Human Resources; call Regency's AlertLine at 877 861 6669; or click the link in the call out box to the right to access the AlertLine online reporting tool.
- If your concern is not resolved, pursue an alternate channel listed above.
- Cooperate in Regency investigations related to integrity concerns, Code violations, or suspected theft, loss, or breach of Personal or Confidential Business Information.



Ask questions if something is not right. Talk to your manager, department leader, the General Counsel, or the SVP Human Resources; call Regency's AlertLine at 877 861 6669, or visit the AlertLine online reporting tool by clicking this link www.regencycenters.ethicspoint.com. The AlertLine and online reporting tool are available 24/7 and reports may be made anonymously if you choose.

What Leaders Must Do

Business results are never more important than ethical conduct. Regency's culture of compliance begins with our leaders. Regency leaders are expected not only to create a culture of compliance, but also to help employees understand their responsibilities and feel comfortable raising concerns.

Leaders should take the following steps to continue building a culture of ethical conduct and compliance with Regency's policies.

Prevent Compliance Issues

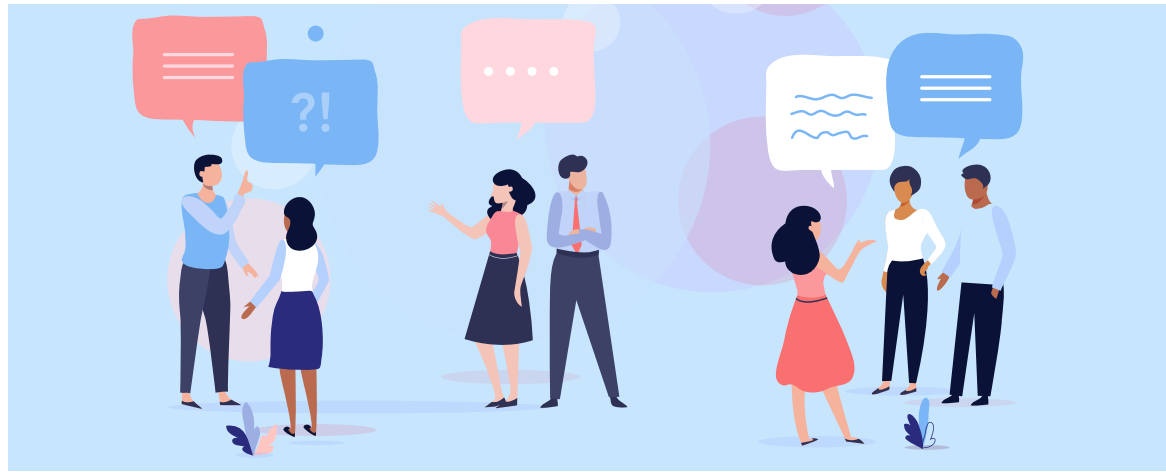
- Exemplify role model behavior.
- Commit adequate resources to the Company's ethics and compliance program.
- Identify and communicate business compliance risks.
- Tailor communications to your employees about business ethics, workplace policies, and corporate values.
- Consider compliance efforts when evaluating and rewarding employees.

Detect Compliance Issues

- Maintain an open-door policy and communicate with employees to detect compliance risks and/or violations.
- Assist in periodic compliance reviews.

Respond to Compliance Issues

- Take prompt corrective action to fix identified compliance weaknesses within your control.
- Quickly escalate significant legal, ethics or compliance concerns – Don't attempt to investigate or resolve a concern on your own.
- Maintain confidentiality – When a concern is raised with you, limit sharing of information to only those individuals with a direct need-to-know.
- Ensure consistent enforcement of disciplinary action through consultation with the General Counsel or the SVP Human Resources.
- Ensure that no retaliation occurs against any employee for reporting or participating in the investigation of suspected violations.



Raising Concerns and Speaking Up

We believe in unwavering standards of integrity and honesty, in not only following the law, but doing what is right. At Regency, it's important for everyone to build a comfortable work environment. It's your company. Take responsibility. Speak up when something is not right.

Who do I speak to?

- Start with your manager, department leader or a trusted officer.
- Other available resources include Human Resources, General Counsel, Internal Audit or a member of the Compliance Committee
- If necessary, use Regency's AlertLine or online reporting tool. Calls and online reports can be made anonymously.
- You are encouraged to bring improvement opportunities to your manager or department leader.

No Retaliation:

Regency will not tolerate retaliation against employees who report misconduct. If you believe you are being retaliated against, please call Human Resources or one of the resources above.



Regency's AlertLine

Call 877 861 6669, or visit the AlertLine online reporting tool by clicking www.regencycenters.ethicspoint.com. The AlertLine and online reporting tool are available 24/7 and reports may be made anonymously if you choose.

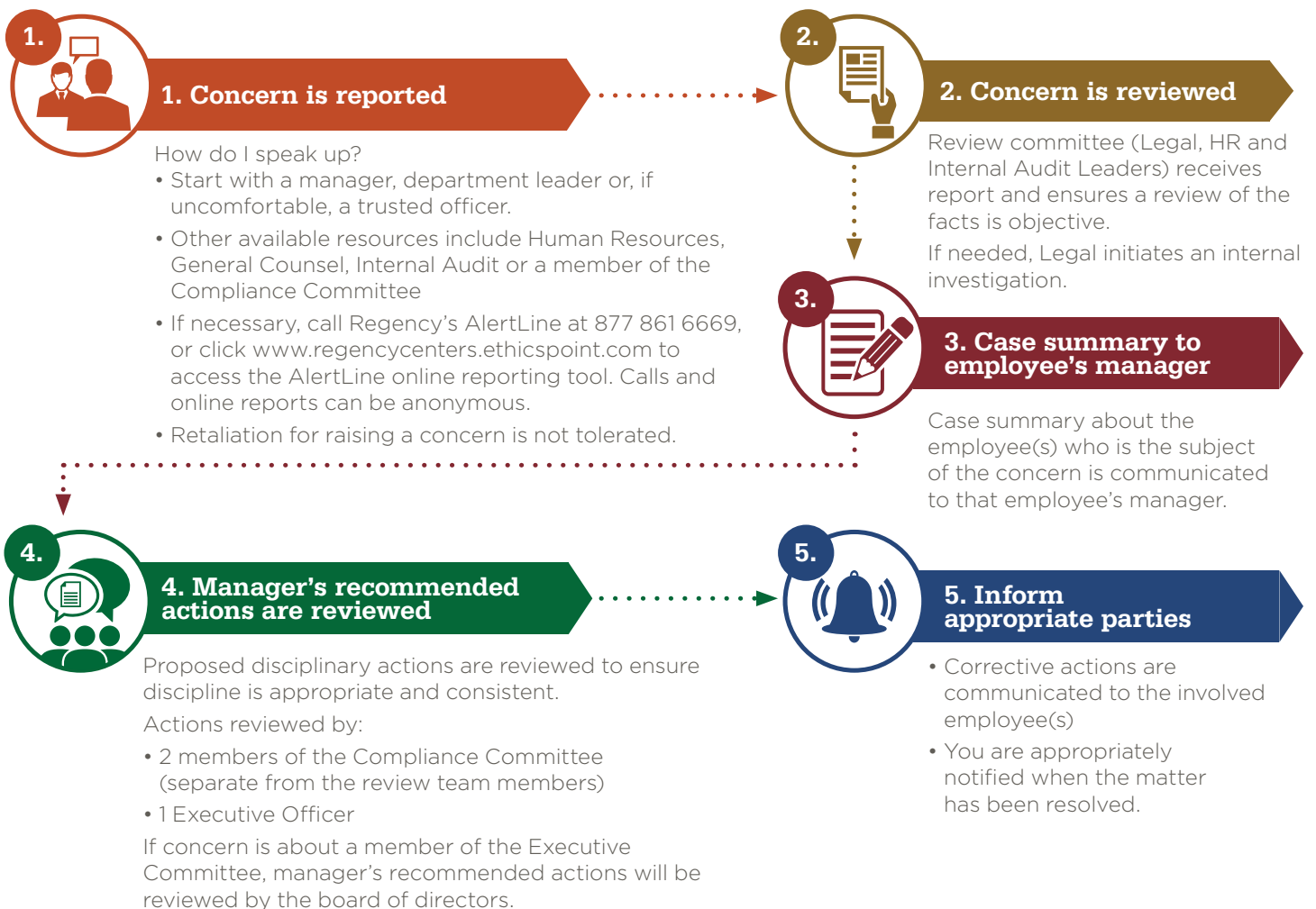
What Happens When a Concern is Raised?

Resolving a Concern

You contribute to Regency’s culture of compliance by understanding Regency’s policies, always acting with the highest level of integrity and informing appropriate personnel when you suspect or have knowledge of a conflict with our Code of Business Conduct and Ethics.

Sometimes reported concerns, while well intended, do not reflect a Code or ethical violation. However, we can only maintain Regency’s cultural integrity when you are comfortable asking questions or reporting concerns without fear of retaliation or negative consequences.

Below is the process followed when a concern is reported which requires an investigation and corrective action. An objective assessment is made at each step to determine if additional steps are required based on the facts and circumstances.



RETALIATION IS NOT TOLERATED



Doing What is Right in Our Workplace

- > Health and Safety
- > Preventing Discrimination and Harassment
- > Preventing Conflicts of Interest
- > Outside Employment
- > Personal Relationships with Tenants, Suppliers, and Vendors
- > Personal Relationships with Other Employees

Health and Safety

The Company strives to provide each employee with a safe and healthy work environment.

Each employee has a responsibility to maintain a safe and healthy workplace for all employees by following safety and health rules outlined in the Employee Handbook as well as immediately reporting all accidents, injuries and unsafe equipment, practices or conditions. Violence and threatening behavior are not permitted. Employees should report to work in a condition to perform their duties, and are prohibited from arriving to work or working under the influence of alcohol, unlawful drugs or impaired by controlled substances, including substances such as marijuana, even if legal in your state, that might impact job performance or pose safety concerns. Regency is a drug free workplace.

To ensure you are in compliance with the Company's employment policies and practices, review the Employment section in the Employee Handbook.

Preventing Discrimination and Harassment

We believe in recruiting the best person for each position, fostering a dynamic and balanced work environment, and pooling the multi-faceted talents of the team to produce results that are best for our business and our stakeholders.

Regency's employees are a tremendous asset. We should all strive to appreciate and value the diverse individuals who make up our workforce by respecting each other and by providing a workplace that is free from any intimidation or harassment.

Harassment is verbal, physical or visual conduct which inappropriately or unreasonably interferes with work performance, diminishes someone's dignity or creates an intimidating, hostile or otherwise offensive work environment based on an individual's legally protected status. Examples of harassment include, but are not limited to, unwelcome sexual advances, uninvited remarks of a sexual nature, sexist or racist comments, explicit posters or pictures, religious slurs and ethnic jokes.

We are firmly committed to complying with all applicable employment laws, providing equal opportunity in all aspects of employment and will not tolerate any illegal discrimination or harassment of any kind.

Review the Employment section in the Employee Handbook for additional details about characteristics protected by applicable federal, state or local laws and ordinances.

If you believe you have been harassed by anyone at Regency or that aspects of your employment are in violation of applicable law, you should immediately report the incident or concern to your manager, the General Counsel, or the SVP Human Resources. Managers who learn of any harassment incidents or have concerns about compliance with employment laws should immediately report such incidents to the General Counsel, or the SVP Human Resources.

Regency will not tolerate retaliation against employees who report misconduct. If you believe you are being retaliated against, please call Human Resources.

Preventing Conflicts of Interest

The following guidelines apply to any actual or potential conflict of interest, or where a decision or activity can create the perception of a conflict of interest.

No Division of Loyalty

The basic factor in all conflict of interest situations is the division of loyalty, or the perception of a division of loyalty, between the Company's interests and your personal interests.

You have a duty to the Company to be free from the influence of conflicting interests when representing the Company in dealings with third parties.

You should deal with all parties doing business with the Company, including but not limited to brokers, suppliers, vendors, retailers, tenants, contractors, and professional service providers on the sole basis of the best interests of the Company.

Disclosure of Potential Conflicts of Interest

It's your responsibility to tell your manager about any situation which may create even the appearance of a conflict of interest. As detailed below, personal investments that could represent a conflict require written pre-approval. Managers are encouraged and may be required, as detailed below, to bring potential conflicts of interest to the attention of the President or the General Counsel.

Conflicts of interests may come about in various ways. The following sections outline some of the possibilities.



Financial Investments

You have a responsibility to make sure your personal financial activities do not conflict with your responsibilities to the Company. A conflict of interest may arise when your judgment could be influenced, or might appear to be influenced, by the possibility of personal financial gain.

This could happen in many ways, but it is most likely to create the appearance of a conflict of interest if you have an investment in a competitor, broker, contractor, vendor, supplier, retailer or similar entity with whom Regency does business, and your decisions may have a business impact on this outside party. If any doubt exists about how an investment might be perceived, it should be disclosed in writing in an investment pre-approval request to your manager. You shall disclose in writing if you, or to the best of your knowledge, your relatives, have a significant direct or indirect investment in a company or business doing or seeking to do business with Regency.

Unless pre-approved you are not permitted to take for yourself or your family members any business or investment opportunities which belong to the Company or are discovered through the use of corporate property, information or position. No Company personnel may use corporate property, information or position for personal financial gain.



Potential conflicts of interest should be disclosed to your manager as soon as possible.

Pre-approval of Personal Commercial

Real Estate Investments

All personal commercial real estate involvement must be disclosed and pre-approved by the Executive Committee. Active investment and development of commercial real estate (shopping centers, apartments, office and industrial) outside the Company is not permitted.

An active investment is one in which you are personally involved in any direct leasing, management, acquisition, development, entitlement, construction, design or financing activities associated with a real estate project. Single family residential holdings do not require disclosure and pre-approval, though conflict of interest guidelines continue to apply to such activities.



All personal commercial real estate involvement must be disclosed and pre-approved by the Executive Committee.

Outside Employment

The Company expects employees to consider their employment with the Company to be their primary employment and secondary employment is discouraged for full-time employees. An employee's manager must pre-approve any proposed secondary employment; factors considered will include work schedule, job duties and any anticipated impact the second job may have on the employee's position with Regency.

The following guidelines apply to any secondary employment:

- Work requirements at Regency, including but not limited to overtime, must take precedence over any outside employment.
- Secondary employment must not adversely affect job performance with the Company or present an actual or potential conflict of interest.
- The employee must not engage in activities which are adverse to the Company's ethical standards.

Regency encourages employees to take an active role in the community. This community involvement shall not adversely affect the Company, its reputation, or individual job performance.



Full-time employees should consider their employment with Regency to be their primary employment.

Personal Relationships with Tenants, Suppliers, and Vendors

A conflict of interest may arise when you or a family member is associated with an entity with which the Company has or is likely to have a business relationship or with which the Company competes or is likely to compete. In addition, a conflict of interest may arise if you or a family member incur significant indebtedness to an entity whose business may be affected by your actions on behalf of the Company. The selection of a tenant, supplier, vendor, or partner should be made only on the basis of what is best for Regency.

It is not acceptable to use a Company vendor, supplier or trade contractor within your line of business for personal use unless approved in writing by your department or function officer. For example, the appearance of a conflict could exist if a Property Operations employee hired a Company vendor that is engaged by Property Operations. As a result, prior written approval by the SVP - National Property Operations would be required.

Gifts and Entertainment

Accepting gifts and entertainment can cause a conflict, or the appearance of a conflict, between your personal interests and your professional responsibilities as a Regency employee. Employees shall not seek or accept, directly or indirectly, payments, loans, services, travel or entertainment, which are excessive or inconsistent with industry business practices, from the representatives of a business concern doing or seeking to do business with the Company. Consult with your manager for any questions related to acceptable gifts before accepting such gifts.

Permitted

Reasonable business entertainment and tenant gifts of nominal value are permitted, including traditional promotional items, if what is offered:

- Would not influence business decisions or otherwise create a conflict of interest
- Is consistent with usual business practice
- Cannot be construed as a bribe or a payoff
- Is not in violation of any law
- Would not embarrass the Company or individual if disclosed publicly



Employees may only accept gifts of a nominal value and consistent with industry business practices from representatives of a business concern doing business with the Company.

Not Permitted

- In no event should a gift be accepted from a vendor, contractor or potential vendor or contractor during, or in connection with, contract negotiations.
- It is never acceptable to solicit gifts, gratuities, business courtesies or discounts for the benefit of a Company employee, family member or friend.

Personal Relationships with Other Employees

For purposes of this policy, the term “personal relationships” is defined as individuals related to an employee, or employees who reside together or who are romantically involved.

Examples include:

- Parent, child, sibling, spouse, domestic/civil-union partner, aunt, uncle, niece, nephew, first cousin, grandchild, and grandparent
- In-laws of the above types
- Foster or step-relatives of the above types
- Someone with whom you have a romantic relationship
- Persons residing in the same household

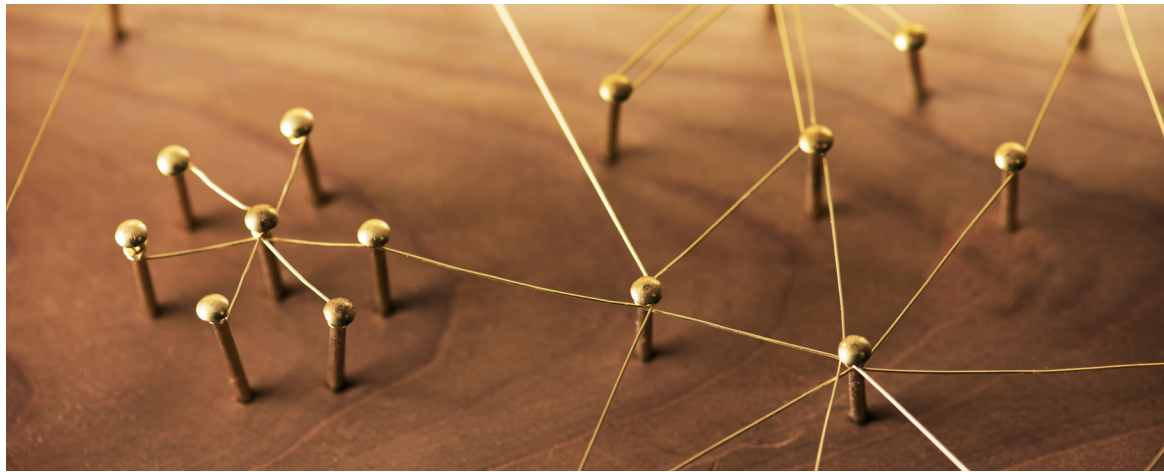
The Company will avoid, where possible, work situations that create a direct or indirect supervisory/reporting relationship between individuals who have a personal relationship. Even if a manager is acting properly, a personal relationship with a subordinate will likely be seen as influencing the manager’s judgment. A manager or employee should not be in a position to verify the work produced by or otherwise have oversight or decision making authority as it relates to any aspect of employment of an employee with whom he or she has a personal relationship.

For additional information, review the Employment section in the Employee Handbook.



Doing What is Right in Our Business

- > Fair Competition and Fair Dealing
- > Communicating with Peers or Competitors
- > Financial Integrity and Internal Controls
- > Preventing Insider Trading



Fair Competition and Fair Dealing

We seek to outperform our competition fairly and honestly. We seek competitive advantages through superior performance, never through unethical or unlawful business practices.

Stealing proprietary information, including intellectual property, possessing trade secret information that was obtained without the owner's consent, or inducing such disclosures by past or present employees of other companies is prohibited. Company personnel should endeavor to respect the rights of and deal fairly with the Company's tenants, suppliers, peers or competitors, and employees. Company personnel should not take unfair advantage of anyone through manipulation, concealment, abuse of privileged information, misrepresentation of material facts, or any other intentional unfair-dealing practice.

Communicating with Peers or Competitors

In business, it is inevitable that the Company and its peers will meet and talk from time to time. This is neither against the law nor is it to be avoided. However, certain interactions with our peers are unlawful and must be avoided. You may not discuss the Company's non-public, material information with a competitor (refer to [Preventing](#)

[Insider Trading](#), page 23). In addition, unless preapproved by the General Counsel, you may not make any agreement, whether directly or indirectly, with a competitor regarding pricing, compensation, development, marketing, market studies and proprietary or confidential information.



We must compete vigorously using independent judgment to make the best decisions for the Company.

Because antitrust law is complex, you should consult the Legal Department in advance of any planned action, including meetings and communications with peers.

Financial Integrity and Internal Controls

We are committed to full, fair, accurate, timely and understandable disclosure in all our public communications and in the information that we provide to the Securities and Exchange Commission and the applicable stock exchange.

To maintain that commitment, we will comply with all applicable securities laws and regulations, accounting standards and controls, and audit practices.

In addition, because of their confidential nature, financial records and information must be:

- Made available outside the Company only with appropriate authorization and after consideration of the interests of the Company as a whole, and
- Protected by an effective internal control environment, including policies and procedures to secure the Company's assets.



We must keep accurate books, records and accounts that fairly reflect the Company's transactions and assets.

Records should always be retained or destroyed according to the Company's record retention policies (see [Records Retention Policy](#) on MyReggie). In the event of litigation or governmental investigation, always consult the Company's Legal Department.

Preventing Insider Trading

As a publicly traded company, Regency's employees must follow certain rules regarding buying, selling and trading Regency Centers securities, including Company stock, publicly traded debt, and Company stock fund in the 401(k) plan.

It is illegal and against Company policy for you or your family to buy or sell Regency securities when you have material, non-public information. Any violations of the Company's Insider Trading Policy may result in serious criminal and civil penalties, in addition to disciplinary action by the Company. Discuss any questions with the Company's General Counsel. In addition, you may not buy or sell securities of any other company, including our tenants and vendors, if you have material, non-public information about that company as a result of your association with Regency Centers.

Material Information

Information is generally called “material” if it is important enough to influence a reasonable investor’s decision to buy, sell or hold securities. Examples of material information include: unreleased earnings figures, projections of future earnings or losses, news of a pending or proposed corporate transaction, a major new lawsuit, a change in dividend policies, a change in management, and news of a significant sale or acquisition of properties, or development or redevelopment. Either positive or negative information may be material.

Regency officers and directors and others with material non-public information must comply with additional requirements when trading in the Company’s securities. These include avoiding pledging, short selling, options trading and hedging transactions in Regency Centers securities and trading Regency Centers securities in margin accounts. Review the Company’s Insider Trading Policy for a full list of requirements.

Non-Public/Inside Information

Information not widely shared with the investment community or reported to the media is generally called “non-public” or “inside” information. Information, even though it is released, may remain non-public for some period of time, typically two full business days, until it has been digested by the financial markets.

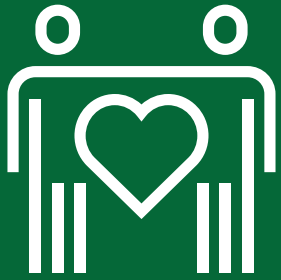
Many factors should be considered when determining whether information is material or non-public. When in doubt, you should assume the information is material and non-public.

Tipping

Selective disclosure of material inside information about Regency Centers to others who use the non-public information to make a buy or sell decision about Regency Centers securities is considered tipping and is prohibited. Both parties, the one sharing the information and the one receiving and trading on the information, are subject to penalties. This applies even if both parties are outside the Company. This policy is related to the more general confidentiality guideline that requires all personnel to maintain the confidentiality of the Company’s non-public information.



Regency employees possessing material, non-public information may not buy or sell Regency securities, engage in any other activity to take advantage of that information, or pass that information on to others.



Doing What is Right in Our Communities

- > Protecting Personal and Confidential Business Information
- > Types of Protected Information
- > Be Cyber Resilient
- > Personal and Corporate Political Activities
- > Public Communications



Protecting Personal and Confidential Business Information

In our daily business activities we may be exposed to the Company's Confidential Business Information, as well as that of third parties. In addition, we may be exposed to Personal Information about our employees, tenants, partners, and other third parties. It is our responsibility to protect this sensitive information in accordance with applicable laws and our policies, including our Records Retention Policy. See additional discussion below about these types of protected information.

You must hold Regency's Confidential Business Information and that of third parties, as well as Personal Information of our tenants, partners and third parties, in strict confidence, except when disclosure is authorized by the Legal Department or required by laws or regulations. You may share this sensitive information internally only with those employees with a specific need-to-know the information. The obligation to preserve Personal and Confidential Business Information continues even after employment ends.

Reporting Loss, Theft or Potential Breach

You must immediately report any actual or potential unauthorized access, or system or data breach, including a lost or stolen device to IT Support and the SVP - CIO, including your personally owned device if you access Company information with that device. IT Support - dial 4357 (or HELP) from your desk or 888-705-3648.



Types of Protected Information

Personal Information

Personal Information includes personally identifiable information and health related information pertaining to our tenants, suppliers, and partners, including, for example, names, addresses, telephone numbers, and Social Security numbers. It also includes employee personally identifiable information and health related information contained in confidential personnel files.

Confidential Business Information

Confidential Business Information includes all non-public information and intellectual property, which, if disclosed, might be useful to peers or competitors or harmful to the Company, its tenants, or its employees. Examples of Confidential Business Information include without limitation:

- Trade secrets, patents, trademarks, and copyrights
- Written or oral agreements between the Company and employees, tenants, partners, and other third parties
- Company financial information including rent rolls, forecasts, unpublished financial reports, confidential personnel files, etc.
- Tenant lists and leases, market share data, strategic plans, business plans, marketing plans, designs, databases, vendor lists, etc.
- Company processes, methodologies, and applications.

Protecting Regency Assets

Protecting Personal and Confidential Business Information includes safeguarding from hackers or unauthorized third parties both Company assets and personal devices with access to this sensitive information. Company and personal devices with access to sensitive information should be stored securely and appropriately safeguarded from cyber-related attack, theft, loss, waste, or abuse.



You must immediately report any actual or potential unauthorized access, or system or data breach, including a lost or stolen device to IT Support and the SVP - CIO. IT Support - dial 4357 (or HELP) from your desk or 888-705-3648.

Employee access to Regency information on a personal device must be approved by an employee's manager. By accessing Company information from your personal device, you authorize the Company to take appropriate actions to secure Company information in the case of theft, loss or breach, or if you separate from the Company. Access to Regency information will be managed through an application which should allow the Company to lock access to and remove Company information from the device without directly impacting a user's personal information. However, the Company encourages all employees to use due care in managing personal devices, including backing up information as necessary, as an employee's personal data or applications may be lost unintentionally during this process.

Proper Use of Regency Assets

Employees are expected to exercise good judgment and common sense when accessing or using the Company's computers, email, phone, and internet services ("Communication Resources"). Doing what is right in using Regency's Communication Resources includes complying with the requirements in the Code and the Employee Handbook in your use and communications. Employees may not test, or attempt to compromise the security of the Company's Communication Resources unless specifically approved in advance and in writing by the SVP-CIO. All information stored or transmitted with the aid of the Company's Communication Resources remains the sole and exclusive property of Regency Centers. As such, employees should have no expectation of privacy in connection with their access and use of Regency's systems and technology.

Some personal use of Regency's systems and technology is unavoidable and understandable as employees balance personal life and work. The Company therefore recognizes that limited, incidental personal use of the Company's Communication Resources that does not affect employee productivity or otherwise violate Company policies or applicable laws is permitted; however, excessive personal use or putting Company business secondary to other purposes will be deemed of a violation of the Company's Code.



Be Cyber Resilient

You are responsible for being resilient to the tricks hackers use including by participating in cybersecurity training and adopting and practicing a “Think Protect” mindset. This essential knowledge will help you protect yourself, your loved ones, and Regency. Contact IT Support if you have any questions or have something suspicious to report.

Think Protect: Understand Value

To Think Protect, we have to see data itself as extraordinarily valuable – every electronic connection is a potential path to theft of money or valuable data.

Take Responsibility

The Think Protect mindset depends on each person accepting personal responsibility to guard data against loss and theft. You have your own digital assets to protect—your accounts, your credit, and your identity. The same tools, techniques, and approaches apply to protecting our corporate assets.

Be Cyber Aware

Think like a hacker. Always keep in mind and be aware of hacker tricks and methods so you can improve your chances of avoiding traps.

If something doesn't seem right, stop, think about it, and call IT Support for help – dial 4357 (or HELP) from your desk or 888-705-3648. Think before you click and before you share information.



Personal and Corporate Political Activities

Personal Political Activities

Regency Centers believes that participation in the political process is one of every individual's most basic rights, and Regency encourages employees to participate in the political process as they so desire. However, federal and state laws in the United States and many other countries distinguish between individual and corporate participation. Unless an employee is specifically requested by Regency to represent the Company before legislative or other government bodies, an employee should clearly label any personal communication as personal beliefs and not necessarily those of the Company. Company letterhead should not be used for personal communication.

Corporate Political Activities

Regency Centers will occasionally speak out on issues of importance to the Company. However, corporate participation or participation by individuals representing the Company must be approved in advance by the Executive Committee. The Executive Committee is responsible for developing the Company's position on relevant legislative and regulatory issues, and for communicating these positions to government officials, as applicable.

In all circumstances employees are prohibited from engaging in political activities in violation of Company policies or applicable laws.

Political Contributions

Contributions made in Regency Centers' name are restricted according to the following guidelines. In all circumstances, employees are prohibited from engaging in political activities that interfere with or disrupt Regency's business.

Corporate contributions to federal candidates and campaigns are strictly prohibited. Corporate contributions to state and local candidates are permitted in some states and prohibited in others. Contributions to all candidates are subject to limits, disclosures and reporting. It is illegal in every state and under the federal law for the Company to reimburse any employee for making a political contribution. To ensure compliance with applicable laws, Regency has a clear review and approval process for political contributions as outlined in the Political Activities and Contributions Policy.



Regency employees will not seek to influence others in government or in business, either directly or indirectly, by paying bribes or kickbacks or by any other measure that is unethical or may tarnish our reputation for honesty and integrity.

Public Communications

Regency's reputation is an important asset. Providing timely, accurate and honest information to the public is key to protecting our reputation. Therefore, only designated officers or employees are authorized to speak on behalf of Regency to the media, the investment community, and on social media.

Review the Company's Communications Policy for additional information.

Media Inquiries

Inquiries from investment analysts, shareholders or others from the investment community for statements, comments, or information on behalf of the Company should be referred to Capital Markets.

Media and informational inquiries for statements, comments, or information on behalf of the Company should be referred to Marketing + Communications which will screen requests, identify the appropriate spokesperson, and coordinate responses. In situations where you do not have adequate time to refer the request, it is acceptable and preferred to say "Regency Centers does not currently have a spokesperson available, but our Communications team will be in touch."

Public Speaking

Speaking engagement requests on behalf of the Company should be pre-approved by a member of the Executive Committee. Regency's Marketing + Communications team will assist in preparing presentation materials to help maintain brand integrity and Capital Markets will review the presentation materials—contact the Vice President of Marketing + Communications for assistance. See also [Protecting Personal and Confidential Business Information](#) on page 26.

Following these guidelines will help the Company accurately disclose information, safeguard our competitive edge by keeping sensitive information from being shared with the public, and ensure compliance with Securities and Exchange Commission (SEC) laws.

Social Media

Marketing + Communications is responsible for maintaining Regency's presence and communications in social media. Only Marketing + Communications and specifically designated representatives are authorized to speak on behalf of Regency.

Employees who express opinions regarding Regency actions on social media should make it clear that the views expressed are the employee's views alone and do not necessarily represent Regency's view. If you identify yourself in your social media account as a Regency employee, or if it can be inferred that you are a Regency employee and you express a political opinion, you should make it clear that the views expressed are your views alone and do not necessarily represent Regency's view. These clarifications will help make it clear that employees are not official Company spokespersons when they are sharing personal views. Sensitive and confidential information must not be shared on social media – see [Protecting Personal and Confidential Business Information](#) on page 26 for additional details.



Resources

Resources



TRYING TO RESOLVE AN ETHICAL DILEMMA?

See the [Ethical Decision Making Process](#) on page 8. Talk to someone: Talk to your manager, department leader or a trusted officer. Other available resources include Human Resources, General Counsel, Internal Audit or a member of the Compliance Committee.



REGENCY'S ALERTLINE

877-861-6669 or visit www.regencycenters.ethicspoint.com

When all other channels of communication are unavailable or blocked, please use the AlertLine, Regency's comprehensive and confidential reporting tool. Reports may be made anonymously.



IT SUPPORT

Dial 4357 (or HELP) from your desk or 888-705-3648