

OMB APPROVAL	
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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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

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

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

1. Name and Address of Reporting Person* <u>STEIN MARTIN E JR</u> (Last) (First) (Middle) <u>ONE INDEPENDENT DRIVE</u> <u>SUITE 114</u> (Street) <u>JACKSONVILLE FL 32202</u> (City) (State) (Zip)	2. Issuer Name and Ticker or Trading Symbol <u>REGENCY CENTERS CORP [REG]</u>	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) <input checked="" type="checkbox"/> Director 10% Owner <input checked="" type="checkbox"/> Officer (give title below) Other (specify below) <u>Executive Chairman</u>
	3. Date of Earliest Transaction (Month/Day/Year) <u>03/10/2026</u>	
	4. If Amendment, Date of Original Filed (Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applicable Line) <input checked="" type="checkbox"/> Form filed by One Reporting Person <input type="checkbox"/> Form filed by More than One Reporting Person

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

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount	(A) or (D)	Price			
Common Stock	03/10/2026		S		129,490	D ⁽¹⁾	\$78.334 ⁽²⁾	195,892	I	General Partnership ⁽³⁾
Common Stock	03/11/2026		S		38,000	D ⁽⁴⁾	\$77.2139 ⁽⁵⁾	157,892	I	General Partnership ⁽³⁾
Common Stock	03/10/2026		A		6,460	A ⁽⁶⁾	⁽⁶⁾	6,460	I	Trust ⁽⁷⁾
Common Stock								272,133	D	
Common Stock								24,201	I	Trust ⁽⁸⁾
Common Stock								110,263	I	Corporation ⁽⁹⁾
Common Stock								4,000	I	Trust ⁽¹⁰⁾

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

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

Explanation of Responses:

- The Regency Group II, a general partnership (Partnership), of which the Reporting Person is a general partner, transferred the shares to the Joan W. Newton 2019 Revocable Trust (2019 Trust), of which the Reporting Person is a co-trustee and beneficiary and, therefore, has voting and dispositive power over the shares. The 2019 Trust sold the shares in multiple transactions, as described in footnote 2.
- The price reported in Column 4 is a weighted average price. The shares were sold in multiple transactions at prices ranging from \$78.16 to \$78.68, inclusive. The Reporting Person undertakes to provide Regency Centers Corporation (Company), any security holder of the Company, or the staff of the SEC, upon request, full information regarding the number of shares sold at each separate price within the range set forth herein.
- By the Partnership, of which the Reporting Person is a general partner.
- The Partnership transferred the shares to the 2019 Trust, of which the Reporting Person is a co-trustee and beneficiary and, therefore, has voting and dispositive power over the shares. The 2019 Trust sold the shares in multiple transactions, as described in footnote 5.
- The price reported in Column 4 is a weighted average price. The shares were sold in multiple transactions at prices ranging from \$76.9 to \$77.445, inclusive. The Reporting Person undertakes to provide the Company, any security holder of the Company, or the staff of the SEC, upon request, full information regarding the number of shares sold at each separate price within the range set forth herein.
- The shares were transferred to the Joan Wellhouse Newton Irrevocable Trust (IRR Trust), of which the Reporting Person is a co-trustee and, as a result, the Reporting Person has voting and dispositive power over the shares.
- By the IRR Trust, of which the Reporting Person is the co-trustee and a beneficiary.
- By the Grantor Retained Annuity Trust, of which the Reporting Person is the trustee.
- By The Regency Group, Inc., a corporation, which is controlled by the Reporting Person and members of his family.
- By the Wellhouse Trust, a trust held for the Reporting Person's benefit.

Remarks:

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

03/11/2026

** Signature of Reporting Person Date

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

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

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

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

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