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

November 5, 2026
Date of Report (Date of earliest event reported)

REGENCY CENTERS CORPORATION
REGENCY CENTERS, L.P.

(Exact name of registrant as specified in its charter)

Florida (Regency Centers Corporation) Delaware (Regency Centers, L. P.) (State or other jurisdiction of incorporation)	001-12298 (Regency Centers Corporation) 0-24763 (Regency Centers, L.P.) (Commission File Number)	59-3191743 (Regency Centers Corporation) 59-3429602 (Regency Centers, L.P.) (IRS Employer Identification No.)

One Independent Drive, Suite 114
Jacksonville, Florida 32202
IRinfo@regencycenters.com

(Address of principal executive offices) (Zip Code)
(904) 598-7000
(Registrant's telephone number, including area code)
Not Applicable
(Former name or former address, if changed since last report)

Securities registered pursuant to Section 12(b) of the Act:

Regency Centers Corporation

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, $0.01 par value	REG	The Nasdaq Stock Market LLC
6.250% Series A Cumulative Redeemable Preferred Stock, par value $0.01 per share	REGCP	The Nasdaq Stock Market LLC
5.875% Series B Cumulative Redeemable Preferred Stock, par value $0.01 per share	REGCO	The Nasdaq Stock Market LLC

Regency Centers, L.P.

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
None	N/A	N/A

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

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230 .425)
☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Item 2.02 **Disclosure of Results of Operations and Financial Condition**

On November 5, 2026, Regency Centers Corporation ("Regency") issued an earnings release for the three and nine months ended September 30, 2026, which is attached as Exhibit 99.1.

On November 5, 2026, Regency posted on its website, at investors.regencycenters.com, certain supplemental information relating to the above-referenced earnings release for the three and nine months ended September 30, 2026, which is attached as Exhibit 99.2 and Exhibit 99.3, respectively.

Item 7.01 **Regulation FD Disclosures**

On November 5, 2026, Regency posted on its website, at investors.regencycenters.com, the Regency Centers Q3 2026 Earnings Presentation.

The information furnished above shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act.

Item 9.01 **Financial Statements and Exhibits**

(d) Exhibits

Exhibit 99.1	Earnings release issued by Regency on November 5, 2026, for the three and nine months ended September 30, 2026.
Exhibit 99.2	Supplemental information posted on its website on November 5, 2026, for the three and nine months ended September 30, 2026.
Exhibit 99.3	Fixed income supplemental information posted on its website on November 5, 2026, for the three and nine months ended September 30, 2026.
104	Cover Page Interactive Data File (the cover page XBRL tags are embedded within the inline XBRL documents)

SIGNATURES

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

REGENCY CENTERS CORPORATION

November 5, 2026

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

REGENCY CENTERS, L.P.

By: Regency Centers Corporation, its general partner

November 5, 2026

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

Exhibit 99.1

Regency Centers.

NEWS RELEASE
For immediate release

Kathryn McKie
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KathrynMcKie@regencycenters.com

Regency Centers Reports Third Quarter 2026 Results and Increases Common Stock Dividend

JACKSONVILLE, Fla. (November 5, 2026) – Regency Centers Corporation ("Regency Centers," "Regency" or the "Company") (Nasdaq: REG) today reported financial and operating results for the period ended September 30, 2026, and provided updated 2026 earnings guidance. For the three months ended September 30, 2026 and 2025, Net Income Attributable to Common Shareholders was $0.41 and $0.58, respectively, per diluted share.

Third Quarter 2026 Highlights

- Reported Nareit Funds From Operations ("FFO") of $1.23 per diluted share and Core Operating Earnings of $1.18 per diluted share
- Increased quarterly Same Property Net Operating Income ("NOI") year-over-year by 5.1%
- Raised full year 2026 Nareit FFO guidance to a range of $4.86 to $4.88 per diluted share and 2026 Core Operating Earnings guidance to a range of $4.65 to $4.67 per diluted share
- The midpoint of 2026 Core Operating Earnings guidance now represents year-over-year growth of 5.7%
- Raised full year 2026 guidance for Same Property NOI growth to 4.25%+ year-over-year
- Same Property percent leased ended the quarter at 97.0%, up 60 basis points year-over-year, and Same Property percent commenced ended the quarter at 95.1%, up 80 basis points year-over-year
- Executed 1.7 million square feet of comparable new and renewal leases during the quarter at blended rent spreads of 11.9% on a cash basis and 21.8% on a straight-lined basis
- Started $101 million of ground-up development and redevelopment projects, bringing year-to-date total project starts to approximately $241 million
- As of September 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of $682 million at a blended estimated yield of approximately 9%
- As previously disclosed, acquired two shopping centers for $101 million, or $42 million at Regency's share
- Pro-rata net debt and preferred stock to TTM operating EBITDA*re* at September 30, 2026 was 4.9x
- Subsequent to quarter end, on November 3, 2026, Regency's Board of Directors (the "Board") declared a quarterly cash dividend on the Company's common stock of $0.800 per share, an increase of 6%

"Regency delivered strong third quarter results, reflecting the quality of our portfolio, strength of our operating fundamentals and contributions from our investment platform," said Lisa Palmer, President and Chief Executive Officer. "Our performance and confidence in the durability of our business have enabled us to once again raise our full-year outlook and increase our common stock dividend. We believe our combination of strong internal growth and disciplined investment activity positions us well to continue delivering long-term value for our shareholders."

Financial Results

Net Income Attributable to Common Shareholders

- For the three months ended September 30, 2026, Net Income Attributable to Common Shareholders was $75.1 million, or $0.41 per diluted share, compared to Net Income Attributable to Common Shareholders of $106.0 million, or $0.58 per diluted share, for the same period in 2025. Net Income in the third quarter of 2026 includes provisions for impairment of $65.1 million, or $0.35 per diluted share, and gains on sale of real estate of $23.8 million, or $0.13 per diluted share.

Nareit FFO

- For the three months ended September 30, 2026, Nareit FFO was $230.8 million, or $1.23 per diluted share, compared to $213.5 million, or $1.15 per diluted share, for the same period in 2025.

Core Operating Earnings

- For the three months ended September 30, 2026, Core Operating Earnings was $220.6 million, or $1.18 per diluted share, compared to $202.6 million, or $1.09 per diluted share, for the same period in 2025.

Portfolio Performance

NOI

- Third quarter 2026 Same Property NOI increased by 5.1% compared to the same period in 2025.
  - Same Property base rent growth contributed 4.0% to Same Property NOI growth in the third quarter of 2026.
- Third quarter 2026 NOI increased by 7.6% compared to the same period in 2025.

Occupancy

- As of September 30, 2026, Regency's Same Property portfolio was 97.0% leased, an increase of 10 basis points sequentially and an increase of 60 basis points compared to September 30, 2025.
  - Same Property anchor percent leased, which includes spaces greater than or equal to 10,000 square feet, was 98.5%, an increase of 10 basis points sequentially.
  - Same Property shop percent leased, which includes spaces less than 10,000 square feet, was 94.6%, an increase of 20 basis points sequentially.
- As of September 30, 2026, Regency's Same Property portfolio was 95.1% commenced, an increase of 60 basis points sequentially and an increase of 80 basis points compared to September 30, 2025.

Leasing Activity

- During the three months ended September 30, 2026, Regency executed approximately 1.7 million square feet of comparable new and renewal leases at a blended cash rent spread of +11.9% and a blended straight-lined rent spread of +21.8%.
- During the twelve months ended September 30, 2026, Regency executed approximately 7.0 million square feet of comparable new and renewal leases at a blended cash rent spread of +11.5% and a blended straight-lined rent spread of +22.4%.

Capital Allocation and Balance Sheet

Developments and Redevelopments

- During the three months ended September 30, 2026, the Company started ground-up development and redevelopment projects with estimated net project costs of approximately $101 million, at the Company's share, bringing year-to-date total project starts to approximately $241 million.
  - Third quarter ground-up development starts included:
    - Redlands Marketplace, a $46 million Whole Foods-anchored project in Los Angeles, CA
    - The Shops at Fall Hill, a $24 million specialty grocer-anchored project in Fredericksburg, VA
- During the three months ended September 30, 2026, the Company completed one ground-up development project for approximately $96 million.
- As of September 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of $682 million at the Company's share, 46% of which had been incurred.
- Subsequent to quarter end, the Company started Poppy Ranch at Morgan Hill, a $42 million Sprouts-anchored ground-up development in Morgan Hill, CA.

Property Transactions

- As previously disclosed, on July 8, 2026, the Company acquired Franklin Crossing in Franklin Lakes, NJ, an 88,000 square foot shopping center anchored by Stop & Shop, for $27 million.
- As previously disclosed, on July 14, 2026, the Company acquired Cornerstone at Westford in suburban Boston, MA, a 236,000 square foot shopping center anchored by Market Basket.
  - Cornerstone was acquired through a joint venture for $74 million, or approximately $15 million at Regency's share.
- Subsequent to quarter end, on October 1, 2026, the Company acquired Hanover Village in Richmond, VA, a 90,000 square foot shopping center anchored by Aldi, for approximately $14 million.

Balance Sheet

- As of September 30, 2026, Regency had approximately $1.4 billion of available capacity under its revolving credit facility.
- As of September 30, 2026, Regency's pro-rata net debt and preferred stock to TTM operating EBITDA*re* was 4.9x.

Common and Preferred Dividends

- On November 3, 2026, Regency's Board declared a quarterly cash dividend on the Company's common stock of $0.800 per share. The dividend is payable on January 5, 2027 to shareholders of record as of December 14, 2026.
- On November 3, 2026, Regency's Board declared a quarterly cash dividend on the Company's Series A preferred stock of $0.390625 per share. The dividend is payable on January 29, 2027 to shareholders of record as of January 15, 2027.
- On November 3, 2026, Regency's Board declared a quarterly cash dividend on the Company's Series B preferred stock of $0.367200 per share. The dividend is payable on January 29, 2027 to shareholders of record as of January 15, 2027.

2026 Guidance

Regency Centers is providing updated 2026 Guidance, as summarized in the table below. Please refer to the Company's third quarter 2026 "Earnings Presentation" and "Quarterly Supplemental Disclosure" for additional detail. All materials are posted on the Company's website at investors.regencycenters.com.

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)]	$75,237	**+/-$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	$240,506	+/-$350,000	+/-$350,000
Acquisitions *Cap rate (weighted average)*	$66,820 6.3%	**+/-$80,000** **+/- 6.4%**	**+/-$70,000** **+/- 6.3%**
Dispositions *Cap rate (weighted average)*	$4,550 6.2%	+/-$5,000 +/- 6.2%	+/-$5,000 +/- 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.

Conference Call Information

To discuss Regency's third quarter results and provide further business updates, management will host a conference call on Friday, November 6 at 11:00 a.m. ET. Dial-in and webcast information is below.

Third Quarter 2026 Earnings Conference Call

Date: Friday, November 6, 2026
Time: 11:00 a.m. ET
Dial#: 877-407-0789 or 201-689-8562
Webcast: Third Quarter 2026 Webcast Link

Replay: Webcast Archive – Investor Relations page under Events & Webcasts

About Regency Centers Corporation (Nasdaq: REG)

Regency Centers is a preeminent national owner, operator, and developer of shopping centers located in suburban trade areas with compelling demographics. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member. For more information, please visit RegencyCenters.com.

Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO, Core Operating Earnings, and Adjusted Funds from Operations – *Actual (in thousands, except per share amounts)*

For the Periods Ended September 30, 2026 and 2025	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO:				
Net Income Attributable to Common Shareholders	$ 75,125	105,960	$ 312,612	314,742
Adjustments to reconcile to Nareit Funds From Operations [1]:				
Depreciation and amortization (excluding FF&E)	114,074	109,933	342,792	321,296
Gain on sale of real estate, net of tax	(25,113)	(7,432)	(45,730)	(7,187)
Provision for impairment of real estate	65,135	3,374	65,135	4,636
Exchangeable operating partnership units	1,577	1,664	6,554	2,892
Nareit FFO	$ 230,798	213,499	$ 681,363	636,379
Nareit FFO per share (diluted)	$ 1.23	1.15	$ 3.64	3.46
Weighted average shares (diluted)	187,305	185,494	187,228	183,781
Reconciliation of Nareit FFO to Core Operating Earnings:				
Nareit FFO	$ 230,798	213,499	$ 681,363	636,379
Adjustments to reconcile to Core Operating Earnings [1]:				
Certain Non-Cash Items				
Straight-line rent, net [2]	(6,736)	(7,282)	(16,564)	(19,459)
Above/below market rent amortization, net	(5,164)	(5,423)	(15,461)	(17,260)
Debt and derivative mark-to-market amortization	1,721	1,816	5,534	4,618
Core Operating Earnings	$ 220,619	202,610	654,872	604,278
Core Operating Earnings per share (diluted)	$ 1.18	1.09	$ 3.50	3.29
Weighted average shares (diluted)	187,305	185,494	187,228	183,781
Reconciliation of Core Operating Earnings to Adjusted Funds from Operations:				
Core Operating Earnings	$ 220,619	202,610	$ 654,872	604,278
Adjustments to reconcile to Adjusted Funds from Operations [1]:				
Operating capital expenditures	(35,550)	(33,832)	(103,460)	(90,109)
Debt cost and derivative adjustments	2,357	2,423	6,959	6,849
Stock-based compensation	6,179	5,321	18,108	16,219
Adjusted Funds from Operations	$ 193,605	176,522	$ 576,479	537,237

[1] Includes Regency's consolidated entities and its share of unconsolidated real estate partnerships, net of share attributable to noncontrolling interests.

[2] Includes the impact of uncollectible straight-line rent of $125 and ($509) for the three months ended September 30, 2026 and 2025, respectively, and $3,217 and $611 for the nine months ended September 30, 2026 and 2025, respectively.

Reconciliation of Net Income Attributable to Common Shareholders to Pro-Rata Same Property NOI - *Actual (in thousands)*

For the Periods Ended September 30, 2026 and 2025	Three Months Ended			Year to Date		
	2026	2025	Change	2026	2025	Change
Net income attributable to common shareholders	$ 75,125	105,960		$ 312,612	314,742	
Less:						
Management, transaction, and other fees	(7,140)	(6,720)		(21,265)	(20,776)	
Other [1]	(13,610)	(13,654)		(37,187)	(40,193)	
Plus:						
Depreciation and amortization	107,708	102,799		322,933	299,108	
General and administrative	25,173	27,060		78,346	74,140	
Other operating expense	2,126	1,770		5,164	5,402	
Other expense, net	94,197	45,897		189,086	145,610	
Equity in income of investments in real estate partnerships excluded from NOI [2]	12,818	12,099		28,158	40,229	
Net income attributable to noncontrolling interests	3,376	3,244		11,600	7,838	
Preferred stock dividends	3,413	3,413		10,239	10,239	
NOI	303,186	281,868	7.6%	899,686	836,339	7.6%
Less non-same property NOI [3]	(14,051)	(6,650)		(36,663)	(9,839)	
Same Property NOI	$ 289,135	275,218	5.1%	$ 863,023	826,500	4.4%
Same Property NOI without Redevelopments	$ 244,818	236,558	3.5%	$ 733,585	711,930	3.0%
Expense Recovery Ratio	87.5%	85.7%		87.7%	86.1%	
NOI Margin	69.8%	69.6%		69.3%	69.6%	

[1] Includes straight-line rental income and expense, net of reserves, above and below market rent amortization, other fees, and noncontrolling interests.

[2] Includes non-NOI expenses incurred at our unconsolidated real estate partnerships, such as, but not limited to, straight-line rental income, above and below market rent amortization, depreciation and amortization, interest expense, and real estate gains and impairments.

[3] Includes revenues and expenses attributable to Non-Same Property, Property in Development, termination fees, corporate activities, and noncontrolling interests.

Same Property NOI is a key non-GAAP pro-rata measure used by management in evaluating the operating performance of Regency's properties. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Same Property NOI.

Reported results are preliminary and not final until the filing of the Company's Form 10-Q with the SEC and, therefore, remain subject to adjustment.

The Company has published additional financial information in its third quarter 2026 supplemental package that may help investors estimate earnings. A copy of the Company's third quarter 2026 supplemental package will be available on the Company's website at investors.regencycenters.com or by written request to: Investor Relations, Regency Centers Corporation, One Independent Drive, Suite 114, Jacksonville, Florida, 32202. The supplemental package contains more detailed financial and property results including financial statements, an outstanding debt summary, acquisition and development activity, investments in partnerships, information pertaining to securities issued other than common stock, property details, a significant tenant rent report and a lease expiration table in addition to earnings and valuation guidance assumptions. The information provided in the supplemental package is unaudited and includes non-GAAP measures, and there can be no assurance that the information will not vary from the final information in the Company's Form 10-Q for the period ended September 30, 2026. Regency may, but assumes no obligation to, update information in the supplemental package from time to time.

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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) stock-based 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.

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.

Same Property NOI is a key non-GAAP financial measure commonly used by real estate investment trusts (REITs) to evaluate operating performance. It is calculated on a Pro-rata ownership basis for properties owned and operated for the entirety of both the current and prior comparable reporting periods. Same Property NOI includes revenues and operating expenses associated with these properties but excludes items that are not indicative of ongoing operating performance. These include, without limitation, termination fees, as well as corporate-level expenses, financing costs, and other non-operating items. Management believes this measure provides investors with a useful and consistent comparison of the Company's operating performance and trends. Management uses Same Property NOI as a supplemental measure to assess property-level performance and to compare the performance of its stabilized property portfolio across reporting periods. This measure allows investors to evaluate trends in revenue and expense growth for properties that have been consistently operated during the periods.

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.

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.

Quarterly Supplemental Disclosure

3rd Quarter 2026



Cambridge Square | Atlanta, GA



Applewood Shopping Center | Wheat Ridge, CO



Belmont Chase | Ashburn, VA

Investor Relations

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Regency® Centers.

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Note: Portfolio Summary Report now located within Selected Supplemental Pages excel posted on the Company's website at investors.regency.com

Safe Harbor Language
September 30, 2026

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Regency Centers.

NEWS RELEASE
For immediate release

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Regency Centers Reports Third Quarter 2026 Results and Increases Common Stock Dividend

JACKSONVILLE, Fla. (November 5, 2026) – Regency Centers Corporation ("Regency Centers," "Regency" or the "Company") (Nasdaq: REG) today reported financial and operating results for the period ended September 30, 2026, and provided updated 2026 earnings guidance. For the three months ended September 30, 2026 and 2025, Net Income Attributable to Common Shareholders was $0.41 and $0.58, respectively, per diluted share.

Third Quarter 2026 Highlights

- Reported Nareit Funds From Operations ("FFO") of $1.23 per diluted share and Core Operating Earnings of $1.18 per diluted share
- Increased quarterly Same Property Net Operating Income ("NOI") year-over-year by 5.1%
- Raised full year 2026 Nareit FFO guidance to a range of $4.86 to $4.88 per diluted share and 2026 Core Operating Earnings guidance to a range of $4.65 to $4.67 per diluted share
- The midpoint of 2026 Core Operating Earnings guidance now represents year-over-year growth of 5.7%
- Raised full year 2026 guidance for Same Property NOI growth to 4.25%+ year-over-year
- Same Property percent leased ended the quarter at 97.0%, up 60 basis points year-over-year, and Same Property percent commenced ended the quarter at 95.1%, up 80 basis points year-over-year
- Executed 1.7 million square feet of comparable new and renewal leases during the quarter at blended rent spreads of 11.9% on a cash basis and 21.8% on a straight-lined basis
- Started $101 million of ground-up development and redevelopment projects, bringing year-to-date total project starts to approximately $241 million
- As of September 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of $682 million at a blended estimated yield of approximately 9%
- As previously disclosed, acquired two shopping centers for $101 million, or $42 million at Regency's share
- Pro-rata net debt and preferred stock to TTM operating EBITDA*re* at September 30, 2026 was 4.9x
- Subsequent to quarter end, on November 3, 2026, Regency's Board of Directors (the "Board") declared a quarterly cash dividend on the Company's common stock of $0.800 per share, an increase of 6%

"Regency delivered strong third quarter results, reflecting the quality of our portfolio, strength of our operating fundamentals and contributions from our investment platform," said Lisa Palmer, President and Chief Executive Officer. "Our performance and confidence in the durability of our business have enabled us to once again raise our full-year outlook and increase our common stock dividend. We believe our combination of strong internal growth and disciplined investment activity positions us well to continue delivering long-term value for our shareholders."

Financial Results

Net Income Attributable to Common Shareholders

- For the three months ended September 30, 2026, Net Income Attributable to Common Shareholders was $75.1 million, or $0.41 per diluted share, compared to Net Income Attributable to Common Shareholders of $106.0 million, or $0.58 per diluted share, for the same period in 2025. Net Income in the third quarter of 2026 includes provisions for impairment of $65.1 million, or $0.35 per diluted share, and gains on sale of real estate of $23.8 million, or $0.13 per diluted share.

Nareit FFO

- For the three months ended September 30, 2026, Nareit FFO was $230.8 million, or $1.23 per diluted share, compared to $213.5 million, or $1.15 per diluted share, for the same period in 2025.

Core Operating Earnings

- For the three months ended September 30, 2026, Core Operating Earnings was $220.6 million, or $1.18 per diluted share, compared to $202.6 million, or $1.09 per diluted share, for the same period in 2025.

Portfolio Performance

NOI

- Third quarter 2026 Same Property NOI increased by 5.1% compared to the same period in 2025.
  - Same Property base rent growth contributed 4.0% to Same Property NOI growth in the third quarter of 2026.
- Third quarter 2026 NOI increased by 7.6% compared to the same period in 2025.

Occupancy

- As of September 30, 2026, Regency's Same Property portfolio was 97.0% leased, an increase of 10 basis points sequentially and an increase of 60 basis points compared to September 30, 2025.
  - Same Property anchor percent leased, which includes spaces greater than or equal to 10,000 square feet, was 98.5%, an increase of 10 basis points sequentially.
  - Same Property shop percent leased, which includes spaces less than 10,000 square feet, was 94.6%, an increase of 20 basis points sequentially.
- As of September 30, 2026, Regency's Same Property portfolio was 95.1% commenced, an increase of 60 basis points sequentially and an increase of 80 basis points compared to September 30, 2025.

Leasing Activity

- During the three months ended September 30, 2026, Regency executed approximately 1.7 million square feet of comparable new and renewal leases at a blended cash rent spread of +11.9% and a blended straight-lined rent spread of +21.8%.
- During the twelve months ended September 30, 2026, Regency executed approximately 7.0 million square feet of comparable new and renewal leases at a blended cash rent spread of +11.5% and a blended straight-lined rent spread of +22.4%.

Capital Allocation and Balance Sheet

Developments and Redevelopments

- During the three months ended September 30, 2026, the Company started ground-up development and redevelopment projects with estimated net project costs of approximately $101 million, at the Company's share, bringing year-to-date total project starts to approximately $241 million.
  - Third quarter ground-up development starts included:
    - Redlands Marketplace, a $46 million Whole Foods-anchored project in Los Angeles, CA
    - The Shops at Fall Hill, a $24 million specialty grocer-anchored project in Fredericksburg, VA
- During the three months ended September 30, 2026, the Company completed one ground-up development project for approximately $96 million.
- As of September 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of $682 million at the Company's share, 46% of which had been incurred.
- Subsequent to quarter end, the Company started Poppy Ranch at Morgan Hill, a $42 million Sprouts-anchored ground-up development in Morgan Hill, CA.

Property Transactions

- As previously disclosed, on July 8, 2026, the Company acquired Franklin Crossing in Franklin Lakes, NJ, an 88,000 square foot shopping center anchored by Stop & Shop, for $27 million.
- As previously disclosed, on July 14, 2026, the Company acquired Cornerstone at Westford in suburban Boston, MA, a 236,000 square foot shopping center anchored by Market Basket.
  - Cornerstone was acquired through a joint venture for $74 million, or approximately $15 million at Regency's share.
- Subsequent to quarter end, on October 1, 2026, the Company acquired Hanover Village in Richmond, VA, a 90,000 square foot shopping center anchored by Aldi, for approximately $14 million.

Balance Sheet

- As of September 30, 2026, Regency had approximately $1.4 billion of available capacity under its revolving credit facility.
- As of September 30, 2026, Regency's pro-rata net debt and preferred stock to TTM operating EBITDA*re* was 4.9x.

Common and Preferred Dividends

- On November 3, 2026, Regency's Board declared a quarterly cash dividend on the Company's common stock of $0.800 per share. The dividend is payable on January 5, 2027 to shareholders of record as of December 14, 2026.
- On November 3, 2026, Regency's Board declared a quarterly cash dividend on the Company's Series A preferred stock of $0.390625 per share. The dividend is payable on January 29, 2027 to shareholders of record as of January 15, 2027.
- On November 3, 2026, Regency's Board declared a quarterly cash dividend on the Company's Series B preferred stock of $0.367200 per share. The dividend is payable on January 29, 2027 to shareholders of record as of January 15, 2027.

2026 Guidance

Regency Centers is providing updated 2026 Guidance, as summarized in the table below. Please refer to the Company's third quarter 2026 "Earnings Presentation" and "Quarterly Supplemental Disclosure" for additional detail. All materials are posted on the Company's website at investors.regencycenters.com.

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)]	$75,237	**+/-$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	$240,506	+/-$350,000	+/-$350,000
Acquisitions *Cap rate (weighted average)*	$66,820 6.3%	**+/-$80,000** **+/- 6.4%**	**+/-$70,000** **+/- 6.3%**
Dispositions *Cap rate (weighted average)*	$4,550 6.2%	+/-$5,000 +/- 6.2%	+/-$5,000 +/- 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.*

Conference Call Information

To discuss Regency's third quarter results and provide further business updates, management will host a conference call on Friday, November 6 at 11:00 a.m. ET. Dial-in and webcast information is below.

Third Quarter 2026 Earnings Conference Call

Date: Friday, November 6, 2026
Time: 11:00 a.m. ET
Dial#: 877-407-0789 or 201-689-8562
Webcast: Third Quarter 2026 Webcast Link

Replay: Webcast Archive – Investor Relations page under Events & Webcasts

About Regency Centers Corporation (Nasdaq: REG)

Regency Centers is a preeminent national owner, operator, and developer of shopping centers located in suburban trade areas with compelling demographics. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member. For more information, please visit RegencyCenters.com.

Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO, Core Operating Earnings, and Adjusted Funds from Operations – *Actual (in thousands, except per share amounts)*

For the Periods Ended September 30, 2026 and 2025	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO:				
Net Income Attributable to Common Shareholders	$ 75,125	105,960	$ 312,612	314,742
Adjustments to reconcile to Nareit Funds From Operations [1]:				
Depreciation and amortization (excluding FF&E)	114,074	109,933	342,792	321,296
Gain on sale of real estate, net of tax	(25,113)	(7,432)	(45,730)	(7,187)
Provision for impairment of real estate	65,135	3,374	65,135	4,636
Exchangeable operating partnership units	1,577	1,664	6,554	2,892
Nareit FFO	$ 230,798	213,499	$ 681,363	636,379
Nareit FFO per share (diluted)	$ 1.23	1.15	$ 3.64	3.46
Weighted average shares (diluted)	187,305	185,494	187,228	183,781
Reconciliation of Nareit FFO to Core Operating Earnings:				
Nareit FFO	$ 230,798	213,499	$ 681,363	636,379
Adjustments to reconcile to Core Operating Earnings [1]:				
Certain Non-Cash Items				
Straight-line rent, net [2]	(6,736)	(7,282)	(16,564)	(19,459)
Above/below market rent amortization, net	(5,164)	(5,423)	(15,461)	(17,260)
Debt and derivative mark-to-market amortization	1,721	1,816	5,534	4,618
Core Operating Earnings	$ 220,619	202,610	654,872	604,278
Core Operating Earnings per share (diluted)	$ 1.18	1.09	$ 3.50	3.29
Weighted average shares (diluted)	187,305	185,494	187,228	183,781
Reconciliation of Core Operating Earnings to Adjusted Funds from Operations:				
Core Operating Earnings	$ 220,619	202,610	$ 654,872	604,278
Adjustments to reconcile to Adjusted Funds from Operations [1]:				
Operating capital expenditures	(35,550)	(33,832)	(103,460)	(90,109)
Debt cost and derivative adjustments	2,357	2,423	6,959	6,849
Stock-based compensation	6,179	5,321	18,108	16,219
Adjusted Funds from Operations	$ 193,605	176,522	$ 576,479	537,237

(1) Includes Regency's consolidated entities and its share of unconsolidated real estate partnerships, net of share attributable to noncontrolling interests.

(2) Includes the impact of uncollectible straight-line rent of $125 and ($509) for the three months ended September 30, 2026 and 2025, respectively, and $3,217 and $611 for the nine months ended September 30, 2026 and 2025, respectively.

Reconciliation of Net Income Attributable to Common Shareholders to Pro-Rata Same Property NOI - *Actual (in thousands)*

For the Periods Ended September 30, 2026 and 2025	Three Months Ended			Year to Date		
	2026	2025	Change	2026	2025	Change
Net income attributable to common shareholders	$ 75,125	105,960		$ 312,612	314,742	
Less:						
Management, transaction, and other fees	(7,140)	(6,720)		(21,265)	(20,776)	
Other [1]	(13,610)	(13,654)		(37,187)	(40,193)	
Plus:						
Depreciation and amortization	107,708	102,799		322,933	299,108	
General and administrative	25,173	27,060		78,346	74,140	
Other operating expense	2,126	1,770		5,164	5,402	
Other expense, net	94,197	45,897		189,086	145,610	
Equity in income of investments in real estate partnerships excluded from NOI [2]	12,818	12,099		28,158	40,229	
Net income attributable to noncontrolling interests	3,376	3,244		11,600	7,838	
Preferred stock dividends	3,413	3,413		10,239	10,239	
NOI	303,186	281,868	7.6%	899,686	836,339	7.6%
Less non-same property NOI [3]	(14,051)	(6,650)		(36,663)	(9,839)	
Same Property NOI	$ 289,135	275,218	5.1%	$ 863,023	826,500	4.4%
Same Property NOI without Redevelopments	$ 244,818	236,558	3.5%	$ 733,585	711,930	3.0%
Expense Recovery Ratio	87.5%	85.7%		87.7%	86.1%	
NOI Margin	69.8%	69.6%		69.3%	69.6%	

(1) Includes straight-line rental income and expense, net of reserves, above and below market rent amortization, other fees, and noncontrolling interests.

(2) Includes non-NOI expenses incurred at our unconsolidated real estate partnerships, such as, but not limited to, straight-line rental income, above and below market rent amortization, depreciation and amortization, interest expense, and real estate gains and impairments.

(3) Includes revenues and expenses attributable to Non-Same Property, Property in Development, termination fees, corporate activities, and noncontrolling interests.

Same Property NOI is a key non-GAAP pro-rata measure used by management in evaluating the operating performance of Regency's properties. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Same Property NOI.

Reported results are preliminary and not final until the filing of the Company's Form 10-Q with the SEC and, therefore, remain subject to adjustment.

The Company has published additional financial information in its third quarter 2026 supplemental package that may help investors estimate earnings. A copy of the Company's third quarter 2026 supplemental package will be available on the Company's website at investors.regencycenters.com or by written request to: Investor Relations, Regency Centers Corporation, One Independent Drive, Suite 114, Jacksonville, Florida, 32202. The supplemental package contains more detailed financial and property results including financial statements, an outstanding debt summary, acquisition and development activity, investments in partnerships, information pertaining to securities issued other than common stock, property details, a significant tenant rent report and a lease expiration table in addition to earnings and valuation guidance assumptions. The information provided in the supplemental package is unaudited and includes non-GAAP measures, and there can be no assurance that the information will not vary from the final information in the Company's Form 10-Q for the period ended September 30, 2026. Regency may, but assumes no obligation to, update information in the supplemental package from time to time.

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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) stock-based 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.

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.

Same Property NOI is a key non-GAAP financial measure commonly used by real estate investment trusts (REITs) to evaluate operating performance. It is calculated on a Pro-rata ownership basis for properties owned and operated for the entirety of both the current and prior comparable reporting periods. Same Property NOI includes revenues and operating expenses associated with these properties but excludes items that are not indicative of ongoing operating performance. These include, without limitation, termination fees, as well as corporate-level expenses, financing costs, and other non-operating items. Management believes this measure provides investors with a useful and consistent comparison of the Company's operating performance and trends. Management uses Same Property NOI as a supplemental measure to assess property-level performance and to compare the performance of its stabilized property portfolio across reporting periods. This measure allows investors to evaluate trends in revenue and expense growth for properties that have been consistently operated during the periods.

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.

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.

Financial Results Summary
September 30, 2026
(in thousands, except per share data)

	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Financial Results				
Net income attributable to common shareholders (page 5)	$75,125	$105,960	$312,612	$314,742
Net income per diluted share	$0.41	$0.58	$1.70	$1.73
Nareit Funds From Operations (Nareit FFO) (page 9)	$230,798	$213,499	$681,363	$636,379
Nareit FFO per diluted share	$1.23	$1.15	$3.64	$3.46
Core Operating Earnings (page 9)	$220,619	$202,610	$654,872	$604,278
Core Operating Earnings per diluted share	$1.18	$1.09	$3.50	$3.29
Same Property NOI (page 8)	$289,135	$275,218	$863,023	$826,500
% growth	5.1%		4.4%	
NOI (page 6 & 7)	$303,186	$281,868	$899,686	$836,339
% growth	7.6%		7.6%	
Operating EBITDAre (page 10)	$286,920	$266,542	$852,111	$790,604
Dividends declared per common share and unit	$0.755	$0.705	$2.265	$2.115
Dividend payout ratio as a % of Nareit FFO	61.4%	61.3%	62.2%	61.1%
Diluted share and unit count				
Weighted average shares (diluted) - Net income	183,467	182,346	183,390	181,996
Weighted average shares and units (diluted) - Nareit FFO and Core Operating Earnings	187,305	185,494	187,228	183,781

	As of 9/30/2026	As of 12/31/2025	As of 12/31/2024	As of 12/31/2023
Capital Information				
Market price per common share	$71.88	$69.03	$73.93	$67.00
Common shares outstanding	183,122	182,902	181,361	184,581
Exchangeable units held by noncontrolling interests	3,838	3,838	1,097	1,107
Common shares and equivalents issued and outstanding	186,960	186,740	182,458	185,688
Market equity value of common shares and equivalents	$13,438,685	$12,890,662	$13,489,128	$12,441,131
Preferred stock[1]	$225,000	$225,000	$225,000	$225,000
Outstanding debt	5,436,806	5,280,308	4,984,071	4,688,805
Less: cash	(138,257)	(120,661)	(61,884)	(91,354)
Net debt and preferred stock	$5,523,549	$5,384,647	$5,147,187	$4,822,451
Total market capitalization	$18,962,234	$18,275,309	$18,636,315	$17,263,582
Debt metrics (pro-rata; trailing 12 months "TTM")[2]				
Net Debt and Preferreds-to-Operating EBITDAre	4.9x	5.1x	5.2x	5.4x
Net Debt and Preferreds-to-Operating EBITDAre, adjusted				*5.1x*
Fixed charge coverage	4.3x	4.2x	4.3x	4.7x

(1) Regency has outstanding 4.6M shares of 6.25% Series A Cumulative Redeemable Preferred Stock with a liquidation preference of $115M and callable on demand, and 4.4M shares of 5.875% Series B Cumulative Redeemable Preferred Stock with a liquidation preference of $110M and callable on demand.

(2) In light of the merger with UBP on August 18, 2023, adjusted debt metric calculations include legacy Regency results for the trailing 12 months and the annualized contribution from UBP post merger.

Real Estate Portfolio Summary
September 30, 2026
(GLA in thousands)

Consolidated and 100% of Real Estate Partnerships	9/30/2026	6/30/2026	3/31/2026	12/31/2025	9/30/2025
Number of properties	486	482	481	481	485
Number of retail operating properties	477	474	474	473	478
Number of same properties	461	461	462	459	466
Number of properties in development[1]	9	8	7	8	7
Gross Leasable Area (GLA) - All properties	59,232	58,785	58,508	58,377	58,615
GLA - Retail operating properties	58,298	57,789	57,618	57,411	57,732
GLA - Same properties	56,037	56,030	55,954	55,147	55,778
GLA - Properties in development[1]	934	995	889	967	883
Consolidated and Pro-Rata Share of Real Estate Partnerships					
GLA - All properties	51,104	50,846	50,654	50,489	50,218
GLA - Retail operating properties	50,171	49,850	49,765	49,522	49,335
GLA - Same properties[2]	48,212	48,205	48,117	48,095	48,086
Anchor Spaces (≥ 10,000 SF)[2]	29,536	29,536	29,480	29,493	29,467
Shop Spaces (< 10,000 SF)[2]	18,676	18,668	18,638	18,602	18,619
GLA - Properties in development[1]	934	995	889	967	883
% leased - All properties	96.6%	96.5%	96.2%	96.1%	96.0%
% leased - Retail operating properties	96.9%	96.8%	96.6%	96.6%	96.5%
% leased - Same properties[2]	97.0%	96.9%	96.6%	96.5%	96.4%
Anchor Spaces (≥ 10,000 SF)[2]	98.5%	98.4%	98.2%	98.0%	98.1%
Shop Spaces (< 10,000 SF)[2]	94.6%	94.4%	94.1%	94.2%	93.8%
% commenced - Same properties[2][3]	95.1%	94.5%	94.3%	94.1%	94.3%
Same property NOI Growth - YTD (see page 8)	4.4%	4.1%	4.4%	5.3%	5.5%
Same property NOI Growth without Redevelopments - YTD (see page 8)	3.0%	2.8%	2.8%	4.1%	4.5%
Rent spreads - Trailing 12 months[4] (see page 19)	11.5%	11.8%	11.7%	10.8%	10.5%

(1) Includes current ground-up developments.
(2) Prior periods adjusted for current same property pool.
(3) Excludes leases that are signed but have not yet commenced.
(4) Retail operating properties only. Rent spreads are calculated on a comparable-space, cash basis for new and renewal leases executed.
Amounts may not total due to rounding.

Consolidated Balance Sheets
September 30, 2026 and December 31, 2025
(in thousands)

		2026 (unaudited)	2025
Assets:			
Net real estate investments:			
Real estate assets at cost	$	14,810,914	14,561,924
Less: accumulated depreciation		3,519,458	3,267,728
Real estate assets, net		11,291,456	11,294,196
Investments in sales-type leases, net		16,909	16,727
Investments in real estate partnerships		362,997	349,856
Net real estate investments		11,671,362	11,660,779
Cash, cash equivalents, and restricted cash		138,257	120,661
Tenant receivables, net		36,735	29,578
Straight-line rent receivables, net		197,314	180,871
Other receivables		74,167	63,413
Tenant and other receivables		308,216	273,862
Deferred leasing costs, net		105,098	97,253
Acquired lease intangible assets, net		224,038	254,201
Right of use assets, net		309,886	315,804
Other assets		296,357	278,723
Total assets	$	13,053,214	13,001,283
Liabilities and Equity:			
Liabilities:			
Notes payable, net	$	4,772,056	4,619,301
Unsecured credit facility		115,000	120,000
Total notes payable		4,887,056	4,739,301
Accounts payable and other liabilities		400,682	391,847
Acquired lease intangible liabilities, net		338,945	356,454
Lease liabilities		239,316	242,368
Tenants' security, escrow deposits, and prepaid rent		91,511	89,707
Total liabilities		5,957,510	5,819,677
Equity:			
Shareholders' Equity:			
Preferred stock		225,000	225,000
Common stock		1,831	1,829
Treasury stock		(33,451)	(31,075)
Additional paid in capital		8,716,398	8,704,138
Accumulated other comprehensive income (loss)		4,319	(4,220)
Distributions in excess of net income		(2,090,895)	(1,988,782)
Total shareholders' equity		6,823,202	6,906,890
Noncontrolling Interests:			
Exchangeable operating partnership units		143,022	144,940
Limited partners' interests in consolidated partnerships		129,480	129,776
Total noncontrolling interests		272,502	274,716
Total equity		7,095,704	7,181,606
Total liabilities and equity	$	13,053,214	13,001,283

These consolidated balance sheets should be read in conjunction with the Company's most recent Form 10-Q and Form 10-K filed with the Securities and Exchange Commission.

Supplemental Details of Assets and Liabilities (Real Estate Partnerships Only)

September 30, 2026 and December 31, 2025

(in thousands)

	Noncontrolling Interests		Share of Unconsolidated Real Estate Partnerships	
	2026	2025	2026	2025
Assets:				
Real estate assets at cost	$ (122,419)	(115,552)	$ 1,331,496	1,305,006
Less: accumulated depreciation	(20,694)	(18,280)	524,425	504,568
Real estate assets, net	(101,725)	(97,272)	807,071	800,438
Investments in sales-type leases, net	(2,900)	(2,878)	38,464	38,045
Net real estate investments	(104,625)	(100,150)	845,535	838,483
Cash, cash equivalents, and restricted cash	(47,214)	(51,238)	21,152	12,005
Tenant receivables, net	(592)	(391)	3,159	3,411
Straight-line rent receivables, net	(2,781)	(2,468)	22,647	21,809
Other receivables	(395)	(1,238)	1,505	786
Tenant and other receivables	(3,768)	(4,097)	27,311	26,006
Deferred leasing costs, net	(2,368)	(2,432)	15,206	15,396
Acquired lease intangible assets, net	(750)	(832)	8,572	7,549
Right of use assets, net	(1,523)	(1,570)	4,622	4,665
Other assets	(544)	(320)	29,528	26,026
Total assets	$ (160,792)	(160,639)	$ 951,926	930,130
Liabilities:				
Notes payable, net	$ (25,263)	(25,297)	$ 549,750	541,006
Accounts payable and other liabilities	(3,486)	(2,989)	25,162	25,952
Acquired lease intangible liabilities, net	(114)	(131)	6,732	5,624
Lease liabilities	(2,019)	(2,037)	3,128	3,139
Tenants' security, escrow deposits, and prepaid rent	(430)	(409)	4,157	4,553
Total liabilities	$ (31,312)	(30,863)	$ 588,929	580,274

Note

Noncontrolling interests represent limited partners' interests in consolidated Real Estate Partnerships' activities and Share of Unconsolidated Real Estate Partnerships represents the Company's share of investments in unconsolidated Real Estate Partnerships' activities, of which each are included on a single line presentation in the Company's consolidated financial statements in accordance with GAAP.

Consolidated Statements of Operations
For the Periods Ended September 30, 2026 and 2025
(in thousands)
(unaudited)

	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Revenues:				
Lease income	$ 408,671	377,761	$ 1,214,082	1,117,945
Other property income	3,247	3,089	9,674	10,609
Management, transaction, and other fees	7,140	6,720	21,265	20,776
Total revenues	419,058	387,570	1,245,021	1,149,330
Operating Expenses:				
Depreciation and amortization	107,708	102,799	322,933	299,108
Property operating expense	69,802	65,471	214,048	194,689
Real estate taxes	52,099	47,080	153,494	140,940
General and administrative	25,173	27,060	78,346	74,140
Other operating expenses	2,126	1,770	5,164	5,402
Total operating expenses	256,908	244,180	773,985	714,279
Other Expense, net:				
Interest expense, net	53,485	51,323	159,252	149,608
Provision for impairment of real estate	65,135	3,374	65,135	4,636
Gain on sale of real estate, net of tax	(23,814)	(6,198)	(31,276)	(6,005)
Net investment income	(609)	(2,602)	(4,025)	(2,629)
Total other expense, net	94,197	45,897	189,086	145,610
Income before equity in income of investments in real estate partnerships	67,953	97,493	281,950	289,441
Equity in income of investments in real estate partnerships	13,961	15,124	52,501	43,378
Net income	81,914	112,617	334,451	332,819
Noncontrolling Interests:				
Exchangeable operating partnership units	(1,577)	(1,664)	(6,554)	(2,892)
Limited partners' interests in consolidated partnerships	(1,799)	(1,580)	(5,046)	(4,946)
Net income attributable to noncontrolling interests	(3,376)	(3,244)	(11,600)	(7,838)
Net income attributable to the Company	78,538	109,373	322,851	324,981
Preferred stock dividends	(3,413)	(3,413)	(10,239)	(10,239)
Net income attributable to common shareholders	$ 75,125	105,960	$ 312,612	314,742

These consolidated statements of operations should be read in conjunction with the Company's most recent Form 10-Q and Form 10-K filed with the Securities and Exchange Commission.

Supplemental Details of Operations (Consolidated Only)
For the Periods Ended September 30, 2026 and 2025
(in thousands)

	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Revenues:				
* Base rent	$ 283,437	265,289	$ 838,875	778,216
* Recoveries from tenants	102,679	92,406	309,473	275,392
* Percentage rent	2,130	1,950	12,140	11,558
* Termination fees	2,858	927	7,340	4,973
* Uncollectible lease income	(192)	53	(3,473)	(1,906)
* Other lease income	5,504	4,609	16,410	13,310
Straight-line rent on lease income	6,685	6,743	16,710	18,137
Above/below market rent amortization	5,570	5,784	16,607	18,265
Lease income, net	408,671	377,761	1,214,082	1,117,945
* Other property income	3,247	3,089	9,674	10,609
Property management fees	3,920	3,935	12,063	12,196
Asset management fees	1,893	1,777	5,428	5,240
Leasing commissions and other fees	1,327	1,008	3,774	3,340
Management, transaction, and other fees	7,140	6,720	21,265	20,776
Total revenues	$ 419,058	387,570	$ 1,245,021	1,149,330
Operating Expenses:				
Depreciation and amortization (including FF&E)	$ 107,708	102,799	$ 322,933	299,108
* Operating and maintenance	65,109	60,813	200,348	181,612
* Ground rent	3,657	3,787	10,692	10,442
* Termination expense	-	-	20	24
Straight-line rent on ground rent	500	336	1,380	1,009
Above/below market ground rent amortization	536	535	1,608	1,602
Property operating expense	69,802	65,471	214,048	194,689
* Real estate taxes	52,099	47,080	153,494	140,940
Gross general & administrative	24,930	24,652	76,108	72,770
Stock-based compensation	6,179	5,321	18,108	16,219
Capitalized direct overhead costs	(6,551)	(5,126)	(19,155)	(16,809)
General & administrative, net [1]	24,558	24,847	75,061	72,180
Loss on deferred compensation plan [2]	615	2,213	3,285	1,960
General & administrative	25,173	27,060	78,346	74,140
Other expenses	1,637	1,777	4,385	4,721
Development pursuit costs, net	489	(7)	779	681
Other operating expenses	2,126	1,770	5,164	5,402
Total operating expenses	$ 256,908	244,180	$ 773,985	714,279
Other Expense, net:				
Gross interest expense	$ 53,555	52,278	$ 160,051	150,878
Derivative amortization	48	226	143	677
Debt cost amortization	2,114	2,003	6,239	5,565
Debt and derivative mark-to-market amortization	1,682	1,805	5,483	4,703
Capitalized interest	(2,526)	(2,768)	(7,587)	(7,302)
Interest income	(1,388)	(2,221)	(5,077)	(4,913)
Interest expense, net	53,485	51,323	159,252	149,608
Provision for impairment of real estate	65,135	3,374	65,135	4,636
Gain on sale of real estate, net of tax	(23,814)	(6,198)	(31,276)	(6,005)
Net investment income [2]	(609)	(2,602)	(4,025)	(2,629)
Total other expense, net	$ 94,197	45,897	$ 189,086	145,610
Consolidated NOI	$ 278,798	256,643	$ 825,885	759,134

* Component of Net Operating Income

(1) General & administrative, net is referenced and reflected as G&A expense, net in earnings guidance on page 27.

(2) The change in value of participant obligations within Regency's non-qualified deferred compensation plan is included in General and administrative expense, which is offset by changes in value of assets held in the plan which is included in Net investment (income) expense.

These consolidated supplemental details of operations should be read in conjunction with the Company's most recent Form 10-Q and Form 10-K filed with the Securities and Exchange Commission.

Supplemental Details of Operations (Real Estate Partnerships Only)

For the Periods Ended September 30, 2026 and 2025

(in thousands)

	Noncontrolling Interests				Share of Unconsolidated Real Estate Partnerships			
	Three Months Ended		Year to Date		Three Months Ended		Year to Date	
	2026	2025	2026	2025	2026	2025	2026	2025
Revenues:								
* Base rent	$ (2,531)	(2,155)	$ (7,403)	(6,847)	$ 26,978	27,851	$ 80,027	83,680
* Recoveries from tenants	(778)	(584)	(2,364)	(1,873)	8,570	9,326	28,976	29,235
* Percentage rent	(32)	(19)	(32)	(28)	282	307	1,710	1,669
* Termination fees	(8)	(15)	(16)	(209)	301	50	513	374
* Uncollectible lease income	15	2	53	41	(75)	(15)	(251)	(5)
* Other lease income	(35)	(35)	(117)	(115)	661	390	1,548	1,168
Straight-line rent on lease income	(104)	(31)	(339)	(144)	558	930	1,292	2,432
Above/below market rent amortization	3	(23)	6	18	139	207	488	609
Lease income	(3,470)	(2,860)	(10,212)	(9,157)	37,414	39,046	114,303	119,162
* Other property income	(42)	(43)	(131)	(71)	281	155	1,661	655
Asset management fees	-	-	-	-	(302)	(267)	(858)	(794)
Total revenues	$ (3,512)	(2,903)	(10,343)	(9,228)	$ 37,393	38,934	115,106	119,023
Operating Expenses:								
Depreciation and amortization (including FF&E)	(945)	(781)	(2,823)	(2,542)	8,357	8,670	25,684	26,664
* Operating and maintenance	(607)	(471)	(1,857)	(1,634)	5,941	5,909	19,286	18,650
* Ground rent	(34)	(38)	(102)	(107)	71	73	214	214
Straight-line rent on ground rent	(13)	(13)	(39)	(39)	-	-	-	-
Above/below market ground rent amortization	-	-	-	-	12	10	32	30
Property operating expense	(654)	(522)	(1,998)	(1,780)	6,024	5,992	19,532	18,894
* Real estate taxes	(379)	(342)	(1,193)	(959)	4,207	4,859	14,025	14,305
General & administrative, net [1]	-	-	-	-	70	65	176	216
Other operating expenses	632	687	1,807	2,119	240	203	808	1,071
Total operating expenses	$ (1,346)	(958)	(4,207)	(3,162)	$ 18,898	19,789	60,225	61,150
Other Expense, net:								
Gross interest expense	(353)	(367)	(1,055)	(1,127)	5,871	5,597	17,218	16,818
Debt cost amortization	(10)	(10)	(30)	(33)	205	203	607	640
Debt and derivative mark-to-market amortization	(14)	(14)	(41)	(41)	53	25	92	(44)
Capitalized interest	-	-	-	-	(200)	(420)	(776)	(1,260)
Interest income	10	26	36	81	(96)	(150)	(307)	(477)
Interest expense, net	(367)	(365)	(1,090)	(1,120)	5,833	5,255	16,834	15,677
Gain on sale of real estate, net of tax	-	-	-	-	(1,299)	(1,234)	(14,454)	(1,182)
Total other expense, net	$ (367)	(365)	(1,090)	(1,120)	$ 4,534	4,021	2,380	14,495
Share of NOI	$ (2,391)	(1,998)	(6,858)	(6,402)	$ 26,779	27,223	80,659	83,607

* Component of Net Operating Income

[1] General & administrative, net is referenced and reflected as G&A expense, net in earnings guidance on page 27.

Note

Noncontrolling interests represent limited partners' interests in consolidated Real Estate Partnerships' activities. Share of Unconsolidated Real Estate Partnerships represents the Company's share of investments in unconsolidated Real Estate Partnerships' activities, of which each are included on a single line presentation in the Company's consolidated financial statements in accordance with GAAP.

Supplemental Details of Same Property NOI

For the Periods Ended September 30, 2026 and 2025

(in thousands)

	Three Months Ended			Year to Date		
	2026	2025	Change	2026	2025	Change
Same Property NOI Detail:						
Real Estate Revenues:						
Base Rent	$ 297,068	286,032		$ 882,409	851,267	
Recoveries from Tenants	106,059	99,497		325,831	300,733	
Percentage Rent	2,290	2,159		13,211	12,978	
Uncollectible Lease Income	(459)	113		(3,279)	(1,915)	
Other Lease Income	6,052	5,013		17,584	14,528	
Other Property Income	3,012	2,583		9,640	9,288	
Total Real Estate Revenues	414,022	395,397		1,245,396	1,186,879	
Real Estate Operating Expenses:						
Operating and Maintenance	68,043	65,221		210,584	196,580	
Real Estate Taxes	53,132	50,880		160,788	152,525	
Ground Rent	3,712	4,078		11,001	11,274	
Total Real Estate Operating Expenses	124,887	120,179		382,373	360,379	
Same Property NOI	$ 289,135	275,218	5.1%	$ 863,023	826,500	4.4%
Same Property NOI without Redevelopments	$ 244,818	236,558	3.5%	$ 733,585	711,930	3.0%
Expense Recovery Ratio	87.5%	85.7%		87.7%	86.1%	
NOI Margin	69.8%	69.6%		69.3%	69.6%	
Percent Contribution to Same Property NOI Performance:						
Base rent	4.0%			3.8%		
Uncollectible lease income	-0.2%			-0.2%		
Net expense recoveries	0.7%			0.4%		
Other lease / property income	0.5%			0.4%		
Percentage rent	0.1%			0.0%		
Same Property NOI (% impact)	**5.1%**			**4.4%**		
Reconciliation of Net Income Attributable to Common Shareholders to Same Property NOI:						
Net income attributable to common shareholders	$ 75,125	105,960		$ 312,612	314,742	
Less:						
Management, transaction, and other fees	(7,140)	(6,720)		(21,265)	(20,776)	
Other [1]	(13,610)	(13,654)		(37,187)	(40,193)	
Plus:						
Depreciation and amortization	107,708	102,799		322,933	299,108	
General and administrative	25,173	27,060		78,346	74,140	
Other operating expense	2,126	1,770		5,164	5,402	
Other expense, net	94,197	45,897		189,086	145,610	
Equity in income of investments in real estate partnerships excluded from NOI [2]	12,818	12,099		28,158	40,229	
Net income attributable to noncontrolling interests	3,376	3,244		11,600	7,838	
Preferred stock dividends	3,413	3,413		10,239	10,239	
NOI	303,186	281,868	7.6%	899,686	836,339	7.6%
Less non-same property NOI [3]	(14,051)	(6,650)		(36,663)	(9,839)	
Same Property NOI	$ 289,135	275,218		$ 863,023	826,500	

(1) Includes straight-line rental income and expense, net of reserves, above and below market rent amortization, and share of NOI attributable to noncontrolling interests.

(2) Includes non-NOI income and expenses incurred at our unconsolidated Real Estate Partnerships, such as, but not limited to, straight-line rental income, above and below market rent amortization, depreciation and amortization, interest expense, and real estate gains and impairments.

(3) Includes revenues and expenses attributable to Non-Same Property, Property in Development, termination fees, corporate activities, and noncontrolling interests.

Reconciliations of Non-GAAP Financial Measures
For the Periods Ended September 30, 2026 and 2025
(in thousands, except per share data)

	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO:				
Net Income Attributable to Common Shareholders	$ 75,125	105,960	$ 312,612	314,742
Adjustments to reconcile to Nareit Funds From Operations [1]:				
Depreciation and amortization (excluding FF&E)	114,074	109,933	342,792	321,296
Gain on sale of real estate, net of tax	(25,113)	(7,432)	(45,730)	(7,187)
Provision for impairment of real estate	65,135	3,374	65,135	4,636
Exchangeable operating partnership units	1,577	1,664	6,554	2,892
Nareit FFO	$ 230,798	213,499	$ 681,363	636,379
Nareit FFO per share (diluted)	$ 1.23	1.15	$ 3.64	3.46
Weighted average shares (diluted)	187,305	185,494	187,228	183,781
Reconciliation of Nareit FFO to Core Operating Earnings:				
Nareit FFO	$ 230,798	213,499	$ 681,363	636,379
Adjustments to reconcile to Core Operating Earnings [1]:				
Certain Non-Cash Items				
Straight-line rent, net [2]	(6,736)	(7,282)	(16,564)	(19,459)
Above/below market rent amortization, net	(5,164)	(5,423)	(15,461)	(17,260)
Debt and derivative mark-to-market amortization	1,721	1,816	5,534	4,618
Core Operating Earnings	$ 220,619	202,610	$ 654,872	604,278
Core Operating Earnings per share (diluted)	$ 1.18	1.09	$ 3.50	3.29
Weighted average shares (diluted)	187,305	185,494	187,228	183,781
Reconciliation of Core Operating Earnings to AFFO:				
Core Operating Earnings	$ 220,619	202,610	$ 654,872	604,278
Adjustments to reconcile to AFFO [1]:				
Operating capital expenditures	(35,550)	(33,832)	(103,460)	(90,109)
Debt cost and derivative adjustments	2,357	2,423	6,959	6,849
Stock-based compensation	6,179	5,321	18,108	16,219
AFFO	$ 193,605	176,522	$ 576,479	537,237

(1) Includes Regency's consolidated entities and its share of unconsolidated Real Estate Partnerships, net of share attributable to noncontrolling interests, which can be found on page 4 and 7.

(2) Includes the impact of uncollectible straight-line rent of $125 and ($509) for the three months ended September 30, 2026 and 2025, respectively, and $3,217 and $611 for the nine months ended September 30, 2026 and 2025, respectively.

Capital Expenditures and Additional Disclosures

For the Periods Ended September 30, 2026 and 2025

(in thousands)

	Three Months Ended		Year to Date	
	2026	2025	2026	2025
Capital Expenditures:				
Operating Properties [1]				
Tenant allowance and landlord work	$ 18,098	18,377	$ 58,648	51,236
Leasing commissions	4,785	5,345	16,734	15,888
Leasing Capital Expenditures	22,883	23,722	75,382	67,124
Building improvements	12,667	10,110	28,078	22,985
Operating Capital Expenditures	$ 35,550	33,832	$ 103,460	90,109
Development & Redevelopment Properties [1]				
Ground-up development [2]	$ 44,118	45,692	$ 153,257	110,393
Redevelopment [2]	27,201	38,758	87,249	114,378
Development & Redevelopment Expenditures	$ 71,319	84,450	$ 240,506	224,771
Reconciliation of Net Income to Nareit EBITDA*re*:				
Net Income	$ 81,914	112,617	$ 334,451	332,819
Adjustments to reconcile to Nareit EBITDA*re* [3]:				
Interest expense	60,802	58,949	181,470	170,675
Income tax expense	105	311	487	695
Depreciation and amortization	116,065	111,469	348,617	325,772
Gain on sale of real estate, net of tax	(25,113)	(7,432)	(45,730)	(7,187)
Provision for impairment of real estate	65,135	3,374	65,135	4,636
Nareit EBITDA*re*	$ 298,908	279,288	$ 884,430	827,410
Reconciliation of Nareit EBITDAre to Operating EBITDAre:				
Nareit EBITDAre	$ 298,908	279,288	$ 884,430	827,410
Adjustments to reconcile to Operating EBITDA*re* [3]:				
Straight-line rent, net	(6,827)	(7,300)	(16,864)	(19,564)
Above/below market rent amortization, net	(5,161)	(5,446)	(15,455)	(17,242)
Operating EBITDA*re*	$ 286,920	266,542	$ 852,111	790,604

(1) Includes Regency's consolidated entities and its share of unconsolidated Real Estate Partnerships, net of share attributable to noncontrolling interests.

(2) Certain prior-period ground-up development and redevelopment expenditures have been corrected for an administrative error. Total ground-up development and redevelopment expenditures were not affected.

(3) Includes Regency's consolidated entities and its share of unconsolidated Real Estate Partnerships.

Summary of Consolidated Debt
September 30, 2026 and December 31, 2025
(in thousands)

Total Debt Outstanding:	9/30/2026	12/31/2025
Notes Payable:		
Fixed rate mortgage loans[1]	$ 651,927	$ 746,437
Fixed rate unsecured public debt	4,120,129	3,673,647
Fixed rate unsecured private debt	-	199,217
Unsecured credit facility:		
Revolving line of credit	115,000	120,000
Total	$ 4,887,056	$ 4,739,301

Schedule of Maturities by Year:	Scheduled Principal Payments	Mortgage Loan Maturities	Unsecured Maturities [2]	Total	Weighted Average Contractual Interest Rate on Maturities
2026	$ 3,173	46,852	-	50,025	4.18%
2027	10,051	235,558	525,000	770,609	3.68%
2028	8,365	51,939	415,000	475,304	4.45%
2029	5,619	97,120	425,000	527,739	3.19%
2030	5,445	2,163	600,000	607,608	3.70%
2031	5,263	30,908	-	36,171	3.68%
2032	3,120	57,121	400,000	460,241	4.84%
2033	2,992	-	450,000	452,992	4.50%
2034	3,117	-	400,000	403,117	5.25%
2035	3,247	-	325,000	328,247	5.10%
>10 years	6,467	102,651	725,000	834,118	4.47%
Unamortized debt premium/(discount), net of issuance costs	-	(29,244)	(29,871)	(59,115)	
	$ 56,859	595,068	4,235,129	4,887,056	4.25%

Percentage of Total Debt:	9/30/2026	12/31/2025
Fixed	97.6%	97.5%
Variable	2.4%	2.5%
Current Weighted Average Contractual Interest Rates:[3]		
Fixed	4.2%	4.2%
Variable	4.7%	4.4%
Combined	4.2%	4.2%
Current Weighted Average Effective Interest Rate:[4]		
Combined	4.5%	4.5%
Average Years to Maturity:		
Fixed	6.8	7.2
Variable	1.5	2.3

(1) Includes variable rate mortgage loans that have been fixed through interest rate swaps.

(2) Includes unsecured public and private placement debt and any drawn balance on unsecured revolving line of credit.

(3) Interest rates are calculated as of the quarter end.

(4) Effective interest rates are calculated in accordance with US GAAP, as of the quarter end, and include the impact of debt premium/(discount) amortization, issuance cost amortization, interest rate swaps, and facility fees.

Details of Consolidated Debt

September 30, 2026 and December 31, 2025

(in thousands)

Lender	Collateral	Contractual Rate		Effective Rate[1]	Maturity	9/30/2026	12/31/2025
Secured Debt - Fixed Rate Mortgage Loans							
M&T Bank	Cos Cob Plaza & Greenwich Commons	3.48%			10/01/26	$ 7,750	$ 8,037
Santander Bank	Baederwood Shoppes	3.28%			12/19/26	24,365	24,365
TD Bank	Black Rock Shopping Center	6.03%			12/31/26	14,775	14,939
Voya Retire Insurance and Annuity Co.	Meadtown Shopping Center	3.85%			01/01/27	8,528	8,765
Voya Retire Insurance and Annuity Co.	Midland Park Shopping Center	3.85%			01/01/27	16,140	16,588
Voya Retire Insurance and Annuity Co.	Valley Ridge Shopping Center	3.85%			01/01/27	15,278	15,702
Voya Retire Insurance and Annuity Co.	Cedar Hill Shopping Center	3.85%			01/01/27	6,407	6,585
The Guardian Life Insurance of America	Willa Springs	3.81%			03/01/27	16,700	16,700
The Guardian Life Insurance of America	Alden Bridge	3.81%			03/01/27	26,000	26,000
The Guardian Life Insurance of America	Bethany Park Place	3.81%			03/01/27	10,200	10,200
The Guardian Life Insurance of America	Blossom Valley	3.81%			03/01/27	22,300	22,300
The Guardian Life Insurance of America	Dunwoody Hall	3.81%			03/01/27	13,800	13,800
The Guardian Life Insurance of America	Hasley Canyon Village	3.81%			03/01/27	16,000	16,000
PNC Bank	Fellsway Plaza	4.06%			06/02/27	33,297	33,727
M&T Bank	Ridgeway Shopping Center	3.40%			07/01/27	39,721	40,688
PNC Bank	The Longmeadow Shops	5.56%			12/01/27	13,000	13,000
New York Life Insurance	Oak Shade Town Center	6.05%			05/10/28	1,670	2,369
Provident Bank	Washington Commons	4.83%			08/15/28	7,989	8,210
TD Bank	Brick Walk Shopping Center	6.71%			09/19/28	29,952	30,234
New York Life Insurance	Von's Circle Center	5.20%			10/10/28	1,974	2,634
Bank of New York Mellon	Putnam Plaza	4.81%			10/17/28	16,229	16,531
American United Life Insurance Company	Ferry Plaza	4.63%			04/01/29	7,865	8,131
M&T Bank	Old Kings Market	4.82%			04/03/29	21,723	22,111
Bank of New York Mellon	Lakeview Shopping Center	3.63%			06/25/29	10,195	10,407
State Farm	Brentwood Place	3.50%			09/01/29	43,500	43,500
The Prudential Insurance Company of America	Shops at Erwin Mill	5.71%			09/05/29	12,000	12,000
Bank of New York Mellon	McLean Plaza	5.74%			11/18/29	5,000	5,000
Tanglewood Shopping Center Co.	Tanglewood Shopping Center	5.05%			03/29/30	513	513
Tanglewood Shopping Center Co.	Tanglewood Shopping Center	4.55%			03/29/30	1,650	1,650
Security Life of Denver Insurance Co.	Newfield Green	3.89%			08/01/31	17,739	18,175
American United Life Insurance Company	South Pass Village	3.50%			11/01/31	18,915	19,258
RGA Reinsurance Company	Boonton Shopping Center	3.45%			01/01/32	9,941	10,123
Bank of New York Mellon	The Dock-Dockside & The Dock-Railside	3.05%			01/31/32	31,521	32,125
Bank of New York Mellon	High Ridge Center	5.55%			02/20/32	10,000	10,000
City of Rollingwood	Shops at Mira Vista	8.00%			03/01/32	124	137
John Hancock	Terrace Shops	3.87%			06/01/32	13,776	14,007
First County Bank	Old Greenwich CVS	5.63%			06/01/37	758	799
John Hancock	Sendero Marketplace	4.45%			07/01/37	6,468	6,567
John Hancock	Sendero Marketplace	4.52%			07/01/37	37,282	37,971
State Farm	Bridgepark Plaza	3.63%			03/01/38	16,526	17,383
John Hancock	Mercantile East	4.07%			08/01/38	33,000	33,000
John Hancock	Mercantile West	4.26%			10/01/38	40,600	40,600
Metropolitan Life Insurance Company	Westbury Plaza	3.76%			02/01/26	-	88,000
Unamortized discount on assumed debt of acquired properties, net of issuance costs						(29,244)	(32,394)
Total Fixed Rate Mortgage Loans		4.16%		4.78%		$ 651,927	$ 746,437
Unsecured Debt							
Debt Offering (1/17/17)	Fixed-rate unsecured	3.60%			02/01/27	525,000	525,000
Debt Offering (3/9/18)	Fixed-rate unsecured	4.13%			03/15/28	300,000	300,000
Debt Offering (8/13/19)	Fixed-rate unsecured	2.95%			09/15/29	425,000	425,000
Debt Offering (5/13/20)	Fixed-rate unsecured	3.70%			06/15/30	600,000	600,000
Debt Offering (5/8/25)	Fixed-rate unsecured	5.00%			07/15/32	400,000	400,000
Debt Offering (2/18/26)	Fixed-rate unsecured	4.50%			03/15/33	450,000	-
Debt Offering (1/18/24)	Fixed-rate unsecured	5.25%			01/15/34	400,000	400,000
Debt Offering (8/15/24)	Fixed-rate unsecured	5.10%			01/15/35	325,000	325,000
Debt Offering (1/17/17)	Fixed-rate unsecured	4.40%			02/01/47	425,000	425,000
Debt Offering (3/6/19)	Fixed-rate unsecured	4.65%			03/15/49	300,000	300,000
Debt Placement (5/11/16)	Fixed-rate unsecured	3.81%			05/11/26	-	100,000
Debt Placement (8/11/16)	Fixed-rate unsecured	3.91%			08/11/26	-	100,000
Revolving Line of Credit	Variable-rate unsecured	Adjusted SOFR + 0.685%	[2]		03/23/28	115,000	120,000
Unamortized debt discount and issuance costs						(29,871)	(27,136)
Total Unsecured Debt, Net of Discounts		4.25%		4.38%		$ 4,235,129	$ 3,992,864
		4.25%		4.54%		$ 4,887,056	$ 4,739,301

(1) Effective interest rates are calculated in accordance with US GAAP, as of the quarter end, and include the impact of debt premium/(discount) amortization, issuance cost amortization, interest rate swaps, and facility and unused fees.

(2) The interest rate is SOFR plus a 0.100% market adjustment ("Adjusted SOFR") plus our applicable margin of 0.685%. Rate applies to drawn balance only. Additional annual facility fee of 0.115% applies to entire $1.5 billion line of credit. Expiration is subject to two additional six-month periods at the Company's option.

Summary of Unsecured Debt Covenants and Leverage Ratios
September 30, 2026
(in thousands)

Outstanding Unsecured Public Debt:	Origination	Maturity	Rate	Balance
	01/17/17	02/01/27	3.600%	$525,000
	03/09/18	03/15/28	4.125%	$300,000
	08/20/19	09/15/29	2.950%	$425,000
	05/13/20	06/15/30	3.700%	$600,000
	05/13/25	07/15/32	5.000%	$400,000
	02/23/26	03/15/33	4.500%	$450,000
	01/18/24	01/15/34	5.250%	$400,000
	08/15/24	01/15/35	5.100%	$325,000
	01/17/17	02/01/47	4.400%	$425,000
	03/06/19	03/15/49	4.650%	$300,000

Unsecured Public Debt Covenants:	Required	9/30/2026	6/30/2026	3/31/2026	12/31/2025	9/30/2025
Fair Market Value Calculation Method Covenants[1][2]						
Total Consolidated Debt to Total Consolidated Assets	≤ 65%	27%	27%	28%	27%	28%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	4%	4%	4%	4%	4%
Consolidated Income for Debt Service to Consolidated Debt Service	≥ 1.5x	4.8x	4.7x	4.5x	4.8x	4.5x
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	>150%	388%	384%	372%	396%	378%

Ratios:	9/30/2026	6/30/2026	3/31/2026	12/31/2025	9/30/2025
Consolidated Only					
Net debt to total market capitalization	25.8%	23.7%	25.3%	26.0%	25.5%
Net debt to real estate assets, before depreciation	31.5%	31.1%	32.3%	30.9%	31.8%
Net debt to total assets, before depreciation	28.9%	28.8%	29.9%	28.6%	29.4%
Net debt and preferreds to Operating EBITDAre - TTM	4.8x	4.9x	4.9x	4.6x	4.8x
Fixed charge coverage	4.6x	4.6x	4.6x	4.6x	4.6x
Interest coverage	5.2x	5.2x	5.1x	5.2x	5.2x
Unsecured assets to total real estate assets	88.6%	88.6%	88.5%	87.3%	86.9%
Unsecured NOI to total NOI - TTM	89.1%	89.2%	89.7%	89.2%	89.5%
Unencumbered assets to unsecured debt	308%	306%	297%	317%	300%
Total Pro-Rata Share					
Net debt to total market capitalization	27.9%	25.8%	27.3%	28.2%	27.7%
Net debt to real estate assets, before depreciation	33.0%	32.6%	33.7%	32.4%	33.4%
Net debt to total assets, before depreciation	30.2%	30.1%	31.1%	29.9%	30.7%
Net debt and preferreds to Operating EBITDAre - TTM	4.9x	5.0x	5.2x	5.1x	5.3x
Fixed charge coverage	4.3x	4.2x	4.2x	4.2x	4.2x
Interest coverage	4.8x	4.7x	4.7x	4.7x	4.7x

(1) For a complete listing of all Debt Covenants related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.

(2) Current period debt covenants are finalized and submitted after the Company's most recent Form 10-Q or Form 10-K filing.

Summary of Unconsolidated Debt
September 30, 2026 and December 31, 2025
(in thousands)

Total Debt Outstanding:	9/30/2026	12/31/2025
Mortgage loans payable:		
Fixed rate secured loans	$ 1,485,357	$ 1,442,870
Variable rate secured loans	69,958	60,080
Unsecured credit facility variable rate	13,000	20,000
Total	$ 1,568,315	$ 1,522,950

Schedule of Maturities by Year:	Scheduled Principal Payments	Mortgage Loan Maturities	Unsecured Maturities	Total	Weighted Average Contractual Interest Rate on Maturities	Regency's Pro Rata Share	Regency's Pro Rata Weighted Average Contractual Interest Rate on Maturities
2026	$ 2,084	158,461	-	160,545	6.33%	56,081	6.33%
2027	8,571	32,800	-	41,371	2.60%	13,670	2.41%
2028	5,416	232,735	-	238,151	4.88%	82,380	4.99%
2029	4,226	104,434	-	108,660	5.00%	37,431	5.26%
2030	3,774	215,893	13,000	232,667	3.50%	80,771	3.24%
2031	2,440	363,100	-	365,540	3.29%	141,905	3.29%
2032	585	243,197	-	243,782	3.62%	78,571	3.44%
2033	406	60,000	-	60,406	5.10%	12,081	5.10%
2034	210	37,497	-	37,707	6.12%	13,941	6.28%
2035	-	-	-	-	0.00%	-	-
>10 Years	-	90,500	-	90,500	5.27%	36,200	5.27%
Unamortized debt premium/(discount) and issuance costs [2]	-	(11,014)	-	(11,014)		(3,281)	
	$ 27,712	1,527,603	13,000	1,568,315	4.27%	549,750	4.22%

Percentage of Total Debt:	9/30/2026	12/31/2025
Fixed	94.7%	94.7%
Variable	5.3%	5.3%
Current Weighted Average Contractual Interest Rates:[1]		
Fixed	4.2%	4.0%
Variable	6.1%	6.1%
Combined	4.3%	4.2%
Current Weighted Average Effective Interest Rates:[2]		
Combined	4.5%	4.3%
Average Years to Maturity:		
Fixed	4.1	4.2
Variable	0.9	0.9

(1) Interest rates are calculated as of the quarter end.

(2) Effective interest rates are calculated in accordance with US GAAP, as of the quarter end, and include the impact of debt premium/(discount) amortization, issuance cost, amortization, interest rate swaps, and facility and unused fees.

Unconsolidated Real Estate Partnerships
September 30, 2026
(in thousands)

Investment Partner and Portfolio Summary Abbreviation	Number of Properties	Total GLA	Total Assets	Total Debt	Regency Ownership Interest	Regency Share of Debt	Regency Investment 9/30/2026	Regency Equity in Income
State of Oregon								
(JV-C2)	25	2,980	$757,793	$350,983	20.00%	$70,197	$72,269	$3,078
(JV-CCV)	1	603	96,904	74,874	30.00%	22,462	5,900	1,807
	26	3,583	854,697	425,857				
GRI								
(JV-GRI) [(1)]	54	7,564	1,317,989	880,276	40.00%	352,110	109,727	32,092
Individual Investors								
Ballard Blocks	2	249	110,956	-	49.90%	-	56,924	806
Bloom on Third	1	91	293,265	159,855	35.00%	55,949	48,163	724
Others	8	1,076	201,902	102,327	11.80% - 83.00%	49,032	70,014	13,994
	91	**12,563**	**$2,778,809**	**$1,568,315**		**$549,750**	**$362,997**	**$52,501**

(1) Effective January 1, 2026, Regency purchased its partner's ownership interest in a property held within unconsolidated real estate partnership. Upon acquisition, this property was consolidated into Regency's financial statements.

Property Transactions
September 30, 2026
(in thousands)

Acquisitions:

Date	Property Name	Real Estate Partner (REG %)	Market	Total GLA	REG Share of Purchase Price	Weighted Average Cap Rate	Anchor(s)
Jan-26	Haddon Commons	60% Partner Buyout	Haddon Township, NJ	54	$6,300		Acme Markets
May-26	Berkshire Place (Outparcel)		Naples, FL	17	$9,000		Retail
Jun-26	Shops at Highland Walk	State of Oregon (20%)	Denver, CO	95	$7,420		King Soopers
Jul-26	Franklin Crossing		Franklin Lakes, NJ	88	$27,000		Stop & Shop
Jul-26	Cornerstone at Westford	State of Oregon (20%)	Westford, MA	236	$14,800		Market Basket
	All Other Acquisitions (each individually less than $2.5M)			7	$2,300		
	Property Acquisitions			**497**	**$66,820**	**6.3%**	

Dispositions:

Date	Property Name	Real Estate Partner (REG %)	Market	Total GLA	REG Share of Purchase Price	Weighted Average Cap Rate	Anchor(s)
Jun-26	Shops at Hampton Oaks		Atlanta, GA	21	$2,925		Retail
	All Other Dispositions (each individually less than $2.5M)			4	$1,625		
	Property Dispositions			**25**	**$4,550**	**6.2%**	

Summary of Developments and Redevelopments
September 30, 2026
(in thousands)

In-Process Developments and Redevelopments [1]									
Shopping Center	**Market**	**Grocer/Anchor Tenant**	**Center % Leased**	**Project Start**	**Est Initial Rent Commencement [a]**	**Est Stabilization Year [b]**	**Net Project Costs [c]**	**% of Costs Incurred**	**Stabilized Yield [d]**
Ground-up Developments			**73%**				**$366M**	**36%**	**7% +/-**
Sienna Grande Shops [2][3]	Houston, TX	Retail	65%	Q2-2023	1H-2025	2027	$9M	97%	8% +/-
The Village at Seven Pines [2]	Jacksonville, FL	Publix	74%	Q3-2025	1H-2027	2028	$112M	39%	8% +/-
Ellis Village Center - Phase 1 [2]	Bay Area, CA	Sprouts	100%	Q3-2025	2H-2026	2027	$30M	63%	7% +/-
Culver Commons [2]	Los Angeles, CA	Retail	73%	Q4-2025	1H-2027	2028	$16M	32%	7% +/-
Lone Tree Village [2]	Denver, CO	King Soopers	86%	Q4-2025	1H-2027	2028	$29M	64%	7% +/-
Oak Valley Village [2][3]	Los Angeles, CA	Target, Sprouts	84%	Q4-2025	2H-2027	2028	$45M	35%	7% +/-
The Berkeley at Durbin Park [2]	Jacksonville, FL	Whole Foods	61%	Q2-2026	2H-2028	2028	$55M	17%	7% +/-
Redlands Marketplace [2]	Los Angeles, CA	Whole Foods	52%	Q3-2026	2H-2028	2029	$46M	13%	7% +/-
The Shops at Fall Hill [2]	Metro DC	Specialty Grocer	8%	Q3-2026	1H-2028	2029	$24M	18%	7% +/-
Redevelopments			**91%**				**$316M**	**57%**	**10% +/-**
Bloom on Third [3]	Los Angeles, CA	Whole Foods	99%	Q4-2022	2H-2026	2027	$26M	83%	16% +/-
Serramonte Center - Phase 3	San Francisco, CA	Jagalchi	99%	Q2-2023	1H-2025	2026	$43M	70%	11% +/-
West Chester Plaza	Cincinnati, OH	Kroger	89%	Q4-2024	2H-2027	2028	$15M	34%	8% +/-
Willows Shopping Center	Bay Area, CA	Retail	85%	Q4-2024	1H-2026	2027	$17M	77%	9% +/-
The Crossing Clarendon	Metro DC	Whole Foods	93%	Q2-2025	1H-2026	2027	$14M	60%	7% +/-
East Meadow Plaza - Phase 2A	Long Island, NY	Lidl	90%	Q3-2025	2H-2026	2027	$16M	81%	8% +/-
Crystal Brook Corner [2]	Long Island, NY	Whole Foods	69%	Q1-2026	1H-2027	2028	$59M	65%	7% +/-
Ryanwood Square	Palm Beach, FL	Publix	91%	Q2-2026	2H-2026	2028	$12M	4%	8% +/-
Country Walk Plaza	Miami, FL	Publix	97%	Q3-2026	2H-2026	2028	$12M	6%	8% +/-
Various Redevelopments (est costs < $10 million individually)			89%				$104M	51%	13% +/-
Total In-Process (In Construction)							**$682M**	**46%**	**9% +/-**

Current Year Development and Redevelopment Completions							
Shopping Center	**Market**	**Project Start**	**Est Initial Rent Commencement[a]**	**Est Stabilization Year[b]**	**Net Project Costs[c]**	**% of Costs Incurred**	**Stabilized Yield[d]**
Ground-up Developments					**$132M**	**96%**	**7% +/-**
Oakley Shops at Laurel Fields [2]	Bay Area, CA	Q3-2024	2H-2025	2026	$36M	96%	7% +/-
The Shops at SunVet [2]	Long Island, NY	Q2-2023	1H-2026	2027	$96M	96%	7% +/-
Redevelopments					**$26M**	**94%**	**13% +/-**
East Meadow Plaza - Phase 1	Long Island, NY	Q3-2024	2H-2025	2026	$12M	90%	17% +/-
Redevelopment Completions (est costs < $10 million individually)					$14M	97%	10% +/-
Total Completions					**$158M**	**96%**	**8% +/-**

(a) Estimated Initial Rent Commencement represents the estimated date that the anchor or first tenants at each project will rent commence.

(b) Estimated Stabilization Year represents the estimated year that the project will reach the stated stabilized yield on an annualized basis.

(c) Represents Regency's pro-rata share of net project costs.

(d) A stabilized yield for a redevelopment property represents the incremental NOI (estimated stabilized NOI less NOI prior to project commencement) divided by the total project costs.

(1) Scope, economics and timing of development and redevelopment projects can change materially from estimates provided.

(2) Ground-up development or redevelopment that is excluded from the Same Property NOI pool.

(3) Estimated costs represent Regency's pro-rata share: Sienna Grande Shops (75%); Oak Valley Village (75%); and Bloom on Third (35%)

Note: Regency's Estimate of Net GAAP Project Costs, after additional interest and overhead capitalization, is $755M for Ground-up Developments and Redevelopments In-Process. Percent of costs incurred is 46% for Ground-up Developments and Redevelopments In-Process.

Summary of In-Process Developments and Redevelopments
September 30, 2026
(in thousands)

In-Process Development and Redevelopment Descriptions	
Ground-up Developments	
Sienna Grande Shops	Phase 1 features approximately 30K SF of shop space and outparcels in a master-planned development outside of Houston, TX, ranked among the top-selling communities nationally.
The Village at Seven Pines	239K SF center anchored by Publix, leading restaurants and retailers, and Class A office space that will serve as Regency's new corporate headquarters.
Ellis Village Center - Phase 1	Located in the Bay Area, 49K SF shopping center anchored by Sprouts and multiple shop buildings.
Culver Commons	14K SF retail center in extremely high barrier to entry West L.A. submarket.
Lone Tree Village	157K SF development in a high-growth corridor of Denver, CO, featuring a best-in-class grocer.
Oak Valley Village	Located east of L.A., the 230K SF ground-up development will feature Target and Sprouts.
The Berkeley at Durbin Park	Premier Whole Foods anchored development in Jacksonville, featuring a 106K SF center strategically positioned in one of the region's most affluent and fastest-growing markets.
Redlands Marketplace	New ground-up development in Redlands, CA that features a new 69K SF shopping center anchored by Whole Foods.
The Shops at Fall Hill	40K SF shopping center anchored by a specialty grocer within the master planned community in Fredericksburg, VA.
Redevelopments	
Bloom on Third	Redevelopment in Los Angeles, CA, which includes new retail space and a ground lease for mid-rise luxury apartments constructed and operated by a leading multifamily developer.
Serramonte Center - Phase 3	Former J.C. Penney box and two exterior pads. The former J.C. Penney box will feature Jagalchi, a leading Asian grocer with locations in South Korea, China, and the US.
West Chester Plaza	Redevelopment includes a new 123K SF Kroger and multiple shop buildings. The project will be staggered to accommodate continuous operation of Kroger in its existing location.
Willows Shopping Center	Redevelopment will revitalize the existing shopping center and include extensive site reconfiguration, construction of a new 14K SF building, and enhanced façades.
The Crossing Clarendon	Reconfiguration of a two-level junior anchor box, with multiple leading retailers, plus façade enhancements and other site improvements.
East Meadow Plaza - Phase 2A	Acquired in 2022 with the intention of redevelopment. Phase 2A includes demolition of a vacant office building, the addition of multiple outparcel buildings and other site enhancements.
Crystal Brook Corner	125K SF major redevelopment that will feature a new 36K SF Whole Foods, shop space, and multiple outparcels. The redevelopment will include new façades and extensive sitework.
Ryanwood Square	Redevelopment featuring a new 55K SF Publix and renovation of the entire façade, including significant sitework improvements.
Country Walk Plaza	Teardown and rebuild of the existing Publix, plus extensive renovations to the remainder of the shopping center.
Various Redevelopments (est costs < $10 million individually)	Various Redevelopment properties where estimated incremental costs at each project are less than $10 million.

Leasing Statistics
September 30, 2026
(Retail Operating Properties Only)

Leasing Statistics - Comparable

Total	Leasing Transactions	GLA (in 000s)	New Base Rent/Sq. Ft	Rent Spread % (Cash)	Rent Spread % (Straight-lined)	Weighted Avg. Lease Term	Tenant Allowance & Landlord Work /Sq. Ft.
3rd Quarter 2026	372	1,716	$31.04	11.9%	21.8%	5.4	$6.43
2nd Quarter 2026	396	2,098	25.60	10.4%	19.5%	5.7	7.42
1st Quarter 2026	354	1,494	32.10	12.1%	24.3%	6.3	9.41
4th Quarter 2025	377	1,652	29.22	12.0%	24.5%	6.8	8.92
Total - 12 months	1,499	6,960	$29.17	11.5%	22.4%	6.0	$8.00

New Leases	Leasing Transactions	GLA (in 000s)	New Base Rent/Sq. Ft	Rent Spread % (Cash)	Rent Spread % (Straight-lined)	Weighted Avg. Lease Term	Tenant Allowance & Landlord Work /Sq. Ft.
3rd Quarter 2026	92	258	$38.15	13.9%	30.7%	8.7	$42.29
2nd Quarter 2026	79	228	38.33	15.8%	27.0%	7.7	61.82
1st Quarter 2026	82	261	38.54	26.6%	43.1%	11.3	46.07
4th Quarter 2025	106	366	37.21	10.2%	24.6%	8.9	39.99
Total - 12 months	359	1,112	$37.98	16.1%	30.8%	9.2	$46.75

Renewals	Leasing Transactions	GLA (in 000s)	New Base Rent/Sq. Ft	Rent Spread % (Cash)	Rent Spread % (Straight-lined)	Weighted Avg. Lease Term	Tenant Allowance & Landlord Work /Sq. Ft.
3rd Quarter 2026	280	1,458	$29.87	11.4%	19.9%	4.9	$0.51
2nd Quarter 2026	317	1,871	23.99	9.4%	18.0%	5.5	0.54
1st Quarter 2026	272	1,233	30.69	8.6%	19.7%	5.2	1.41
4th Quarter 2025	271	1,286	27.08	12.6%	24.5%	6.2	0.59
Total - 12 months	1,140	5,848	$27.52	10.4%	20.3%	5.4	$0.73

Leasing Statistics - Comparable and Non-comparable

Total	Leasing Transactions	GLA (in 000s)	New Base Rent/Sq. Ft	Weighted Avg. Lease Term	Tenant Allowance & Landlord Work /Sq. Ft.
3rd Quarter 2026	426	1,855	$31.62	5.7	$8.66
2nd Quarter 2026	471	2,383	25.50	5.8	10.84
1st Quarter 2026	433	1,788	31.22	7.0	17.90
4th Quarter 2025	448	1,959	29.84	7.2	16.79
Total - 12 months	1,778	7,985	$29.24	6.4	$13.49

Notes:

- Represents Regency's consolidated and pro-rata share of real estate partnerships. Number of leasing transactions and GLA leased reported at 100%; All other statistics reported at pro-rata share.
- All amounts reported at execution.
- Rent Spreads are calculated on a comparable-space, cash basis for new and renewal leases executed and include all leasing transactions, including spaces vacant > 12 months.
- Rent Spreads % (Cash) represent the percentage change between the initial 12 months of rent of the executed lease and the last contractual rent as of the move out date of the prior lease.
- Rent Spreads % (Straight-lined) represent the percentage change between the average rent over the duration of the executed lease and the average rent over the duration of the prior lease.
- Tenant Allowance & Landlord Work includes costs for landlord work required to return space to a baseline condition, as well as tenant allowances and improvements as it relates to a specific lease.

New Lease Net Effective Rent and Leases Signed Not Yet Commenced
September 30, 2026
(Retail Operating Properties Only)

New Lease Net Effective Rent [1]

	Trailing Twelve Months	Three Months Ended				
	9/30/2026	9/30/2026	6/30/2026	3/31/2026	12/31/2025	9/30/2025
New Leases weighted avg. over lease term:						
Base rent	$39.26	$41.64	$39.16	$36.48	$40.50	$30.29
Tenant allowance and landlord work [2]	(5.74)	(5.26)	(5.90)	(5.49)	(6.14)	(3.25)
Third party leasing commissions	(1.31)	(1.55)	(1.39)	(1.11)	(1.30)	(0.82)
Net Effective Rent	**$32.20**	**$34.84**	**$31.88**	**$29.87**	**$33.06**	**$26.22**
Net effective rent/base rent	**82%**	**84%**	**81%**	**82%**	**82%**	**87%**
Weighted avg. lease term (years)	9.7	8.9	8.2	11.3	9.6	12.8
Percent of New Leases by Anchor & Shop						
Anchor	40%	33%	32%	46%	44%	56%
Shop	60%	67%	68%	54%	56%	44%

Leases Signed Not Yet Commenced [3]

As of 9/30/2026:	Leases	GLA (in 000s)	Annual ABR ($ in 000s)	Annual ABR ($ PSF)
Anchor	21	485	$9,117	$22.33
Shop	261	669	26,846	44.57
Total	**282**	**1,154**	**$35,963**	**$35.59**

(1) Includes comparable and non-comparable leasing transactions.

(2) Tenant Allowance & Landlord Work includes costs for landlord work required to return space to a baseline condition, as well as tenant allowances and improvements as it relates to a specific lease.

(3) Only represents leases on spaces that are currently vacant.

Note: Represents Regency's wholly owned and pro-rata share of real estate partnerships, except GLA which is shown at 100%.

Annual Base Rent by State

September 30, 2026

(in thousands)

State	Number of Properties	GLA	% Leased[1]	ABR	ABR/Sq. Ft.	% of Number of Properties	% of GLA	% of ABR
California	79	10,271	95.7%	$318,888	$32.61	16.3%	20.1%	24.5%
Florida	92	10,977	96.5%	242,329	23.05	18.9%	21.5%	18.6%
New York	47	3,797	95.6%	116,630	32.22	9.7%	7.4%	9.0%
Connecticut	42	3,954	96.7%	108,138	28.81	8.6%	7.7%	8.3%
Texas	33	3,926	97.4%	85,273	22.47	6.8%	7.7%	6.5%
Georgia	21	2,131	98.2%	53,247	26.02	4.3%	4.2%	4.1%
Virginia	19	1,671	96.0%	50,825	32.03	3.9%	3.3%	3.9%
New Jersey	21	1,817	96.7%	44,493	25.32	4.3%	3.6%	3.4%
North Carolina	17	1,611	98.1%	38,537	24.44	3.5%	3.2%	3.0%
Washington	17	1,268	96.1%	36,830	30.76	3.5%	2.5%	2.8%
Illinois	11	1,362	98.5%	30,608	22.81	2.3%	2.7%	2.3%
Massachusetts	9	953	96.3%	29,564	33.78	1.9%	1.9%	2.3%
Colorado	20	1,559	96.4%	26,601	17.70	4.1%	3.0%	2.0%
Pennsylvania	8	747	97.0%	20,511	28.33	1.6%	1.5%	1.6%
Maryland	11	642	96.7%	19,854	32.49	2.3%	1.3%	1.5%
Ohio	8	1,296	97.2%	17,956	14.35	1.6%	2.5%	1.4%
Oregon	8	784	96.2%	17,109	22.66	1.6%	1.5%	1.3%
Tennessee	4	638	99.6%	12,915	20.38	0.8%	1.2%	1.0%
Indiana	3	428	97.9%	8,338	20.19	0.6%	0.8%	0.6%
Minnesota	5	384	91.4%	7,552	21.54	1.0%	0.8%	0.6%
Delaware	2	256	96.0%	5,161	20.96	0.4%	0.5%	0.4%
Missouri	4	408	99.7%	4,653	11.43	0.8%	0.8%	0.4%
Rhode Island	1	111	100.0%	2,466	22.19	0.2%	0.2%	0.2%
South Carolina	2	83	100.0%	2,352	28.37	0.4%	0.2%	0.2%
Washington, D.C.	2	30	100.0%	1,685	56.99	0.4%	0.1%	0.1%
Total All Properties	**486**	**51,104**	**96.6%**	**$1,302,515**	**$26.60**	**100%**	**100%**	**100%**

Note: Represents Regency's consolidated and pro-rata share of real estate partnerships.

(1) Includes Properties in Development and leases that are executed but have not commenced.

Annual Base Rent by CBSA

September 30, 2026

(in thousands)

Largest CBSAs by Population[1]	Number of Properties	GLA	% Leased[2]	ABR	ABR/Sq. Ft.	% of Number of Properties	% of GLA	% of ABR
1) New York-Newark-Jersey City	67	5,560	95.9%	$160,248	$30.11	13.8%	10.9%	12.3%
2) Los Angeles-Long Beach-Anaheim	30	3,184	98.0%	$109,460	$35.42	6.2%	6.2%	8.4%
3) Chicago-Naperville-Elgin	12	1,651	98.8%	$36,059	$22.11	2.5%	3.2%	2.8%
4) Dallas-Fort Worth-Arlington	11	917	99.5%	$22,222	$24.50	2.3%	1.8%	1.7%
5) Houston-Woodlands-Sugar Land	16	2,128	96.2%	$43,371	$21.32	3.3%	4.2%	3.3%
6) Atlanta-SandySprings-Alpharett	21	2,131	98.2%	$53,247	$26.02	4.3%	4.2%	4.1%
7) Washington-Arlington-Alexandri	26	1,914	96.3%	$60,594	$33.36	5.3%	3.7%	4.7%
8) Philadelphia-Camden-Wilmington	8	807	96.4%	$21,553	$27.71	1.6%	1.6%	1.7%
9) Miami-Ft Lauderdale-PompanoBch	39	4,995	95.9%	$123,515	$25.85	8.0%	9.8%	9.5%
10) Phoenix-Mesa-Chandler	-	-	-	-	-	-	-	-
11) Boston-Cambridge-Newton	8	854	97.0%	$26,399	$33.58	1.6%	1.7%	2.0%
12) San Francisco-Oakland-Berkeley	19	3,450	93.4%	$106,162	$32.96	3.9%	6.8%	8.2%
13) Rvrside-San Bernardino-Ontario	3	413	84.2%	$7,580	$21.78	0.6%	0.8%	0.6%
14) Detroit-Warren-Dearborn	-	-	-	-	-	-	-	-
15) Seattle-Tacoma-Bellevue	17	1,268	96.1%	$36,830	$30.76	3.5%	2.5%	2.8%
16) Minneapol-St. Paul-Bloomington	5	384	91.4%	$7,552	$21.54	1.0%	0.8%	0.6%
17) Tampa-St Petersburg-Clearwater	9	1,309	98.9%	$28,641	$22.21	1.9%	2.6%	2.2%
18) San Diego-Chula Vista-Carlsbad	10	1,383	98.3%	$44,745	$33.00	2.1%	2.7%	3.4%
19) Denver-Aurora-Lakewood	12	1,091	96.1%	$18,105	$17.27	2.5%	2.1%	1.4%
20) Orlando-Kissimmee-Sanford	7	833	97.2%	$17,593	$21.80	1.4%	1.6%	1.4%
21) Charlotte-Concord-Gastonia	4	609	99.2%	$16,162	$26.77	0.8%	1.2%	1.2%
22) Baltimore-Columbia-Towson	4	267	96.3%	$7,355	$28.65	0.8%	0.5%	0.6%
23) St. Louis	4	408	99.7%	$4,653	$11.43	0.8%	0.8%	0.4%
24) San Antonio-New Braunfels	-	-	-	-	-	-	-	-
25) Austin-Round Rock-Georgetown	6	881	98.3%	$19,679	$23.04	1.2%	1.7%	1.5%
26) Portland-Vancouver-Hillsboro	5	442	95.0%	$9,941	$23.66	1.0%	0.9%	0.8%
27) Sacramento-Roseville-Folsom	4	318	99.4%	$7,749	$24.54	0.8%	0.6%	0.6%
28) Pittsburgh	-	-	-	-	-	-	-	-
29) Las Vegas-Henderson-Paradise	-	-	-	-	-	-	-	-
30) Cincinnati	5	968	96.6%	$13,804	$14.82	1.0%	1.9%	1.1%
31) Kansas City	-	-	-	-	-	-	-	-
32) Nashvil-Davdsn-Murfree-Frankln	4	638	99.6%	$12,915	$20.38	0.8%	1.2%	1.0%
33) Indianapolis-Carmel-Anderson	2	139	93.6%	$2,886	$23.25	0.4%	0.3%	0.2%
34) Cleveland-Elyria	-	-	-	-	-	-	-	-
35) San Jose-Sunnyvale-Santa Clara	6	653	97.6%	$21,701	$34.17	1.2%	1.3%	1.7%
36) Virginia Beach-Norfolk-Newport News	-	-	-	-	-	-	-	-
37) Jacksonville	21	2,266	95.6%	$43,934	$20.83	4.3%	4.4%	3.4%
38) Providence-Warwick	1	111	100.0%	$2,466	$22.19	0.2%	0.2%	0.2%
39) Raleigh-Cary	9	704	98.1%	$16,830	$24.51	1.9%	1.4%	1.3%
40) Milwaukee-Waukesha	-	-	-	-	-	-	-	-
41) Oklahoma City	-	-	-	-	-	-	-	-
42) Louisville/Jefferson County	-	-	-	-	-	-	-	-
43) Memphis	-	-	-	-	-	-	-	-
44) Salt Lake City	-	-	-	-	-	-	-	-
45) Birmingham-Hoover	-	-	-	-	-	-	-	-
46) Fresno	-	-	-	-	-	-	-	-
47) Grand Rapids-Kentwood	-	-	-	-	-	-	-	-
48) Buffalo-Cheektowaga	-	-	-	-	-	-	-	-
49) Hartford-E Hartford-Middletown	2	304	98.7%	$6,455	$21.51	0.4%	0.6%	0.5%
50) Tucson	-	-	-	-	-	-	-	-
Top 50 CBSAs by Population	**397**	**42,978**	**96.6%**	**$1,110,408**	**$26.95**	**81.7%**	**84.1%**	**85.3%**
CBSAs Ranked 51 - 75 by Population	47	4,093	96.7%	$116,868	$30.12	9.7%	8.0%	9.0%
CBSAs Ranked 76 - 100 by Population	22	2,015	97.0%	$39,814	$20.37	4.5%	3.9%	3.1%
Other CBSAs	20	2,019	96.0%	$35,425	$18.35	4.1%	3.9%	2.7%
Total All Properties	**486**	**51,104**	**96.6%**	**$1,302,515**	**$26.60**	**100.0%**	**100.0%**	**100.0%**

Note: Represents Regency's consolidated and pro-rata share of real estate partnerships

(1) Population Data Source: ESRI

(2) Includes Properties in Development and leases that are executed but have not commenced.

Annual Base Rent By Tenant Category
September 30, 2026

Tenant Category Exposure	% of ABR[1]
Grocery	20%
Restaurant - Quick Service/Fast Casual	14%
Personal Services	7%
Medical	7%
Restaurant - Full Service	6%
Fitness	6%
Off-Price	5%
Apparel/Accessories	5%
Banks	5%
Business Services	4%
Hobby/Sports	3%
Pet	3%
Other	3%
Home	2%
Pharmacy	2%
Office/Communications	2%
Home Improvement/Auto	2%
Liquor/Wine/Beer	2%
Beauty/Cosmetics	1%
Entertainment	1%

Anchor/Shop Exposure	% of ABR
Shop	58%
Anchor	42%

[1] Represents Regency's consolidated and pro-rata share of real estate partnerships; includes properties in development, excludes leases that are executed but have not rent commenced.

Significant Tenant Rents
(Includes Tenants ≥ 0.5% of ABR)
September 30, 2026
(in thousands)

#	Tenant	Tenant GLA	% of Company-Owned GLA	Total Annualized Base Rent	% of Total Annualized Base Rent	Total # of Leased Stores
1	Publix	2,936	5.7%	$36,135	2.8%	67
2	Amazon/Whole Foods[1]	1,413	2.8%	35,296	2.7%	42
3	TJX Companies, Inc.[2]	1,865	3.6%	34,820	2.7%	77
4	Albertsons Companies, Inc.[3]	2,074	4.1%	34,756	2.7%	51
5	Kroger Co.[4]	3,042	6.0%	32,348	2.5%	52
6	Ahold Delhaize[5]	973	1.9%	24,149	1.9%	21
7	CVS	790	1.5%	21,623	1.7%	64
8	JPMorgan Chase Bank	231	0.5%	12,985	1.0%	65
9	Trader Joe's	346	0.7%	12,405	1.0%	32
10	Ross Dress For Less	627	1.2%	11,271	0.9%	26
11	Nordstrom[6]	402	0.8%	11,134	0.9%	12
12	L.A. Fitness Sports Club	482	0.9%	10,888	0.8%	13
13	Starbucks	162	0.3%	10,588	0.8%	99
14	H.E. Butt Grocery Company[7]	699	1.4%	10,374	0.8%	8
15	Target	919	1.8%	9,412	0.7%	8
16	Bank of America	158	0.3%	9,114	0.7%	39
17	Wells Fargo Bank	152	0.3%	8,890	0.7%	49
18	Gap, Inc.[8]	259	0.5%	8,792	0.7%	20
19	JAB Holding Company[9]	163	0.3%	7,225	0.6%	58
20	Walgreens Boots Alliance[10]	255	0.5%	6,804	0.5%	22
21	Ulta	224	0.4%	6,771	0.5%	25
22	Petco Health & Wellness Company, Inc[11]	278	0.5%	6,735	0.5%	27
23	Kohl's	526	1.0%	6,419	0.5%	7
24	Xponential Fitness[12]	152	0.3%	6,357	0.5%	94
25	Chipotle Mexican Grill, Inc.	116	0.2%	6,328	0.5%	59
	Top Tenants	**19,244**	**37.5%**	**$381,619**	**29.3%**	**1,037**

(1) Whole Foods 37 / Amazon Fresh 4 / Amazon 1

(2) TJ Maxx 29 / Marshalls 24 / Homegoods 21 / Homesense 2 / Sierra Trading Post 1

(3) Safeway 20 / VONS 7 / Acme 7 / Albertson's 4 / Shaw's 3 / Tom Thumb 3 / Pavilions 2 / King's Food Market 2 / Randalls 1 / Star Market 1 / Jewel-Osco 1

(4) Kroger 18 / King Soopers 12 / Ralphs 9 / Harris Teeter 8 / Mariano's Fresh Market 3 / Quality Food Centers 2

(5) Stop & Shop 11 / Giant 9 / Food Lion 1

(6) Nordstrom Rack 12

(7) H.E.B. 7 / Central Market 1

(8) Old Navy 12 / Athleta 2 / The Gap 4 / Banana Republic 2

(9) Panera 27 / Peet's' Coffee & Tea 11 / Einstein Bros Bagels 10 / Bruegger's Bagel 4 / Krispy Kreme 3 / Noah's NY Bagels 3

(10) Walgreens 22

(11) Petco 24 / Unleashed by Petco 3

(12) Club Pilates 52 / Pure Barre 18 / Stretchlab 13 / Yoga Six 9 / BFT 2

Note: Represents Regency's consolidated and pro-rata share of real estate partnerships, includes properties in development and leases that are executed but have not rent commenced. Amounts may not foot due to rounding.

Tenant Lease Expirations
September 30, 2026
(GLA in thousands)

Anchor Tenants

Year	GLA	Percent of GLA	Percent of Total ABR[1]	ABR
MTM[2]	18	0.0%	0.0%	$6.72
2026	142	0.3%	0.3%	24.67
2027	2,437	5.0%	3.1%	16.27
2028	3,427	7.0%	4.7%	17.63
2029	4,529	9.3%	5.5%	15.64
2030	3,761	7.7%	5.4%	18.48
2031	3,670	7.5%	4.9%	17.08
2032	2,211	4.5%	3.1%	18.23
2033	1,245	2.6%	2.0%	21.09
2034	1,052	2.2%	1.5%	18.64
2035	1,415	2.9%	2.0%	17.81
10 Year Total	23,908	49.2%	32.6%	$17.49
Thereafter	6,477	13.3%	8.9%	17.55
	30,385	**62.5%**	**41.5%**	**$17.50**

Shop Tenants

Year	GLA	Percent of GLA	Percent of Total ABR[1]	ABR
MTM[2]	175	0.4%	0.5%	$34.22
2026	337	0.7%	1.0%	39.57
2027	2,239	4.6%	6.8%	38.68
2028	2,575	5.3%	8.2%	40.58
2029	2,434	5.0%	7.6%	40.25
2030	2,299	4.7%	7.4%	41.45
2031	2,335	4.8%	7.3%	40.16
2032	1,323	2.7%	4.2%	40.77
2033	1,071	2.2%	3.5%	42.17
2034	877	1.8%	3.0%	43.14
2035	995	2.0%	3.3%	43.03
10 Year Total	16,663	34.3%	52.9%	$40.65
Thereafter	1,595	3.3%	5.6%	45.01
	18,258	**37.5%**	**58.5%**	**$41.03**

All Tenants

Year	GLA	Percent of GLA	Percent of Total ABR[1]	ABR
MTM[2]	194	0.4%	0.5%	$31.64
2026	479	1.0%	1.3%	35.15
2027	4,676	9.6%	9.9%	27.00
2028	6,002	12.3%	12.9%	27.48
2029	6,964	14.3%	13.2%	24.25
2030	6,060	12.5%	12.9%	27.19
2031	6,005	12.3%	12.2%	26.05
2032	3,535	7.3%	7.4%	26.67
2033	2,316	4.8%	5.6%	30.84
2034	1,930	4.0%	4.5%	29.78
2035	2,410	5.0%	5.3%	28.22
10 Year Total	40,571	83.4%	85.5%	$27.00
Thereafter	8,072	16.6%	14.5%	22.98
	48,643	**100%**	**100%**	**$26.33**

Notes: Reflects commenced leases only. Does not account for contractual rent steps and assumes that no tenants exercise renewal options. Amounts may not foot due to rounding.

(1) Total Annual Base Rent ("ABR") excludes additional rent such as percentage rent, common area maintenance, real estate taxes, and insurance reimbursements. Represents Regency's consolidated and pro-rata share of real estate partnerships.

(2) Month to month lease or in process of renewal.

Components of Net Asset Value (NAV)

As of September 30, 2026

(unaudited and in thousands)

Current Quarter Net Operating Income (NOI)	Three Months Ended 9/30/2026
Consolidated NOI (page 6)	$278,798
Share of Unconsolidated JV NOI (page 7)	$26,779
Less: Noncontrolling Interests (page 7)	(2,391)
NOI	**$303,186**

Current Quarter Fee Income	
Third-Party Management Fees and Commissions (page 6)	$7,140
Less: Unconsolidated JV share of Fee Income (page 7)	(302)

Quarterly Base Rent From Leases Signed But Not Yet Commenced (page 20)	
Retail Operating Properties *Excluding* In-Process Redevelopments (Quarterly)	$7,005
Retail Operating Properties *Including* In-Process Redevelopments (Quarterly)	$8,991

In-Process Ground-Up Developments (page 17)	
REG's Estimated Net Project Costs	$366,000
% of Costs Incurred	36%
Construction in Progress	**$131,760**
Estimated Stabilized Yield	7%
Annualized Proforma Stabilized NOI	**$25,620**
Current Quarter In-Place NOI from In-Process Projects	$193
Current Quarter In-Place NOI from YTD Completions	$1,590

In-Process Redevelopments (page 17)	
REG's Estimated Net Project Costs	$316,000
% of Costs Incurred	57%
Construction in Progress	**$180,120**
Estimated Stabilized Yield	10%
Annualized Proforma Stabilized NOI	**$31,600**
Current Quarter In-Place NOI from In-Process Projects	$1,142
Current Quarter In-Place NOI from YTD Completions	$219

Estimated Market Value of Land	
Land held for sale or future development	$12,036
Vacant outparcels at retail operating properties	$5,741

Other Balance Sheet Items (pages 3-4) [1]	
Cash and Cash Equivalents	$112,195
Tenant and other receivables, excluding Straight line rent receivables	$114,579
Other Assets, excluding Goodwill	$158,602
Notes payable	(5,411,543)
Accounts payable and other liabilities	(422,358)
Tenants' security, escrow deposits	($95,238)
Preferred Stock	($225,000)

Common Shares and Equivalents Outstanding (page 1)	186,960

Note: While we disclose components of our business that are relevant in calculating NAV for our Company, each individual investor must determine the specific methodology and assumptions used to calculate an estimated NAV. The components of NAV do not consider potential changes in our portfolio. The components include non-GAAP financial measures, such as NOI. Although these measures are not presented in accordance with GAAP, investors can use these non-GAAP financial measures as supplemental information to evaluate our business. Investors should refer to the non-GAAP reconciliation on page 8 for a reconciliation of NOI to its most directly comparable GAAP financial measure.

[1] Figures represent Regency's consolidated entities net of noncontrolling interests, plus its share of unconsolidated real estate partnerships

2026 Earnings Guidance

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]	$75,237	**+/-$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	$240,506	+/-$350,000	+/-$350,000
Acquisitions *Cap rate (weighted average)*	$66,820 6.3%	**+/-$80,000** **+/- 6.4%**	**+/-$70,000** **+/- 6.3%**
Dispositions *Cap rate (weighted average)*	$4,550 6.2%	+/-$5,000 +/- 6.2%	+/-$5,000 +/- 6.2%

Reconciliation of Net Income to Earnings Guidance (per diluted share)	Full Year 2026	
	Low	**High**
Net income attributable to common shareholders	$2.31	2.33
Adjustments to reconcile net income to Nareit FFO:		
Depreciation and amortization (excluding FF&E)	2.39	2.39
Provision for impairment	0.35	0.35
Gain on sale of real estate, net of tax	(0.24)	(0.24)
Exchangeable operating partnership units	0.05	0.05
Nareit Funds From Operations	$4.86	4.88
Adjustments to reconcile Nareit FFO to Core Operating Earnings:		
Straight line rent, net	(0.14)	(0.14)
Above/below market rent amortization, net	(0.11)	(0.11)
Debt and derivative mark-to-market amortization	0.04	0.04
Core Operating Earnings	$4.65	4.67

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.

Forward-looking statements involve risks, uncertainties and assumptions. 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.

Non-GAAP Financial Measures

The Company provides the following non-GAAP financial measures as supplemental information to enhance investors' understanding of its financial performance and liquidity. These measures are not intended to replace or be considered more meaningful than net income or cash flow from operating activities, as calculated in accordance with GAAP. Non-GAAP measures have inherent limitations, as they exclude certain income and expense items that impact operating results. As such, they should be viewed in conjunction with GAAP results. Additionally, the Company's methodology for calculating these measures may differ from that used by other REITs, making comparisons to similarly titled metrics potentially inconsistent. Investors should be aware that the excluded items remain relevant to a comprehensive assessment of financial performance.

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.

Fixed Charge Coverage Ratio: Operating EBITDA*re* 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 EBITDA*re*: Nareit EBITDA*re* 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 EBITDA*re* excludes from Nareit EBITDA*re* 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 EBITDA*re* to Operating EBITDA*re*.

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.

Same Property NOI: a key non-GAAP financial measure commonly used by real estate investment trusts (REITs) to evaluate operating performance. It is calculated on a Pro-rata ownership basis for properties owned and operated for the entirety of both the current and prior comparable reporting periods.

Same Property NOI includes revenues and operating expenses associated with these properties but excludes items that are not indicative of ongoing operating performance. These include, without limitation, termination fees, as well as corporate-level expenses, financing costs, and other non-operating items.

Management believes this measure provides investors with a useful and consistent comparison of the Company's operating performance and trends. Management uses Same Property NOI as a supplemental measure to assess property-level performance and to compare the performance of its stabilized property portfolio across reporting periods. This measure allows investors to evaluate trends in revenue and expense growth for properties that have been consistently operated during the periods.

Other Defined Terms

Anchor Space: A space equal to or greater than 10,000 SF.

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.

Expense Recovery Ratio: Represents the percentage of real estate operating expenses, excluding ground rent, that is reimbursed by tenants. Expense Recovery Ratio is calculated as recoveries from tenants divided by total real estate operating expenses, excluding ground rent.

NOI Margin: The ratio of Same Property NOI to total real estate revenues.

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.

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.

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.

Shop Space: A space under 10,000 SF.

Exhibit 99.3

THIRD QUARTER
2026 Fixed Income Supplemental



Shoppes of Oakbrook | Palm Beach Gardens, FL



Woodmoor Shopping Center | Silver Springs, MD



Shops at Stone Bridge | Cheshire, CT



Hancock | Austin, TX



Applewood Shopping Center | Wheat Ridge, CO

Highlights

Third Quarter 2026

- Reported Nareit Funds From Operations ("FFO") of $1.23 per diluted share and Core Operating Earnings of $1.18 per diluted share
- Increased quarterly Same Property Net Operating Income ("NOI") year-over-year by 5.1%
- Raised full year 2026 Nareit FFO guidance to a range of $4.86 to $4.88 per diluted share and 2026 Core Operating Earnings guidance to a range of $4.65 to $4.67 per diluted share
- The midpoint of 2026 Core Operating Earnings guidance now represents year-over-year growth of 5.7%
- Raised full year 2026 guidance for Same Property NOI growth to 4.25%+ year-over-year
- Same Property percent leased ended the quarter at 97.0%, up 60 basis points year-over-year, and Same Property percent commenced ended the quarter at 95.1%, up 80 basis points year-over-year
- Executed 1.7 million square feet of comparable new and renewal leases during the quarter at blended rent spreads of 11.9% on a cash basis and 21.8% on a straight-lined basis
- Started $101 million of ground-up development and redevelopment projects, bringing year-to-date total project starts to approximately $241 million
- As of September 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of $682 million at a blended estimated yield of approximately 9%
- As previously disclosed, acquired two shopping centers for $101 million, or $42 million at Regency's share
- Pro-rata net debt and preferred stock to TTM operating EBITDAre at September 30, 2026 was 4.9x
- Subsequent to quarter end, on November 3, 2026, Regency's Board of Directors (the "Board") declared a quarterly cash dividend on the Company's common stock of $0.800 per share, an increase of 6%

Credit Ratings & Select Ratios

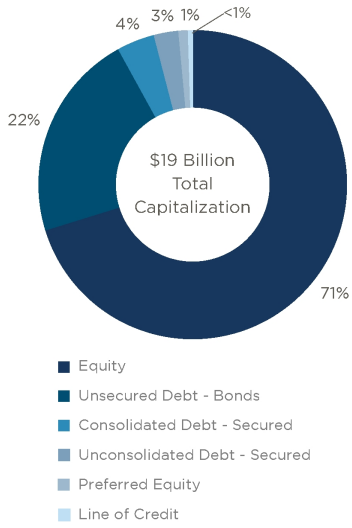
Unsecured Public Debt Covenants					
	Required	9/30/26	6/30/26	3/31/26	12/31/25
Fair Market Value Calculation Method Covenants[(i)(ii)]					
Total Consolidated Debt to Total Consolidated Assets	≤ 65%	27%	27%	28%	27%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	4%	4%	4%	4%
Consolidated Income for Debt Service to Consolidated Debt Service	≥ 1.5x	4.8x	4.7x	4.5x	4.8x
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	> 150%	388%	384%	372%	396%

Credit Ratings			
Agency	**Rating**	**Outlook**	**Last Review Date**
S&P	A-	Stable	9/24/26
Moody's	A3	Stable	12/23/25

i. For a complete listing of all Debt Covenants related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.
ii. Current period debt covenants are finalized and submitted after the Company's most recent Form 10-Q or Form 10-K filing.

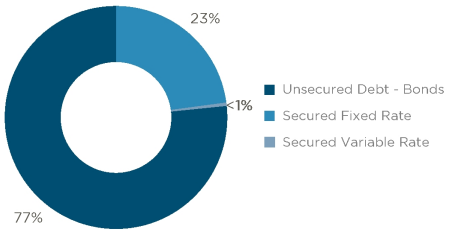
Capital Structure & Liquidity Profile

Capital Structure
(% of total capitalization)

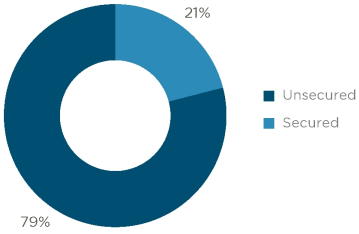


- Equity
- Unsecured Debt - Bonds
- Consolidated Debt - Secured
- Unconsolidated Debt - Secured
- Preferred Equity
- Line of Credit

Debt Composition
(Pro-Rata)



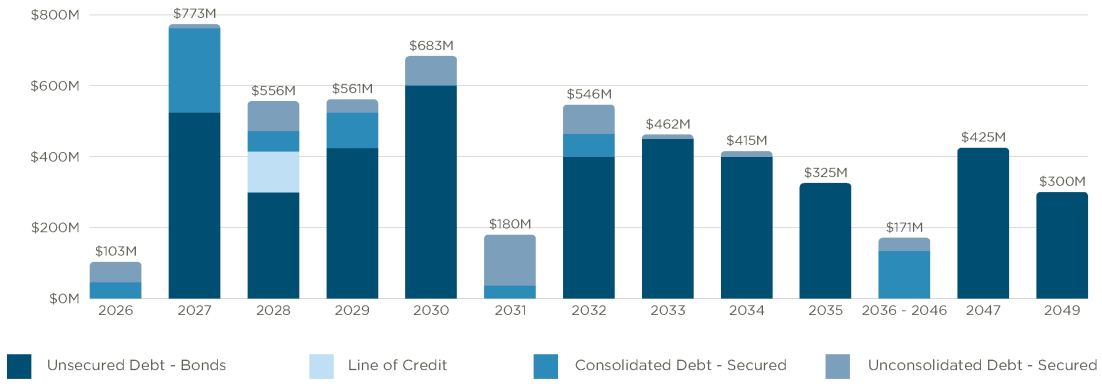
Secured vs. Unsecured



Liquidity Profile ($ millions)	9/30/2026
Unsecured Credit Facility - Committed	1,500
Balance Outstanding	(115)
Undrawn Portion of Credit Facility	**1,385**
Cash, Cash Equivalents & Marketable Securities	138
Total Liquidity	**1,523**

A Well-Laddered Maturity Schedule

Pro Rata Debt Maturity Profile as of September 30, 2026



Wtd Avg Interest Rate: 4.5%	Wtd Avg Yrs to Maturity: 6.4	Total Pro Rata Debt: $5.5B

Note: Company Filings as of 9/30/2026; pro rata amounts represent 100% of consolidated and REG's share of unconsolidated

Follow Us

Third Quarter 2026 Earnings Conference Call

Friday, November 6th, 2026, Time: 11:00 AM ET

Dial#: 877-407-0789 or 201-689-8562

Webcast: investors.regencycenters.com

Contact Information: Christy McElroy

Senior Vice President, Capital Markets 904-598-7616

ChristyMcElroy@RegencyCenters.com

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.

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.