

## Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

**Part I Reporting Issuer**

<b>1</b> Issuer's name  Regency Centers Corporation		<b>2</b> Issuer's employer identification number (EIN)  59-3191743	
<b>3</b> Name of contact for additional information  Dawnelle W. Bass	<b>4</b> Telephone No. of contact  904.598.7000	<b>5</b> Email address of contact  dbass@regencycenters.com	
<b>6</b> Number and street (or P.O. box if mail is not delivered to street address) of contact  One Independent Drive, Suite 114		<b>7</b> City, town, or post office, state, and Zip code of contact  Jacksonville, FL 32202	
<b>8</b> Date of action  Various - see below		<b>9</b> Classification and description  Common Stock	
<b>10</b> CUSIP number  758849103	<b>11</b> Serial number(s)	<b>12</b> Ticker symbol  REG	<b>13</b> Account number(s)

**Part II Organizational Action** Attach additional statements if needed. See back of form for additional questions.

**14** Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ Regency Centers Corporation made quarterly cash distributions to its common shareholders for the 2011 tax year in excess of its current and accumulated earnings and profits. See Part II, Line 15 for the dates and amounts.

**15** Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ The distributions reduced the basis of the security in the hands of the US taxpayer(s) as follows:

Payable	Per Share Reduction
Date	of Basis
03/02/2011	\$.30525
06/01/2011	\$.30525
08/31/2011	\$.30525
11/30/2011	\$.30525

**16** Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ The Taxpayer's earnings and profits were calculated under IRC section 312, as modified by IRC section 857(d) for a real estate investment trust, and the regulations thereunder. Amounts in excess of earnings and profits reduce the shareholder's tax basis in its shares to the extent of basis.

**Part II Organizational Action** (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ IRC sec. 301(c)(2)

18 Can any resulting loss be recognized? ▶ No

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ These actions are effective on the dates identified above.

**Sign Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Original executed copy available

Signature ▶ at Corporate offices Date ▶ \_\_\_\_\_

Print your name ▶ Kathy Miller Title ▶ Sr. Vice President - Tax

**Paid Preparer Use Only**

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
Firm's name ▶			Firm's EIN ▶	
Firm's address ▶			Phone no.	

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054