

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP**

OMB APPROVAL	
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

Check this box to indicate that a transaction was made pursuant to a contract, instruction or written plan for the purchase or sale of equity securities of the issuer that is intended to satisfy the affirmative defense conditions of Rule 10b5-1(c). See Instruction 10.

1. Name and Address of Reporting Person* <u>STEIN MARTIN E JR</u>  (Last) (First) (Middle) <u>ONE INDEPENDENT DRIVE</u> <u>SUITE 114</u>  (Street) <u>JACKSONVILLE FL 32202</u>  (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>REGENCY CENTERS CORP [ REG ]</u>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) <u>Executive Chairman</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>05/14/2019</u>	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	05/14/2019 <sup>(1)</sup>		G		8,066	D	(1)	16,135	I	Trust <sup>(2)</sup>
Common Stock	11/06/2019 <sup>(1)</sup>		G		8,067	D	(1)	8,068	I	Trust <sup>(2)</sup>
Common Stock	05/14/2024 <sup>(1)</sup>		G		8,068	D	(1)	0	I	Trust <sup>(2)</sup>
Common Stock								316,680 <sup>(3)</sup>	D	
Common Stock								110,263	I	Corporation <sup>(4)</sup>
Common Stock								157,892	I	General Partnership <sup>(5)</sup>
Common Stock								4,000	I	Trust <sup>(6)</sup>
Common Stock								6,460	I	Trust <sup>(7)</sup>

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)**

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	V		(A)	(D)					

**Explanation of Responses:**

- This transaction represents a bona fide gift from a Grantor Retained Annuity Trust (GRAT) established by the Reporting Person for the benefit of his daughters. No consideration was received by the Reporting Person in connection with this transaction. The reporting of this transaction was late due to an administrative oversight.
- By the GRAT, of which the Reporting Person was the trustee.
- This total reflects an additional 44,547 shares of Common Stock inadvertently omitted from the Reporting Person's prior Form 4 filing due to an administrative error.
- By The Regency Group, Inc., a corporation, which is controlled by the Reporting Person and members of his family.
- By the Regency Group II, a general partnership, of which the Reporting Person is a general partner.
- By the Wellhouse Trust, of which the Reporting Person is a beneficiary.
- By the Joan Wellhouse Newton Irrevocable Trust, of which the Reporting Person is the co-trustee and a beneficiary.

**Remarks:**

/s/Michael R. Herman  
Attorney-in-Fact

04/07/2026

\*\* Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

\* If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

**Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.**