
UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, DC 20549

FORM 8-K

CURRENT REPORT

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

January 11, 2016

Date of Report (Date of earliest event reported)

REGENCY CENTERS CORPORATION

(Exact name of registrant as specified in its charter)

Florida
(State or other jurisdiction
of incorporation)

**Regency
Centers.**

001-12298

(Commission
File Number)

59-3191743
(IRS Employer
Identification No.)

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

(Address of principal executive offices) (Zip Code)

(904) 598-7000

(Registrant's telephone number, including area code)

Not Applicable

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

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

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 7.01 Regulation FD Disclosures

On January 11, 2016, Regency Centers Corporation (the “Company”) issued a press release, which is attached as Exhibit 99.1, that announced certain components of its earnings guidance for 2016 and updated its previously announced 2015 earnings guidance. The press release also references a complete listing of guidance components posted on the Company’s investor relations website.

The information in this report, including the referenced presentation materials, shall not be deemed “filed” for the purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference into any disclosure document relating to the Company, except to the extent, if any, expressly set forth by specific reference in such filing.

Forward-Looking Statements

Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements. Please refer to the documents filed by Regency Centers Corporation with the SEC, specifically the most recent reports on Forms 10-K and 10-Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements.

Item 9.01 Financial Statements and Exhibits

Exhibits: 99.1 Press release issued January 11, 2016

SIGNATURES

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

January 11, 2016

REGENCY CENTERS CORPORATION

/s/ J. Christian Leavitt

J. Christian Leavitt, Senior Vice President and Treasurer
(Principal Accounting Officer)



NEWS RELEASE
For immediate release

Patrick Johnson
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Regency Centers Updates 2015 and Introduces 2016 Earnings Guidance

JACKSONVILLE, Fla. (January 11, 2016) - Regency Centers Corporation ("Regency" or the "Company") today announced updated 2015 and initial full-year 2016 earnings guidance. Selected items are listed herein and a complete listing of guidance components is included on the Company's website at investors.regencycenters.com.

Updated Full-Year 2015 Guidance

	Previous Guidance	Updated Guidance
Core Funds From Operations ("Core FFO") per diluted share	\$3.00 - \$3.03	\$3.02 - \$3.04
NAREIT Funds From Operations ("NAREIT FFO") per diluted share	\$2.89 - \$2.92	\$2.90 - \$2.92
Same Property Net Operating Income ("SPNOI") Growth excluding termination fees (pro-rata)	4.0% - 4.3%	+/- 4.4%

Initial Full-Year 2016 Guidance

Core FFO per diluted share	\$3.20 - \$3.26
NAREIT FFO per diluted share	\$3.18 - \$3.24
SPNOI Growth excluding termination fees (pro-rata)	2.75% - 3.50%

Reconciliation of Net Income attributable to Common Stockholders to NAREIT FFO and Core FFO

NAREIT FFO and CORE FFO Guidance	Full Year 2015		Full Year 2016	
Net income attributable to common stockholders	\$ 1.34	1.36	\$ 1.29	1.35
Adjustments to reconcile net income to NAREIT FFO:				
Depreciation and amortization	1.91	1.91	1.89	1.89
Gain on sale of operating properties	(0.38)	(0.38)	0.00	0.00
All other amounts	0.03	0.03	0.00	0.00
NAREIT Funds From Operations	\$ 2.90	2.92	\$ 3.18	3.24
Adjustments to reconcile NAREIT FFO to Core FFO:				
Development and acquisition pursuit costs	0.02	0.02	0.02	0.02
Early extinguishment of debt	0.08	0.08	0.00	0.00
Change in executive management	0.02	0.02	0.00	0.00
All other non-core amounts	0.00	0.00	0.00	0.00
Core Funds From Operations	\$ 3.02	3.04	\$ 3.20	3.26

About Regency Centers Corporation (NYSE: REG)

With more than 50 years of experience, Regency is the preeminent national owner, operator and developer of high-quality, grocery-anchored neighborhood and community shopping centers. The Company's portfolio of 318 retail properties encompasses over 42.7 million square feet located in top markets throughout the United States, including co-investment partnerships. Regency has developed 219 shopping centers since 2000, representing an investment at completion of more than \$3 billion. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

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