

SECURITIES AND EXCHANGE COMMISSION
UNITED STATES
Washington, DC 20549

FORM 8-K

CURRENT REPORT

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

Date of Report (Date of earliest event reported) November 3, 2000

REGENCY REALTY CORPORATION
(Exact name of registrant as specified in its charter)

Florida (State or other jurisdiction of incorporation)	1-12298 Commission File Number)	59-3191743 (IRS Employer Identification No.)
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121 West Forsyth Street, Suite 200 Jacksonville, Florida (Address of principal executive offices)	32202 (Zip Code)
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Registrant's telephone number including area code: (904)-356-7000

Not Applicable
(Former name or former address, if changed since last report)

Item 9. Regulation FD Disclosure

The following information shall not be deemed "filed" for purposes of Section 18 or otherwise under the Securities Exchange Act of 1934 and shall not be deemed incorporated by reference into any filing previously or subsequently made by us under that Act or under the Securities Act of 1933.

INVESTOR RELATIONS
Lesley Stocker
121 W. Forsyth St., Suite 200
Jacksonville, FL 32202
(904) 351-0675
www.regencyrealty.com

Regency
Realty

Supplemental Information
September 30, 2000

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 Regency Realty
 Summary Financial Information
 For the Periods Ended September 30, 2000 and 1999

 Financial Results

	Three Months Ended		Year to Date	
	2000 Actual	1999 Actual	2000 Actual	1999 Actual
	-----	-----	-----	-----
Funds from Operations (FFO)	\$39,706,574	\$38,355,667	\$114,658,647	\$99,696,362
FFO per share - Basic	\$0.67	\$0.62	\$1.95	\$1.83
FFO per share - Diluted	\$0.66	\$0.61	\$1.91	\$1.78
Cash available for Distribution (CAD) (a)	--	--	\$105,425,768	\$89,240,116
CAD per share - Diluted	--	--	\$1.75	\$1.59
EBITDA (and non-recurring real estate gains)	\$66,975,736	\$56,350,454	\$189,501,218	\$150,144,941
EBITDA per share - Diluted	\$1.11	\$0.89	\$3.15	\$2.68
Net Income for common stockholders	\$23,881,230	\$23,965,485	\$60,919,298	\$61,751,031
Basic EPS	\$0.42	\$0.40	\$1.07	\$1.16
Diluted EPS	\$0.42	\$0.40	\$1.07	\$1.16
Dividends paid per share and unit	\$0.480	\$0.460	\$1.440	\$1.380
Payout ratio of Diluted FFO per share	72.7%	75.8%	75.5%	77.4%
Payout ratio of Diluted CAD per share	--	--	82.1%	86.5%
Coverage Ratios (based on EBITDA)				
Interest only	3.1	2.9	3.1	2.9
Fixed Charge (debt svc + preferred dividends)	2.0	2.4	2.1	2.4
Capitalized Interest	\$2,911,469	\$3,549,864	\$8,872,541	\$7,485,023

Capital Information	Current	YTD Change	12/31/99	12/31/98

Closing common stock price per share	\$22.94	\$2.94	\$20.00	\$22.25
52 Week High	\$24.00		\$23.13	\$28.00
52 Week Low	\$18.31		\$18.75	\$20.25
	=====		=====	=====
YTD Shareholder Return	21.9%			
Common shares and Equivalents Outstanding	60,085,321	(403,463)	60,488,784	29,825,853
Market equity value of Common and Convertible Perpetual Preferred Units	\$1,378,207	\$168,431	\$1,209,776	\$663,625
Outstanding debt (000's)	\$384,000	\$94,000	\$290,000	\$80,000
	\$1,199,734	\$187,767	\$1,011,967	\$548,126
	-----		-----	-----
Total market capitalization (000's)	\$2,961,941	\$450,198	\$2,511,742	\$1,291,751
Debt to Total Market Capitalization	40.5%		40.3%	42.4%
	=====		=====	=====
Total real estate investments at cost (000's)	\$2,899,593	\$263,400	\$2,636,193	\$1,250,332
Debt to Real Estate Investments, at Cost	41.4%		38.4%	43.8%
Debt to Total Assets, at Cost before Depreciation	39.6%		36.7%	42.2%
	=====		=====	=====
Outstanding Classes of Stock and Partnership Units:				
Common Shares Outstanding	56,913,182	--	56,923,685	25,488,989
Common share equivalents of Class B common	0	--	0	2,975,468
Redeemable O.P Units held by minority interests	1,684,632	--	2,077,554	1,361,396
Convertible Series 1 and 2 Preferred Stock	1,487,507	--	1,487,545	0
	-----		-----	-----
Total Common Shares & Equivalents	60,085,321	--	60,488,784	29,825,853
	=====		=====	=====

(a) includes all capitalized costs on all operating properties not undergoing development or significant revenue enhancing redevelopment.

 Regency Realty
 Consolidated Statements of Operations
 For the Periods Ended September 30, 2000 and 1999

	Three Months Ended		Year to Date	
	2000	1999	2000	1999
	Actual	Actual	Actual	Actual
	-----	-----	-----	-----
Real Estate Revenues:				
Minimum rent	\$65,487,039	\$59,410,015	\$189,389,963	\$157,352,236
Percentage rent	325,785	291,303	1,378,246	1,179,302
Recoveries and other tenant related income	17,999,790	14,664,161	51,081,827	39,042,943
	-----	-----	-----	-----
	83,812,614	74,365,479	241,850,036	197,574,481
	-----	-----	-----	-----
Real Estate Expenses:				
Operating and maintenance	11,992,681	10,733,732	33,095,724	27,602,063
Real estate taxes	9,004,241	7,835,440	25,326,122	20,073,559
	-----	-----	-----	-----
	20,996,922	18,569,172	58,421,846	47,675,622
	-----	-----	-----	-----
Net Operating Income	62,815,692	55,796,307	183,428,190	149,898,859
	-----	-----	-----	-----
Third Party Revenues:				
Development for sale profits, net of tax	3,739,961	2,915,989	9,986,196	4,886,206
Management fees and commission income	356,697	575,481	1,177,286	3,299,075
Gains on sales of outparcels	1,094,359	148,195	2,474,564	670,006
	-----	-----	-----	-----
	5,191,017	3,639,665	13,638,046	8,855,287
	-----	-----	-----	-----
Other Expenses (Income):				
General and administrative	4,996,685	4,795,323	13,253,951	13,576,216
Depreciation & amortization	14,776,780	13,112,164	43,163,768	34,893,216
Interest expense and loan cost amortization	18,791,545	15,575,115	52,681,417	43,567,458
Interest (income)	(1,160,925)	(491,730)	(2,823,483)	(1,612,733)
Reserve for estimated loss on sale of operating properties	0	0	6,909,625	0
Loss (gain) on sale of operating properties	0	0	(18,310)	0
	-----	-----	-----	-----
	37,404,085	32,990,872	113,166,968	90,424,157
	-----	-----	-----	-----
Income before minority interests	30,602,624	26,445,100	83,899,268	68,329,989
	-----	-----	-----	-----
Minority interests (income)				
Equity income of unconsolidated partnerships	(2,804,787)	(1,218,075)	(2,865,450)	(3,354,278)
Redeemable operating partnership units	662,600	769,851	1,848,093	2,108,362
Limited partners interest in consolidated partnerships	186,203	(83,702)	666,518	663,331
	-----	-----	-----	-----
Net income	32,558,608	26,977,026	84,250,107	68,912,574
	-----	-----	-----	-----
Preferred dividends				
Perpetual preferred unit distributions	7,977,919	2,334,376	21,232,432	5,584,378
Convertible preferred stock dividends	699,459	677,165	2,098,377	1,577,165
	-----	-----	-----	-----
Net income for common shareholders	\$23,881,230	\$23,965,485	\$60,919,298	\$61,751,031
	=====	=====	=====	=====

Regency Realty
Consolidated Statements of Funds from Operations and Cash Available for Distribution
For the Periods Ended September 30, 2000 and 1999

	Three Months Ended		Year to Date	
	2000 Actual	1999 Actual	2000 Actual	1999 Actual
Funds From Operations:				
Net Income for common stockholders	\$23,881,230	\$23,965,485	\$60,919,298	\$61,751,031
Plus (Less):				
Depreciation expense - real property	13,829,910	12,640,050	41,272,660	33,467,947
Amortization of leasing commissions	633,374	308,784	1,628,903	791,857
Reserve for estimated loss on sale of operating properties	0	0	6,909,625	0
(Gain)/Loss - sale of operating properties	0	(5,668)	(18,310)	0
Convertible preferred dividends	699,459	677,165	2,098,377	1,577,165
Minority interest of redeemable O.P. Units	662,601	769,851	1,848,094	2,108,362
	-----	-----	-----	-----
Funds from Operations	\$39,706,574	\$38,355,667	\$114,658,647	\$99,696,362
	=====	=====	=====	=====
Cash Available for Distribution:				
Funds from Operations			\$114,658,647	\$99,696,362
Plus (Less):				
Straight-lining of rents adjustment			(4,062,478)	(3,635,496)
Amortization of Debt repricing premium on acquisitions			(1,504,282)	(1,482,273)
Stock based compensation			4,837,737	1,800,000
Capitalized leasing commissions (Non Rev Enhancing) - operating properties			(4,025,932)	(2,490,012)
Capital improvements (Non Rev Enhancing) - operating properties			(7,425,411)	(6,481,268)
			-----	-----
Cash Available for Distribution			\$102,478,281	\$87,407,313
			=====	=====

 Regency Realty
 Calculation of Earnings and FFO Per Share
 For the Periods Ended September 30, 2000 and 1999

	Three Months Ended		Year to Date	
	2000 Actual	1999 Actual	2000 Actual	1999 Actual
Funds From Operations Per Share				
Funds from Operations for Basic FFO per share	\$38,344,515	\$36,908,651	\$110,712,177	\$94,601,280
Increases to Diluted FFO as a result of Dilutive CSE's Class B and Convertible Preferred dividends	\$699,459	\$677,165	\$2,098,377	\$2,986,720
"Down-REIT" Minority Interests with redeemable units	\$662,600	\$769,851	\$1,848,093	\$2,108,362
Funds from Operations for Diluted FFO per share	\$39,706,574	\$38,355,667	\$114,658,647	\$99,696,362
FFO Per Share:				
Basic	\$0.67	\$0.62	\$1.95	\$1.83
Diluted	\$0.66	\$0.61	\$1.91	\$1.78
Earnings Per Share				
Net Income for Common Stockholders	\$23,881,230	\$23,965,485	\$60,919,298	\$61,751,031
Less: Class B dividends not yet deducted	\$0	\$0	\$0	(\$1,409,555)
Net Income for Basic EPS	\$23,881,230	\$23,965,485	\$60,919,298	\$60,341,476
Add: "Down-REIT" minority interest (if dilutive to EPS)	\$662,600	\$769,851	\$1,848,093	\$2,108,362
Net Income for Diluted EPS	\$24,543,830	\$24,735,336	\$62,767,391	\$62,449,838
Earnings Per Share:				
Basic	\$0.42	\$0.40	\$1.07	\$1.16
Diluted	\$0.42	\$0.40	\$1.07	\$1.16
Weighted Average Shares Outstanding				
Weighted Average Shares for Basic Net Income and FFO Per Share	56,895,045	59,571,568	56,696,937	51,796,098
Dilutive Common Stock Equivalents for EPS:				
O.P. Unit equivalents after conversion to common	1,684,632	2,085,446	1,909,124	1,978,835
Compensation based stock options (Treasury Method)	103,445	4,933	45,210	3,592
Weighted Average Shares for Diluted EPS	58,683,122	61,661,947	58,651,271	53,778,525
Dilutive Common Stock Equivalents for FFO:				
Class B common stock	0	0	0	995,469
Convertible Series 1 and 2 Preferred Stock	1,487,507	1,502,532	1,487,506	1,176,615
Weighted Average Shares for Diluted Funds from Operations Per Share	60,170,629	63,164,479	60,138,777	55,950,609

 Regency Centers, L.P.
 Consolidated Statements of Operations
 For the Periods Ended September 30, 2000 and 1999

	Three Months Ended		Year to Date	
	2000 Actual	1999 Actual	2000 Actual	1999 Actual
	-----	-----	-----	-----
Real Estate Revenues:				
Minimum rent	\$61,836,311	\$55,853,324	\$178,625,353	\$146,693,434
Percentage rent	312,048	285,074	1,320,012	1,068,779
Recoveries and other tenant related income	17,197,337	13,870,288	48,641,418	36,706,100
	-----	-----	-----	-----
	79,345,696	70,008,686	228,586,783	184,468,313
	-----	-----	-----	-----
Real Estate Expenses:				
Operating and maintenance	11,283,875	10,019,568	31,018,696	25,486,950
Real estate taxes	8,623,109	7,440,862	24,160,988	18,888,961
	-----	-----	-----	-----
	19,906,984	17,460,430	55,179,684	44,375,911
	-----	-----	-----	-----
Net Operating Income	59,438,712	52,548,256	173,407,099	140,092,402
	-----	-----	-----	-----
Third Party Revenues:				
Development for sale profits, net of tax	3,739,961	2,915,989	9,986,196	4,886,206
Management fees and commission income	356,697	575,480	1,177,286	3,299,075
Gains on sales of outparcels	1,094,359	148,195	2,474,564	670,006
	-----	-----	-----	-----
	5,191,017	3,639,664	13,638,046	8,855,287
	-----	-----	-----	-----
Other Expenses (Income):				
General and administrative	4,996,685	4,795,323	13,253,951	13,576,216
Depreciation & amortization	13,702,244	12,184,080	40,117,111	32,151,239
Interest expense and loan cost amortization	17,356,132	14,672,670	49,316,059	40,519,525
Interest (income)	(1,144,983)	(479,652)	(2,776,206)	(1,572,470)
Reserve for estimated loss on sale of operating properties	0	0	6,909,625	0
Loss (gain) on sale of operating properties	0	0	(18,310)	0
	-----	-----	-----	-----
	34,910,078	31,172,421	106,802,230	84,674,510
	-----	-----	-----	-----
Income before minority interests	29,719,651	25,015,499	80,242,915	64,273,179
	-----	-----	-----	-----
Minority interests (income)				
Equity income of unconsolidated partnerships	(2,804,787)	(1,218,075)	(2,865,450)	(3,354,278)
Limited partners interest in consolidated partnerships	186,203	(83,702)	666,517	663,331
	-----	-----	-----	-----
Net income	32,338,235	26,317,276	82,441,848	66,964,126
	-----	-----	-----	-----
Preferred dividends				
Perpetual preferred unit distributions	7,977,919	2,334,376	21,232,432	5,584,378
	-----	-----	-----	-----
Net income for unitholders	\$24,360,316	\$23,982,900	\$61,209,416	\$61,379,748
	=====	=====	=====	=====

 Regency Realty
 Balance Sheets
 For the Periods Ended September 30, 2000 and 1999

Assets	2000 ----	1999 ----	1998 ----
Real Estate Investments, at cost:			
Operating properties	\$2,450,651,362	2,401,953,304	1,183,184,013
Properties in development	258,683,760	167,300,893	36,517,574
	-----	-----	-----
Operating properties held for sale	2,709,335,122	2,569,254,197	1,219,701,587
Less: accumulated depreciation	124,098,255	0	0
	137,085,242	104,467,176	58,983,738
	-----	-----	-----
Investments in real estate partnerships	2,696,348,135	2,464,787,021	1,160,717,849
	66,159,432	66,938,784	30,630,540
	-----	-----	-----
Net real estate investments	2,762,507,567	2,531,725,805	1,191,348,389
Cash & cash equivalents	36,870,913	54,117,443	19,919,693
Notes receivable	37,962,720	15,673,125	0
Tenant receivables, net of reserves	29,672,141	33,515,040	16,758,917
Deferred costs, net of amortization	18,340,711	12,530,546	6,872,023
Other assets	7,710,185	7,374,019	5,208,278
	-----	-----	-----
	\$2,893,064,237	2,654,935,978	1,240,107,300
	=====	=====	=====
 Liabilities and Stockholders' Equity			
Fixed and variable secured mortgage loans	524,401,710	394,091,114	309,199,052
Unsecured fixed rate loans	370,331,834	370,696,093	121,295,858
Unsecured line of credit	305,000,000	247,179,310	117,631,185
	-----	-----	-----
Total Notes Payable	1,199,733,544	1,011,966,517	548,126,095
	-----	-----	-----
Tenant security and escrow deposits	8,413,577	7,952,707	3,110,370
Accounts payable & other liabilities	39,887,575	48,886,111	19,936,424
	-----	-----	-----
Total Liabilities	1,248,034,696	1,068,805,335	571,172,889
	-----	-----	-----
Exchangeable operating partnership units	35,125,451	44,589,873	27,834,330
Preferred units	375,438,252	283,816,274	78,800,000
Limited partners' interest in consolidated partnerships	6,514,687	10,475,321	11,558,618
	-----	-----	-----
Total Minority Interests	417,078,390	338,881,468	118,192,948
	-----	-----	-----
 Stockholders' Equity			
Series 1 and 2 convertible preferred stock	34,696,112	34,696,112	0
Common stock, \$.01 par	601,981	596,395	254,889
Class B Common stock, \$.01 par	0	0	25,000
Additional paid-in capital	1,250,786,848	1,249,720,998	578,466,708
Distributions in excess of net income	(47,298,641)	(26,779,538)	(19,395,744)
Stock loans	(10,835,149)	(10,984,792)	(8,609,390)
	-----	-----	-----
Total Stockholders Equity	1,227,951,151	1,247,249,175	550,741,463
	-----	-----	-----
	\$2,893,064,237	2,654,935,978	1,240,107,300
	=====	=====	=====

 Other Summary Information - RRC

	Year to Date 2000 ----	12 Months 1999 ----
EBITDA	189,501,218	216,879,064
Fixed Charge Coverage Ratio	2.1	2.4
Interest Coverage Ratio	3.1	3.1
Debt to Real Assets, at cost before depreciation	41.4%	38.4%
 Unsecured Assets to Total Real Estate Assets	73.9%	70.0%
Unsecured NOI to Total NOI	73.8%	69.1%

 Regency Centers, L.P
 Balance Sheets
 For the Periods Ended September 30, 2000 and 1999

Assets	2000 ----	1999 ----
Real Estate Investments, at cost:		
Operating properties	\$2,308,370,196	2,261,695,169
Properties in developments	258,683,760	167,300,893
	-----	-----
Operating properties held for sale	2,567,053,956	2,428,996,062
Less: accumulated depreciation	124,098,255	0
	111,055,462	81,294,400
	-----	-----
Investments in real estate partnerships	2,580,096,749	2,347,701,662
	66,159,432	66,938,784
	-----	-----
Net real estate investments	2,646,256,181	2,414,640,446
Cash & cash equivalents	32,611,193	50,964,920
Notes receivable	46,056,322	15,673,125
Tenant receivables, net of reserves	28,366,032	30,884,172
Deferred costs, net of amortization	16,844,767	11,272,866
Other assets	7,588,032	7,273,925
	-----	-----
	\$2,777,722,527	2,530,709,454
	=====	=====
Liabilities and Partners' Capital		
Fixed and variable secured mortgage loans	473,401,710	343,091,114
Unsecured fixed rate loans	370,331,834	370,696,093
Unsecured line of credit	305,000,000	247,179,310
	-----	-----
Total Notes Payable	1,148,733,544	960,966,517
	-----	-----
Tenant security and escrow deposits	8,019,289	7,566,967
Accounts payable & other liabilities	38,066,174	47,981,987
	-----	-----
Total Liabilities	1,194,819,007	1,016,515,471
	-----	-----
Limited partners' interest in consolidated partnerships	6,386,271	11,108,994
	-----	-----
Preferred units	375,438,252	283,816,274
General and limited operating partnership units	1,201,078,997	1,219,268,715
	-----	-----
Total Partners' Capital	1,576,517,249	1,503,084,989
	-----	-----
	\$2,777,722,527	2,530,709,454
	=====	=====

 Other Summary Information - RCLP

	Year to Date 2000 ----	12 Months 1999 ----
EBITDA	179,432,850	203,143,569
Interest Paid & Preferred Dividend Coverage Ratio	2.3	2.6
Interest Coverage Ratio	3.1	3.0
Debt to Real Assets, at cost before depreciation	41.7%	38.5%
Unsecured Assets to Total Real Estate Assets	77.2%	73.5%
Unsecured NOI to Total NOI	77.6%	73.2%

 Regency Realty Corporation
 Summary of Outstanding Debt
 September 30, 2000

Realty Corporation (consolidated)

Total Debt Outstanding	09/30/00	12/31/99
-----	-----	-----
Mortgage Loans Payable		
Fixed rate secured loans	342,232,912	382,714,999
Fixed rate unsecured loans	20,606,548	21,020,135
Variable rate secured loans	32,438,035	11,376,116
Unsecured debt offering fixed rate	499,456,049	349,675,957
Unsecured line of credit variable rate	305,000,000	247,179,310
	-----	-----
Total	1,199,733,544	1,011,966,517
	=====	=====

Schedule of Maturities by Year:	Scheduled Amortization	Term Maturities	Total
-----	-----	-----	-----
2000	1,462,005	56,984,589	58,446,594
2001	5,631,196	69,444,882	75,076,078
2002	4,954,527	349,094,161	354,048,688
2003	4,946,103	13,302,014	18,248,117
2004	5,342,323	199,889,500	205,231,823
2005	3,954,738	159,357,497	163,312,235
2006	3,517,545	24,092,264	27,609,809
2007	2,954,575	25,710,067	28,664,642
2008	3,102,231	4,679,692	7,781,923
2009	3,104,696	53,089,593	56,194,289
>10 years	19,969,959	174,853,859	194,823,818
Net unamortized debt premiums	--	10,295,530	10,295,530
	-----	-----	-----
	58,939,898	1,140,793,646	1,199,733,544
	=====	=====	=====

Percentage of Total Debt:	09/30/00	12/31/99
-----	-----	-----
Fixed	71.87%	74.45%
Variable	28.13%	25.55%
Current Average Interest Rate:		
Fixed	7.75%	7.50%
Variable	7.63%	6.79%
Total	7.71%	7.33%

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Regency Centers, L.P. Only

Total Debt Outstanding	09/30/00	12/31/99
Mortgage Loans Payable		
Fixed rate secured loans	291,232,912	331,714,999
Fixed rate unsecured loans	20,606,548	21,020,135
Variable rate secured loans	32,438,035	11,376,116
Unsecured debt offering fixed rate	499,456,049	349,675,957
Unsecured line of credit variable rate	305,000,000	247,179,310
Total	1,148,733,544	960,966,517

Schedule of Maturities by Year:	Scheduled Amortization	Term Maturities	Total
2000	1,462,005	5,984,589	7,446,594
2001	5,631,196	69,444,882	75,076,078
2002	4,954,527	349,094,161	354,048,688
2003	4,946,103	13,302,014	18,248,117
2004	5,342,323	199,889,500	205,231,823
2005	3,954,738	159,357,497	163,312,235
2006	3,517,545	24,092,264	27,609,809
2007	2,954,575	25,710,067	28,664,642
2008	3,102,231	4,679,692	7,781,923
2009	3,104,696	53,089,593	56,194,289
>10 years	19,969,959	174,853,859	194,823,818
Net unamortized debt premiums	--	10,295,530	10,295,530
	58,939,898	1,089,793,646	1,148,733,544

Regency Realty Corporation
Summary of Outstanding Debt
September 30, 2000

Lender	Secured Property	Rate	Maturity	09/30/00	12/31/99
Fixed Rate Loans:					
Regency Realty Corporation (excluding Regency Centers, L.P.)					
Securitized Loan - Banker's Trust	Banker's Trust - Various Properties	6.720%	12-1-00	51,000,000	51,000,000
Regency Centers, L.P. only					
LaSalle National Bank, as Trustee	Sunnyside 205	9.375%	01-15-00	--	5,678,996
Abbey Tex Retail Funding Co.	Mills Pointe	7.230%	07-01-00	--	5,741,898
Abbey Tex Retail Funding Co.	Preston Park Village	7.230%	07-01-00	--	24,478,620
Principal Mutual Life Insurance Co.	Briarcliff LaVista	7.570%	12-15-00	1,614,982	1,630,511
Principal Mutual Life Insurance Co.	Cromwell Square	7.570%	12-15-00	4,369,607	4,411,629
American Enterprise Life Ins. Co.	Paseo Village	7.500%	05-01-01	3,960,006	4,081,445
Wachovia Bank of Georgia	Carriage Gate - Unsecured	7.600%	06-28-01	2,219,014	2,266,757
Wachovia Bank of Georgia	Newberry Square - Unsecured	7.600%	06-28-01	6,213,240	6,346,921
Principal Mutual Life Insurance Co.	Hyde Park	8.520%	12-15-01	24,750,000	24,750,000
Fortis Benefits Insurance	Aventura	9.500%	03-01-02	8,363,280	8,470,790
Teachers Ins & Annuity of America	Evans Crossing	9.250%	01-01-02	4,193,924	4,277,340
Teachers Ins & Annuity of America	Bent Tree	9.250%	01-01-02	5,450,913	5,524,586
Teachers Ins & Annuity of America	Franklin Square	9.250%	01-01-02	8,869,282	8,989,157
Wachovia Bank of Georgia	The Marketplace - Unsecured	7.600%	04-01-02	2,144,066	2,186,300
Wachovia Bank of Georgia	Peachland Promenade - Unsecured	7.600%	06-01-02	4,025,970	4,095,518
Wachovia Bank of Georgia	Russell Ridge - Unsecured	8.010%	08-17-02	6,004,258	6,124,639
Life Investors Insurance Co. of America	Garden Square	7.940%	12-21-02	6,312,512	6,403,488
Nationwide Life Insurance Company	Glenwood Village	8.625%	06-01-03	2,054,140	2,127,621
G.E. Capital	Pike Creek	9.040%	11-21-03	12,070,715	12,237,467
Debt Offering	Unsecured	7.400%	04-01-04	199,889,500	199,866,100
Nationwide Life Insurance Co.	Friar's Mission	9.500%	06-10-05	16,217,886	16,422,242
IDS Certificate Co.	St. Ann Square	9.500%	07-01-05	4,778,365	4,861,922
Debt Offering	Unsecured	7.125%	07-15-05	99,835,786	99,809,857
Prudential Insurance Company of America	Braelin Village	7.840%	09-01-05	12,104,721	12,218,290
Teachers Ins & Annuity of America	Westchester Plaza	8.010%	09-01-05	5,629,375	5,712,441
Teachers Ins & Annuity of America	East Pointe	8.010%	09-01-05	5,098,685	5,173,921
Allstate Insurance Company of America	Memorial Bend	7.920%	10-01-05	7,891,207	8,089,362
DLJ Commercial Mortgage	Northlake Village	8.780%	11-01-05	6,900,314	--
Woodmen of the World Life Ins. Society	Market at Round Rock	8.625%	09-01-05	7,200,596	7,298,779
Allstate Life Insurance Company	Highlands Square	8.450%	02-01-06	3,749,137	3,835,315
Principal Mutual Life Insurance Co.	Briarcliff Village	7.040%	02-01-06	12,979,281	13,113,636
Teachers Ins & Annuity of America	Statler Square	8.110%	05-01-06	5,328,946	5,393,006
Teachers Ins & Annuity of America	Northgate Plaza/Maxtown	7.050%	08-01-06	5,258,405	5,339,003
Teachers Ins & Annuity of America	Kernersville	8.730%	04-01-07	5,088,740	5,146,742
Teachers Ins & Annuity of America	Maynard Crossing	8.735%	04-01-07	11,420,194	11,550,269
IDS Certificate Co.	Hamilton Meadows	8.125%	05-01-07	-	5,528,516
Principal Mutual Life Ins.	Lakeshore	7.240%	12-10-07	3,619,044	3,668,020
Principal Mutual Life Ins.	Shoppes at Mason	7.240%	12-10-07	3,809,520	3,861,074
Principal Mutual Life Ins.	Lake Pine Plaza	7.240%	12-10-07	5,809,517	5,888,137
Nationwide Life Insurance Co.	West Hills Plaza	7.990%	12-10-08	5,150,109	5,185,042
Debt Offering	Unsecured	7.750%	04-01-09	50,000,000	50,000,000
Allstate Insurance Company of America	Ashford Place	8.950%	08-01-09	4,468,459	4,550,587
Principal Mutual Life Insurance Co.	Cumming 400	7.970%	12-15-10	6,292,503	6,349,087
Debt Offering	Unsecured	8.450%	08-29-10	149,730,763	--
Principal Mutual Life Insurance Co.	Powers Ferry Village	7.970%	12-15-10	2,860,228	2,885,949
A. H. Michigan Life Insurance Co.	Wade Green CVS	8.100%	04-01-12	951,745	987,878
Nationwide Life Insurance Co.	Plaza de Hacienda	9.000%	06-10-12	6,533,591	6,604,058
PFL Life Insurance Co.	James Center	8.740%	08-01-13	5,650,951	5,787,944
Allstate Life Insurance Company	North Hills Town Center	7.370%	01-01-14	8,470,784	8,688,589
United of Omaha Life Insurance Co.	Fleming Island	7.400%	03-05-15	3,310,691	3,404,648
Municipal Tax Bonds Payable	Friar's Mission	7.600%	09-02-15	1,264,087	1,264,087
Aid Association of Lutherans	Woodman Van-Nuys	8.800%	09-15-15	5,760,600	5,895,124
Jefferson Pilot	Peartree Village	8.400%	06-01-17	12,480,121	12,613,011
Protective Life	Worthington Park Centre	8.750%	06-01-18	4,776,812	4,858,536
Aid Association of Lutherans	Murrayhill Marketplace	8.050%	05-01-19	8,073,407	8,209,237
Net unamortized premiums on assumed debt of acquired properties				10,295,530	12,526,999
Total Regency Centers, L.P. Fixed Rate Debt				811,295,509	702,411,091

Variable Rate Loans:

Regency Centers, L.P. only	Hampstead Village	Libor + 1.35%	10-31-01	10,361,339	2,431,616
First Star Bank	Frisco Prestonbrook	Libor + .75%	10-01-01	13,228,061	--
First Star Bank	Trowbridge Crossing	Libor + 1.50%	11-30-01	1,800,000	1,800,000
Wachovia Bank of Georgia	\$625 Million Line of Credit	Libor + 1.000%	03-28-02	305,000,000	247,179,310
Wells Fargo Bank	Dunwoody Village	Libor + 1.25%	03-20-01	7,048,635	7,144,500
Wachovia Bank of Georgia					
				-----	-----
Total Regency Centers, L.P. Variable Rate Debt				337,438,035	258,555,426
				-----	-----
Total Regency Centers, L.P. Debt				1,148,733,544	960,966,517
				=====	=====
Total Regency Realty Corporation Debt				1,199,733,544	1,011,966,517
				=====	=====

 Regency Realty Corporation
 2000 Shopping Center Acquisitions

Date ----	Property Name -----	City/State -----	GLA ---	Year of Construction -----	% Leased -----	Cost ---- (in thousands)	Acquisition Yield -----	Anchor Tenant -----
Acquisitions - Operating Properties:								
Aug-00	Northlake Village	Nashville, TN	151,629 =====	1988	99% =====	\$12,750 =====	9.73% =====	Kroger

Regency Realty
Development Status Report
September 30, 2000
(Sorted by Status and State)

Property Name	City	State	Start Year	Status	Core or For Sale	Dev, Re-Dev, or Renov
Hawthorne Plaza Village	Hawthorne	CA	1998	Sold	For Sale	Dev
Monrovia	Los Angeles	CA	1999	Sold	For Sale	Dev
Santa Margarita Marketplace	Rancho Santa Marg	CA	1999	Sold	For Sale	Dev
Long Bch Corp Sq (Ralph's)	Long Beach	CA	1999	Sold	For Sale	Dev
Woodmen Plaza	Colo. Springs	CO	1998	Stable	Core	Dev
Briarcliff Village	Atlanta	GA	1998	Stable	Core	Renov
Waterford Shopping Center	Waterford	MI	1998	Stable	Core	Dev
Hebron Parkway Plaza	Carrollton	TX	1998	Stable	Core	Dev
Vistoso	Tucson	AZ	2000	IP	Core	Dev
Ocotillo	Chandler	AZ	2000	IP	Core	Dev
South Mountain	Phoenix	AZ	2000	IP	Core	Dev
Stonebridge Center	Mesa	AZ	2000	IP	Core	Dev
The Provinces	Chandler	AZ	2000	IP	Core	Dev
Campus Marketplace	San Marcos	CA	2000	IP	Core	Dev
Carson/Abalone	Torrance	CA	2000	IP	For Sale	Dev
Corral Hollow	Tracy	CA	2000	IP	Core	Dev
El Cerrito Plaza	El Cerrito	CA	2000	IP	Core	Re-Dev
Plaza El Paseo	Rancho Santa Marg	CA	2000	IP	Core	Dev
Prairie City Crossing (Folsom)	Folsom	CA	1999	IP	Core	Dev
San Fernando Value Square	San Fernando	CA	2000	IP	For Sale	Re-Dev
Redlands Marketplace (Brach's Corner)	Grand Junction	CO	1999	IP	For Sale	Re-Dev
Fleming Island Phase II	Jacksonville	FL	2000	IP	Core	Renov
Highland Square	Jacksonville	FL	1998	IP	Core	Re-Dev
Julington Village (Race Track Road)	Jacksonville	FL	1999	IP	Core	Dev
King's Crossing (Sun City)	Tampa	FL	1999	IP	Core	Dev
Ocala Corners	Tallahassee	FL	2000	IP	Core	Dev
Shoppes of Pebblebrooke	Naples	FL	2000	IP	Core	Dev
Town Square	Tampa	FL	1999	IP	Core	Renov
Willa Springs	Orlando	FL	2000	IP	Core	Re-Dev
Cambridge Square	Atlanta	GA	2000	IP	Core	Renov
Dunwoody Hall	Atlanta	GA	2000	IP	Core	Renov
Orchard Square	Atlanta	GA	2000	IP	Core	Renov
Fenton Marketplace	Fenton	MI	1999	IP	Core	Dev
Olde Towne Plaza (Ballwin)	St. Louis	MO	2000	IP	Core	Dev
Sedgefield Village	Greensboro	NC	2000	IP	Core	Dev
Echelon Village Plaza	Voorhees	NJ	2000	IP	Core	Re-Dev
Kingsdale	Columbus	OH	1998	IP	Core	Renov
Kroger at New Albany Center (Hampstead Village)	Columbus	OH	1999	IP	Core	Dev
Port of Portland	Hillsboro	OR	2000	IP	Core	Dev
Sherwood Crossroads	Sherwood	OR	2000	IP	Core	Dev
Fort Bend Market	Houston	TX	2000	IP	Core	Dev
Keller Town Center	Keller	TX	1999	IP	Core	Dev
Legacy Center	Frisco	TX	2000	IP	Core	Dev
MacArthur Park Phase II	Las Colinas	TX	1999	IP	Core	Dev
Prestonwood Park (Phase I)	Plano	TX	1997	IP	Core	Dev
Tarrant Pkwy Plaza (Davis Crossing)	N. Richland Hills	TX	1999	IP	Core	Dev
Trophy Club Plaza	Trophy Club	TX	1999	IP	Core	Dev
Cheshire Station	Dale City	VA	2000	IP	Core	Dev
Cascade Plaza	Seattle	WA	1999	IP	Core	Re-Dev
James Center	Tacoma	WA	1999	IP	Core	Re-Dev
Seattle Fur Exchange	Tukwila	WA	2000	IP	For Sale	Re-Dev
Dell Range Marketplace	Cheyenne	WY	1999	IP	For Sale	Dev

Build-To-Suit		
Completed	Various	Stable
In Process	Various	IP

(e) Albertson's will own their own space

Total Completed 40

Total In-Process 57

In-Process Summary (Shopping Centers Only):

Total In-Process 44

Total Core 37

Total For Sale 7

Total Developments 29

Total Redevelopments 9

Total Renovations 6

Total Consolidated 43

Total Unconsolidated 1

Property Name	Consolidated or Unconsolidated	Anchor Opens	Initial Acquisition Cost (Re-Dev and Renov only)	Development/ Redevelopment Costs
Hawthorne Plaza Village	Consolidated	11/01/99	--	17,270,392
Monrovia	Consolidated	02/01/00	--	5,998,316
Santa Margarita Marketplace	Consolidated	09/01/00	--	23,400,000
Long Bch Corp Sq (Ralph's)	Consolidated	10/01/00	--	8,942,514
Woodmen Plaza	Unconsolidated	07/14/99	--	12,080,276
Briarcliff Village	Consolidated	12/02/99	20,440,261	6,619,402
Waterford Shopping Center	Consolidated	09/15/99	--	11,491,039
Hebron Parkway Plaza	Consolidated	10/01/99	--	5,638,040
Vistoso	Consolidated	08/01/00	--	5,177,544
Ocotillo	Consolidated	08/01/00	--	7,058,514
South Mountain	Consolidated	07/01/00	--	3,353,277
Stonebridge Center	Consolidated	06/01/00	--	4,423,661
The Provinces	Consolidated	07/01/00	--	5,723,497
Campus Marketplace	Consolidated	08/01/01	--	25,329,708
Carson/Abalone	Consolidated	06/01/01	--	10,629,837
Corral Hollow	Consolidated	09/01/01	--	21,002,935
El Cerrito Plaza	Consolidated	10/01/01	26,514,393	24,120,222
Plaza El Paseo	Consolidated	10/01/01	--	14,607,480
Prairie City Crossing (Folsom)	Consolidated	12/01/00	--	12,954,713
San Fernando Value Square	Consolidated	10/01/87	25,778,000	150,293
Redlands Marketplace (Brach's Corner)	Consolidated	12/22/00	--	3,180,479
Fleming Island Phase II	Consolidated	10/01/00	--	4,529,715
Highland Square	Consolidated	12/02/99	11,600,000	9,780,070
Julington Village (Race Track Road)	Consolidated	05/25/00	--	8,158,588
King's Crossing (Sun City)	Consolidated	06/08/00	--	6,751,862
Ocala Corners	Consolidated	06/01/01	--	6,759,254
Shoppes of Pebblebrooke	Consolidated	07/01/01	--	7,934,562
Town Square	Consolidated	05/01/01	3,510,105	4,212,113
Willa Springs	Consolidated	02/29/00	6,258,973	3,836,602
Cambridge Square	Consolidated	10/01/99	3,791,617	1,497,712
Dunwoody Hall	Consolidated	05/01/01	6,587,569	3,632,618
Orchard Square	Consolidated	04/01/01	5,637,889	3,077,047
Fenton Marketplace	Consolidated	03/01/01	--	9,208,597
Olde Towne Plaza (Ballwin)	Consolidated	12/01/01	--	23,694,834
Sedgefield Village	Consolidated	02/01/01	--	4,712,981
Echelon Village Plaza	Consolidated	09/01/01	--	11,874,514
Kingsdale	Consolidated	12/01/99	17,407,940	6,338,800
Kroger at New Albany Center (Hampstead Village)	Consolidated	11/14/99	--	8,814,149
Port of Portland	Consolidated	01/01/02	--	6,320,606
Sherwood Crossroads	Consolidated	02/01/01	--	7,033,102
Fort Bend Market	Consolidated	11/01/01	--	10,213,412
Keller Town Center	Consolidated	12/01/99	--	13,420,612
Legacy Center	Consolidated	06/01/02	--	9,050,712
MacArthur Park Phase II	Consolidated	11/17/00	--	26,020,045
Prestonwood Park (Phase I)	Consolidated	01/26/00	--	16,420,200
Tarrant Pkwy Plaza (Davis Crossing)	Consolidated	07/26/00	--	5,252,702
Trophy Club Plaza	Consolidated	10/04/00	--	14,895,300
Cheshire Station	Consolidated	09/01/01	--	16,306,738
Cascade Plaza	Consolidated	08/01/00	13,690,518	5,431,561
James Center	Consolidated	11/01/99	12,300,000	8,022,042
Seattle Fur Exchange	Consolidated	11/01/00	10,000,000	1,464,594
Dell Range Marketplace	Unconsolidated	12/11/00	--	9,732,371
Build-To-Suit Completed			--	66,383,367
Build-To-Suit In Process			--	45,438,510
(e) Albertson's will own their own space				
Total Completed			20,440,261	157,823,346
Total In-Process			143,077,004	457,548,685
In-Process Summary (Shopping Centers Only):				
Total In-Process			143,077,004	412,110,175
Total Core			107,299,004	377,921,154
Total For Sale			35,778,000	34,189,021
Total Developments			0	320,961,793
Total Redevelopments			106,141,884	67,860,377
Total Renovations			36,935,120	23,288,005
Total Consolidated			143,077,004	402,377,804
Total Unconsolidated			0	9,732,371

Property Name	Net Completed Costs	Gross Completed Costs	Gross Cost % Complete
Hawthorne Plaza Village	17,270,392	17,270,392	76%
Monrovia	5,998,316	5,998,316	98%
Santa Margarita Marketplace	23,400,000	23,400,000	76%
Long Bch Corp Sq (Ralph's)	8,942,514	8,942,514	98%
Woodmen Plaza	12,080,276	14,728,093	90%
Briarcliff Village	27,059,663	28,088,639	95%
Waterford Shopping Center	11,491,039	13,091,039	99%
Hebron Parkway Plaza	5,638,040	7,180,520	98%
Vistoso	5,177,544	5,877,544	35%
Ocotillo	7,058,514	9,058,514	42%
South Mountain	3,353,277	5,353,277	45%
Stonebridge Center	4,423,661	5,223,661	69%
The Provinces	5,723,497	6,923,497	59%
Campus Marketplace	25,329,708	25,329,708	31%
Carson/Abalone	10,629,837	10,629,837	44%
Corral Hollow	21,002,935	22,082,935	27%
El Cerrito Plaza	50,634,615	50,634,615	56%
Plaza El Paseo	14,607,480	19,009,697	33%
Prairie City Crossing (Folsom)	12,954,713	12,954,713	55%
San Fernando Value Square	25,928,293	25,928,293	100%
Redlands Marketplace (Brach's Corner)	3,180,479	5,192,979	69%
Fleming Island Phase II	4,529,715	4,529,715	67%
Highland Square	21,380,070	21,850,770	82%
Julington Village (Race Track Road)	8,158,588	11,905,876	90%
King's Crossing (Sun City)	6,751,862	7,294,885	87%
Ocala Corners	6,759,254	6,759,254	5%
Shoppes of Pebblebrooke	7,934,562	9,894,562	37%
Town Square	7,722,218	7,722,218	68%
Willa Springs	10,095,575	10,095,575	62%
Cambridge Square	5,289,329	5,289,329	84%
Dunwoody Hall	10,220,187	11,228,910	66%
Orchard Square	8,714,936	9,829,120	66%
Fenton Marketplace	9,208,597	10,208,597	34%
Olde Towne Plaza (Ballwin)	23,694,834	23,694,834	46%
Sedgefield Village	4,712,981	5,062,981	33%
Echelon Village Plaza	11,874,514	11,874,514	67%
Kingsdale	23,746,740	23,746,740	95%
Kroger at New Albany Center (Hampstead Village)	8,814,149	9,904,149	98%
Port of Portland	6,320,606	6,320,606	5%
Sherwood Crossroads	7,033,102	7,033,102	67%
Fort Bend Market	10,213,412	17,701,615	39%
Keller Town Center	13,420,612	13,420,612	97%
Legacy Center	9,050,712	13,827,202	36%
MacArthur Park Phase II	26,020,045	26,020,045	68%
Prestonwood Park (Phase I)	16,420,200	21,495,200	94%
Tarrant Pkwy Plaza (Davis Crossing)	5,252,702	6,165,448	97%
Trophy Club Plaza	14,895,300	14,895,300	79%
Cheshire Station	16,306,738	16,306,738	31%
Cascade Plaza	19,122,079	19,122,079	86%
James Center	20,322,042	20,322,042	98%
Seattle Fur Exchange	11,464,594	11,464,594	89%
Dell Range Marketplace	9,732,371	11,072,371	51%
Build-To-Suit Completed	66,383,367	68,287,224	98%
Build-To-Suit In Process	43,698,459	45,360,459	65%
(e) Albertson's will own their own space			
Total Completed	178,263,607	186,986,737	92%
Total In-Process	598,885,638	645,618,712	63%
In-Process Summary (Shopping Centers Only):			
Total In-Process	555,187,179	600,258,253	63%
Total Core	485,220,158	526,822,963	61%
Total For Sale	69,967,021	73,435,290	78%
Total Developments	320,961,793	361,426,760	50%
Total Redevelopments	174,002,261	176,485,461	76%
Total Renovations	60,223,125	62,346,032	79%
Total Consolidated	545,454,808	589,185,882	61%
Total Unconsolidated	9,732,371	11,072,371	51%

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Property Name	Estimated Costs to Complete	Incremental NOI Yield (Renov only)	Stabilized NOI Yield	Major Anchor Tenant
Hawthorne Plaza Village	4,111,209		10.98%	Lucky's
Monrovia	95,491		11.47%	Ross, David's Bridal
Santa Margarita Marketplace	5,545,201		12.21%	Marshalls, Linens 'n Things, Staples
Long Bch Corp Sq (Ralph's)	142,240		11.14%	Ralph's
Woodmen Plaza	1,479,052		10.20%	King Soopers
Briarcliff Village	1,285,084	4.52%	8.05%	Publix
Waterford Shopping Center	122,003		9.69%	Kroger
Hebron Parkway Plaza	115,896		12.85%	Albertsons (e)
Vistoso	3,846,229		11.30%	Safeway
Ocotillo	5,215,938		11.30%	Safeway
South Mountain	2,929,582		11.30%	Safeway
Stonebridge Center	1,641,763		11.07%	Safeway
The Provinces	2,853,891		11.30%	Safeway
Campus Marketplace	17,489,661		10.41%	Ralph's, Long's
Carson/Abalone	5,917,649		11.77%	Ralph's, Hollywood Video
Corral Hollow	16,224,329		11.02%	Safeway, Orchard, Long's
El Cerrito Plaza	22,496,403		10.44%	Albertson's, Long's, Ross, Bally's
Plaza El Paseo	12,697,601		12.25%	Gelson's
Prairie City Crossing (Folsom)	5,855,745		10.06%	Safeway
San Fernando Value Square	4,314		9.83%	Home Depot, Sam's Club
Redlands Marketplace (Brach's Corner)	1,621,978		10.36%	Albertsons (e)
Fleming Island Phase II	1,491,759	6.49%	6.49%	Stein Mart
Highland Square	3,910,168		9.80%	Winn-Dixie, Publix
Julington Village (Race Track Road)	1,151,928		11.49%	Publix
King's Crossing (Sun City)	955,015		11.12%	Publix
Ocala Corners	6,426,712		11.54%	Publix
Shoppes of Pebblebrooke	6,280,621		10.67%	Publix
Town Square	2,481,001	15.99%	13.07%	TBD
Willa Springs	3,836,602		9.30%	Publix
Cambridge Square	846,792	19.78%	14.08%	Harris Teeter
Dunwoody Hall	3,776,491	10.26%	10.27%	Publix
Orchard Square	3,336,021	2.82%	9.39%	Publix
Fenton Marketplace	6,706,278		10.29%	Farmer Jack
Olde Towne Plaza (Ballwin)	12,851,460		10.70%	Lowe's
Sedgefield Village	3,396,987		10.80%	Food Lion
Echelon Village Plaza	3,878,327		10.82%	Genaurdi's
Kingsdale	1,226,226	6.78%	10.02%	Big Bear
Kroger at New Albany Center (Hampstead Village)	209,581		10.21%	Kroger
Port of Portland	5,982,008		9.26%	Albertson's
Sherwood Crossroads	2,333,491		10.09%	Safeway
Fort Bend Market	10,841,339		10.73%	Kroger
Keller Town Center	346,387		10.41%	Tom Thumb
Legacy Center	8,835,119		11.53%	Albertson's
MacArthur Park Phase II	8,250,174		9.87%	Kroger Signature
Prestonwood Park (Phase I)	1,367,281		11.64%	Albertsons (e)
Tarrant Pkwy Plaza (Davis Crossing)	186,941		10.33%	Albertsons (e)
Trophy Club Plaza	3,193,618		11.20%	Tom Thumb
Cheshire Station	11,251,206		10.26%	Safeway
Cascade Plaza	2,633,653		10.38%	Safeway
James Center	419,033		9.95%	Fred Meyers, Rite Aid
Seattle Fur Exchange	1,304,191		10.65%	Musician's Friend, Bed Bath Beyond
Dell Range Marketplace	5,464,338		10.00%	King Soopers
Build-To-Suit				
Completed	1,663,683		10.03%	
In Process	15,995,388		9.78%	
(e) Albertson's will own their own space				
Total Completed	14,559,858	4.52%	10.29%	
Total In-Process	239,961,220	9.25%	10.49%	
In-Process Summary (Shopping Centers Only):				
Total In-Process	223,965,832	9.25%	10.55%	
Total Core	207,549,032	9.25%	10.54%	
Total For Sale	16,416,800	n/a	10.61%	
Total Developments	170,702,873	n/a	10.77%	
Total Redevelopments	40,104,669	n/a	10.18%	
Total Renovations	13,158,290	9.25%	10.46%	
Total Consolidated	218,501,494	9.25%	10.56%	
Total Unconsolidated	5,464,338	n/a	10.00%	

Property Name	Anchor GLA	Gross Center GLA	Company Owned GLA	% Leased
Hawthorne Plaza Village	65,230	99,405	99,405	95%
Monrovia	40,187	48,187	48,187	100%
Santa Margarita Marketplace	90,209	153,460	153,460	100%
Long Bch Corp Sq (Ralph's)	50,923	50,923	50,923	100%
Woodmen Plaza	69,913	104,755	104,755	92%
Briarcliff Village	43,454	183,755	183,755	96%
Waterford Shopping Center	60,202	91,921	91,921	92%
Hebron Parkway Plaza	62,322	109,335	47,013	95%
Vistoso	55,255	90,695	34,778	17%
Ocotillo	55,255	96,089	40,765	19%
South Mountain	55,256	81,597	26,341	38%
Stonebridge Center	55,250	85,485	30,235	12%
The Provinces	55,256	89,492	34,236	15%
Campus Marketplace	74,325	145,580	145,580	40%
Carson/Abalone	58,300	63,300	63,300	92%
Corral Hollow	138,230	168,048	168,048	39%
El Cerrito Plaza	65,015	361,630	361,630	41%
Plaza El Paseo	30,000	96,150	96,150	31%
Prairie City Crossing (Folsom)	55,255	78,555	78,555	78%
San Fernando Value Square	196,911	229,353	229,353	97%
Redlands Marketplace (Brach's Corner)	55,922	86,284	30,317	18%
Fleming Island Phase II	34,000	40,487	40,487	87%
Highland Square	84,314	262,499	262,499	82%
Julington Village (Race Track Road)	51,420	81,820	81,820	88%
King's Crossing (Sun City)	51,420	75,020	75,020	90%
Ocala Corners	61,166	86,766	86,766	70%
Shoppes of Pebblebrooke	61,166	76,766	76,766	80%
Town Square	14,650	44,679	44,679	17%
Willa Springs	44,000	93,539	93,539	98%
Cambridge Square	32,922	69,649	69,649	72%
Dunwoody Hall	44,271	89,509	89,509	82%
Orchard Square	44,271	93,221	93,221	82%
Fenton Marketplace	53,739	73,351	73,351	81%
Olde Towne Plaza (Ballwin)	135,197	286,547	286,547	58%
Sedgefield Village	37,930	56,630	56,630	67%
Echelon Village Plaza	48,750	88,867	88,867	85%
Kingsdale	56,006	270,470	270,470	72%
Kroger at New Albany Center (Hampstead Village)	63,805	91,805	91,805	91%
Port of Portland	57,370	67,240	67,240	85%
Sherwood Crossroads	55,150	87,750	87,750	63%
Fort Bend Market	63,373	103,373	103,373	61%
Keller Town Center	63,631	114,822	114,822	85%
Legacy Center	64,843	125,065	60,222	5%
MacArthur Park Phase II	63,373	198,600	198,600	90%
Prestonwood Park (Phase I)	62,322	163,294	100,972	60%
Tarrant Pkwy Plaza (Davis Crossing)	64,400	97,479	33,079	84%
Trophy Club Plaza	63,654	125,063	125,063	72%
Cheshire Station	55,256	100,641	100,641	61%
Cascade Plaza	49,440	217,817	217,817	91%
James Center	85,023	140,500	140,500	89%
Seattle Fur Exchange	62,995	84,380	84,380	74%
Dell Range Marketplace	61,056	87,771	87,771	76%
Build-To-Suit				
Completed	335,346	335,346	335,346	100%
In Process	150,591	150,591	150,591	98%
(e) Albertson's will own their own space				
Total Completed	817,786	1,177,087	1,114,765	97%
Total In-Process	2,891,734	5,418,269	4,893,734	70%
In-Process Summary (Shopping Centers Only):				
Total In-Process	2,741,143	5,267,678	4,743,143	69%
Total Core	2,190,029	4,545,096	4,140,928	66%
Total For Sale	551,114	722,582	602,215	84%
Total Developments	1,822,653	3,094,794	2,626,226	64%
Total Redevelopments	692,370	1,564,869	1,508,902	76%
Total Renovations	226,120	608,015	608,015	72%
Total Consolidated	2,680,087	5,179,907	4,655,372	69%
Total Unconsolidated	61,056	87,771	87,771	76%

 Regency Realty
 Investment in Unconsolidated Joint Ventures
 September 30, 2000

Property Name	Legal Entity	Total Assets	Total Debt	Lender	Maturity
Shiloh Springs	T & M Shiloh Development Company	10,993,649	n/a	n/a	n/a
Ballwin Olde Towne Plaza	Regency/DS Ballwin, LLC	10,371,886	n/a	n/a	n/a
Corral Hollow/Tracy	RRG-RMC Tracy, LLC	6,008,740	n/a	n/a	n/a
Village Center	OTR/Regency Texas Realty Holdings, L.P.	13,202,615	n/a	n/a	n/a
Creekside	OTR/Regency Texas Realty Holdings, L.P.	8,554,109	n/a	n/a	n/a
Plaza El Paseo	K & G / Regency II, LLC	6,313,032	n/a	n/a	n/a
Del Range (Cheyenne, WY)	R & KS Dell Range Development, LLC	1,953,926	n/a	n/a	n/a
Woodmen and Rangewood	M & KS Woodman Development, LLC	13,444,885	9,771,012	Star Bank	10/01/00
Ocean East (1)	Regency Ocean East Partnership, L.P.	7,926,363	5,147,852	Wachovia Bank	11/25/03
Aspen Park	R & KS Aspen Park Development, LLC	258,655	n/a	n/a	n/a
Creekside Plase II	T & M Arlington Development Company	n/a	n/a	n/a	n/a
Bethany Lake	R & M Western Partnership, L.P. (note)	n/a	n/a	n/a	n/a
Cheyenne Meadows	R & M Western Partnership, L.P. (note)	n/a	n/a	n/a	n/a
Frisco Prestonbrook	R & M Western Partnership, L.P. (note)	n/a	n/a	n/a	n/a
Jackson Creek	R & M Western Partnership, L.P. (note)	n/a	n/a	n/a	n/a
Lloyd King Center	R & M Western Partnership, L.P. (note)	n/a	n/a	n/a	n/a
Stroh Ranch	R & M Western Partnership, L.P. (note)	n/a	n/a	n/a	n/a
		----- \$79,027,860 =====	----- \$14,918,864 =====		

Property Name	RRC Ownership Interest	Regency Share of Debt	Regency Investment 09/30/00	Equity Pick-up
Shiloh Springs	50.00%	n/a	11,361,226	(152,292)
Ballwin Olde Towne Plaza	50.00%	n/a	11,319,266	0
Corral Hollow/Tracy	50.00%	n/a	9,009,031	2,815,944
Village Center	30.00%	n/a	8,440,454	26,888
Creekside	30.00%	n/a	7,839,330	46,112
Plaza El Paseo	50.00%	n/a	6,312,096	0
Del Range (Cheyenne, WY)	50.00%	n/a	5,662,058	(2,088)
Woodmen and Rangewood	50.00%	4,885,506	3,312,573	(192,248)
Ocean East (1)	25.00%	1,286,963	2,143,633	14,455
Aspen Park	50.00%	n/a	759,765	0
Creekside Plase II	50.00%	n/a	0	(12,553)
Bethany Lake	50.00%	n/a	0	(9,354)
Cheyenne Meadows	50.00%	n/a	0	256,890
Frisco Prestonbrook	50.00%	n/a	0	37,761
Jackson Creek	50.00%	n/a	0	(46,329)
Lloyd King Center	50.00%	n/a	0	(55,662)
Stroh Ranch	50.00%	n/a	0	137,926
		----- \$6,172,469 =====	----- \$66,159,432 =====	----- \$2,865,450 =====

note: effective June 30, 2000, Regency acquired 100% ownership interest of R&M Partnership and consolidated the venture.

REGENCY REALTY CORPORATION
SECURITIES ISSUED OTHER THAN COMMON STOCK

Security Issued: SERIES 2 CUMULATIVE CONVERTIBLE
- ----- PREFERRED STOCK

o Issuance Date - February 29, 1999
o Shares Outstanding - 1,487,507
o Conversion - Convertible into Common Stock 1:1
o Dividend - Equal to Current Common Stock

Security Issued: \$384 MILLION PERPETUAL PREFERRED UNITS
- ----- - REGENCY CENTERS, L.P.

o Issuance Dates - Jun-98, Sep-99, May/Sept-00
o Units Outstanding - 4,640,000
o Conversion - None
o Distribution Average - 8.72%

Security Issued: REGENCY CENTERS, L.P. OPERATING PARTNERSHIP UNITS
- ----- (including Parkway and Delk Spectrum Down-REITs)

o Issuance Date - Variable
o Units Outstanding - 1,684,632 OP Units
o Conversion - Convertible into Common Stock 1:1
o Dividend - Equal to Current Common Dividend

 Regency Realty
 Summary Real Estate Information
 For the Periods Ended September 30, 2000 and 1999

Real Estate Portfolio	Current	YTD Change	12/31/99	12/31/98
Company owned GLA (note)	27,121,631	2,352,133	24,769,498	14,652,299
GLA under Development, Redevelopment, or Renovation	4,743,144	--	2,693,901	1,092,711
Company owned GLA Growth	9.5%	--	146.8%	--
Total GLA including anchor owned stores	28,523,174	2,570,882	25,952,292	14,987,053

Shopping centers Operating or Under Development (note)	235	19	216	129
Shopping centers in Development included above	44	22	26	9
Grocery anchored shopping centers	206	19	187	114
Grocery centers ranked #1 or #2 in market	155	14	141	86

Percent leased - All Properties including Development In Process	90.8%	NA	92.4%	93.6%
Percent leased - Operating Properties Only	95.5%	0.6%	95.0%	94.9%

Net Operating Income	\$183,428,190	--	\$211,501,431	\$99,642,753
NOI growth	18.3%	--	112.3%	--
Base rent growth on new leasing and renewal transactions (YTD)	7.3%	--	7.8%	5.0%
NOI - same property growth (YTD)	4.4%	--	4.3%	1.0%

(note: all amounts exclude build to suit projects)

Regency Realty
Summary of Real Estate
(excluding Build to Suit Projects)
Sep-00

Property Name	State	MSA	Yr Const or last Rvtn	Year Acquired	Company Owned GLA		Percent Leased		Grocery Anchor GLA
					Dec-99	Sep-00	Dec-99	Sep-00	
West County Marketplace	AL	Birmingham	1987	1993	129,155	129,155	100.0%	98.1%	42,848
Village in Trussville, The	AL	Birmingham	1987	1993	69,280	69,280	97.7%	92.6%	38,380
Country Club Ala	AL	Montgomery	1991	1993	67,622	67,622	100.0%	99.0%	35,922
The Marketplace - Alexander City	AL	Alexander City	1987	1993	162,723	162,723	100.0%	98.3%	47,668
Bonner's Point	AL	Roanoke	1985	1993	87,281	87,282	98.6%	100.0%	34,700
The Provinces Shopping Ctr	AZ	Phoenix	2000	2000	0	34,236	NA	15.3%	55,256
Stonebridge Center	AZ	Phoenix	2000	2000	0	30,235	NA	12.1%	55,250
South Mountain Shopping Ctr	AZ	Phoenix	2000	2000	0	26,341	NA	37.6%	55,256
Pima Crossing	AZ	Phoenix	1996	1999	234,585	236,585	99.5%	100.0%	46,955
Paseo Village	AZ	Phoenix	1998	1999	92,399	92,399	100.0%	98.7%	23,800
Vistoso Center	AZ	Tucson	2000	2000	0	34,778	NA	16.7%	55,255
Woodman - Van Nuys	CA	Los Angeles	1992	1999	107,570	107,570	96.3%	96.3%	77,648
San Fernando Value Square	CA	Los Angeles	2000	2000	0	229,353	NA	96.7%	0
Plaza Hermosa	CA	Los Angeles	1984	1999	94,939	94,939	100.0%	100.0%	36,800
Plaza de Hacienda	CA	Los Angeles	1991	1999	125,602	127,132	95.6%	100.0%	81,736
Monrovia	CA	Los Angeles	1999	1999	48,187	0	96.9%	0.0%	0
Long Beach Corporate Square	CA	Los Angeles	1999	1999	54,923	0	100.0%	0.0%	0
Hawthorne Plaza	CA	Los Angeles	1999	1999	92,496	0	99.5%	0.0%	0
El Camino Shopping Center	CA	Los Angeles	1995	1999	135,883	135,883	99.3%	100.0%	35,650
Crossroads Plaza	CA	Los Angeles	1988	1999	60,638	60,638	100.0%	100.0%	60,638
Carson and Abalone	CA	Los Angeles	2000	2000	0	63,300	NA	92.1%	58,300
Tassajara Crossing	CA	Oakland	1990	1999	141,790	146,188	98.1%	100.0%	56,496
San Leandro Plaza	CA	Oakland	1982	1999	50,853	50,853	100.0%	99.2%	38,250
Encina Grande	CA	Oakland	1965	1999	102,499	102,499	100.0%	100.0%	22,500
Diablo Plaza	CA	Oakland	1982	1999	63,265	63,265	100.0%	100.0%	53,000
Country Club Village - Calif	CA	Oakland	1994	1999	111,251	111,251	100.0%	100.0%	50,320
Santa Margarita Marketplace	CA	Orange County	1999	1999	152,260	0	51.9%	0.0%	0
Santa Ana Downtown Plaza	CA	Orange County	1987	1999	100,305	100,305	100.0%	81.7%	37,972
Rona Plaza	CA	Orange County	1989	1999	51,779	51,779	100.0%	100.0%	37,194
Plaza El Paseo	CA	Orange County	2000	2000	0	96,150	NA	31.2%	30,000
Newland Center	CA	Orange County	1985	1999	166,492	166,492	97.1%	96.1%	58,000
Morningside Plaza	CA	Orange County	1996	1999	91,599	91,600	100.0%	97.7%	42,630
Heritage Plaza	CA	Orange County	1981	1999	231,883	231,883	99.9%	99.4%	44,376
Bristol & Warner Shopping Ctr	CA	Orange County	1998	1999	121,677	121,679	95.6%	92.0%	51,260
The Promenade	CA	Sacramento	1989	1999	136,022	136,022	96.2%	96.2%	43,230
Prairie City Crossing	CA	Sacramento	1999	1999	0	78,555	NA	77.5%	55,255
Arden Square	CA	Sacramento	1994	1999	100,162	100,162	94.8%	94.0%	0
Twin Peaks Plaza	CA	San Diego	1988	1999	198,139	198,139	97.6%	99.0%	44,686
Friars-Mission Center	CA	San Diego	1989	1999	145,608	145,608	100.0%	93.7%	45,000
El Norte Parkway Plaza	CA	San Diego	1984	1999	87,990	87,990	96.9%	100.0%	42,315
Costa Verde	CA	San Diego	1988	1999	178,619	179,319	100.0%	98.9%	40,000
Campus Marketplace	CA	San Diego	2000	2000	0	145,580	NA	39.5%	57,541
Woodside Central Plaza	CA	San Francisco	1993	1999	80,598	80,591	100.0%	100.0%	0
Strawflower Village	CA	San Francisco	1985	1999	78,827	78,827	95.4%	100.0%	33,753
Sequoia Station	CA	San Francisco	1996	1999	103,388	103,388	99.5%	99.8%	62,050
El Cerrito Plaza	CA	San Francisco	2000	2000	0	361,630	NA	41.4%	32,924
West Park Plaza	CA	San Jose	1996	1999	88,103	88,103	100.0%	100.0%	24,712
Loehmann's Plaza Calif	CA	San Jose	1983	1999	113,309	113,309	94.9%	100.0%	53,000
Blossom Valley Shopping Ctr	CA	San Jose	1990	1999	91,969	93,315	96.8%	100.0%	34,208
Corral Hollow	CA	Stockton	2000	2000	0	168,048	NA	39.1%	65,715
Westlake Plaza and Center	CA	Ventura	1975	1999	190,655	190,656	98.9%	100.0%	41,300
Ventura Village Shopping Ctr	CA	Ventura	1984	1999	76,070	76,070	95.7%	95.7%	42,500
Oakbrook Plaza	CA	Ventura	1982	1999	83,278	83,278	94.4%	95.6%	43,842

Property Name	Grocery Anchor	Drug Store GLA	Other Anchor or Major
West County Marketplace	Food World	Rite Aid	Wal-Mart
Village in Trussville, The	Bruno's	CVS Drug	--
Country Club Ala	Winn-Dixie	Rite Aid	--
The Marketplace - Alexander City	Winn-Dixie	--	Wal-Mart
Bonner's Point	Winn-Dixie	--	Wal-Mart
The Provinces Shopping Ctr	Safeway	--	
Stonebridge Center	Safeway	--	
South Mountain Shopping Ctr	Safeway		
Pima Crossing	Basha's	--	Stein Mart, Bally Total Fitness
Paseo Village	ABCO	Walgreen's	--
Vistoso Center	Safeway	--	--
Woodman - Van Nuys	Gigante	--	--
San Fernando Value Square	--	--	Home Depot, Sam's Club
Plaza Hermosa	Von's Food & Drug	Sav-On Drugs	--
Plaza de Hacienda	Food 4 Less	--	--
Monrovia	--	--	--
Long Beach Corporate Square	--	--	--
Hawthorne Plaza	--	--	--
El Camino Shopping Center	Von's Food & Drug	Sav-On Drugs	--
Crossroads Plaza	Gigante	--	--
Carson and Abalone	Ralph's	--	--
Tassajara Crossing	Safeway	Long's Drugs	Ace Hardware
San Leandro Plaza	Safeway	--	--
Encina Grande	Safeway	Walgreen's	--
Diablo Plaza	Safeway	Long's Drugs	Jo-Ann Fabrics
Country Club Village - Calif	Ralph's	Long's Drugs	Blockbuster Video
Santa Margarita Marketplace	--	--	--
Santa Ana Downtown Plaza	Food 4 Less	--	--
Rona Plaza	Food 4 Less	--	--
Plaza El Paseo	Gelson's	--	--
Newland Center	Lucky's	--	--
Morningside Plaza	Albertson's	--	--
Heritage Plaza	Ralph's	Sav-On Drugs	Irvine Ace Hardware
Bristol & Warner Shopping Ctr	Food 4 Less	--	Banner Central
The Promenade	Bel Air Market	Long's Drugs	True Value
Prairie City Crossing	Safeway	--	
Arden Square	--	--	Jo-Ann Fabrics, Office Max
Twin Peaks Plaza	Lucky's	--	Target
Friars-Mission Center	Ralph's	Long's Drugs	--
El Norte Parkway Plaza	Von's Food & Drug	--	Our Fitness
Costa Verde	Albertson's	--	Petco, Bookstar
Campus Marketplace	Ralph's	Long's Drugs	
Woodside Central Plaza	--	--	Marshalls
Strawflower Village	Safeway	Long's Drugs	--
Sequoia Station	Safeway	Long's Drugs	Barnes and Noble, Old Navy
El Cerrito Plaza	Lucky's	Long's Drugs	
West Park Plaza	Safeway	Rite Aid	--
Loehmann's Plaza Calif	Safeway	Long's Drugs	Loehmann's
Blossom Valley Shopping Ctr	Safeway	Long's Drugs	--
Corral Hollow	Safeway	--	
Westlake Plaza and Center	Von's Food & Drug	Long's/Save -On Drugs	--
Ventura Village Shopping Ctr	Von's Food & Drug	--	--
Oakbrook Plaza	Albertson's	Long's Drugs	--

Regency Realty
Summary of Real Estate
(excluding Build to Suit Projects)
Sep-00

Property Name	State	MSA	Yr Const or last Rnvtn	Year Acquired	Company Owned GLA		Percent Leased		Grocery Anchor GLA
					Dec-99	Sep-00	Dec-99	Sep-00	
Woodmen Plaza	CO	Colorado Spring	1998	1998	97,913	104,755	85.7%	92.0%	69,913
Jackson Creek Crossing	CO	Colorado Spring	1999	1998	85,259	85,263	98.4%	100.0%	69,913
Cheyenne Meadows Center	CO	Colorado Spring	1998	1998	89,893	89,893	100.0%	97.7%	69,105
Stroh Ranch Center	CO	Denver	1998	1998	86,432	86,432	100.0%	100.0%	69,719
Lloyd King Center	CO	Denver	1998	1998	83,326	83,326	100.0%	100.0%	61,040
Littleton Square	CO	Denver	1997	1999	94,257	94,257	100.0%	97.7%	49,751
Leetsdale Marketplace	CO	Denver	1993	1999	119,916	119,916	98.7%	98.7%	62,600
Buckley Square	CO	Denver	1978	1999	116,206	111,146	93.2%	100.0%	62,400
Boulevard Center	CO	Denver	1986	1999	92,483	92,483	95.2%	95.7%	52,700
Redlands Marketplace	CO	Grand Junction	1999	1999	37,817	30,317	36.3%	18.3%	55,922
Pike Creek Shopping Center	DE	Wilmington	1981	1998	232,754	228,169	96.3%	98.6%	49,069
Palm Harbour Shopping Ctr	FL	Daytona Beach	1991	1996	172,758	172,758	90.7%	91.9%	45,254
Welleby Plaza	FL	Fort Lauderdale	1982	1996	109,949	109,949	89.9%	91.6%	46,779
Palm Trails Plaza	FL	Fort Lauderdale	1998	1997	76,067	76,067	98.3%	96.6%	59,562
Town Center at Martin Downs	FL	Fort Pierce	1996	1996	64,546	64,546	93.5%	100.0%	56,146
Ocean East Mall	FL	Fort Pierce	1997	1996	113,328	113,328	92.9%	94.0%	38,100
Ocean Breeze Plaza	FL	Fort Pierce	1985	1993	108,209	108,209	85.4%	80.8%	36,464
Martin Downs Village Shoppes	FL	Fort Pierce	1998	1993	49,773	49,773	93.0%	97.6%	0
Martin Downs Village Center	FL	Fort Pierce	1985	1993	121,946	121,946	91.7%	95.2%	0
East Port Plaza	FL	Fort Pierce	1991	1997	235,842	235,842	93.4%	95.7%	42,112
Newberry Square	FL	Gainesville	1986	1994	180,524	180,524	96.8%	97.0%	39,795
Millhopper Shopping Center	FL	Gainesville	1974	1993	84,065	84,065	97.0%	100.0%	37,244
Regency Court	FL	Jacksonville	1992	1997	218,665	218,665	96.6%	94.6%	0
Pine Tree Plaza	FL	Jacksonville	1999	1997	60,787	60,787	98.4%	100.0%	37,866
Old St. Augustine Plaza	FL	Jacksonville	1990	1996	170,220	175,459	97.6%	100.0%	51,832
Julington Village	FL	Jacksonville	1999	1999	81,820	81,820	69.9%	87.5%	51,420
Highlands Square Shopping Ctr	FL	Jacksonville	1999	1998	262,549	262,499	80.4%	82.2%	84,314
Fleming Island Shopping Ctr	FL	Jacksonville	1994	1998	80,205	80,205	100.0%	98.5%	47,955
Fleming Island Phase II	FL	Jacksonville	2000	2000	0	40,487	NA	87.4%	0
Courtyard, The	FL	Jacksonville	1987	1993	67,794	137,256	12.7%	100.0%	62,771
Bolton Plaza	FL	Jacksonville	1988	1994	172,938	172,938	100.0%	100.0%	0
Anastasia Plaza	FL	Jacksonville	1988	1993	102,342	102,342	90.2%	92.7%	48,555
University Market Place	FL	Miami	1990	1993	129,121	129,121	78.4%	76.2%	63,139
Tamiami Trail Plaza	FL	Miami	1987	1997	110,867	110,867	94.9%	96.5%	42,112
Shoppes at 104	FL	Miami	1990	1998	108,189	108,190	95.4%	98.0%	46,368
North Miami Shopping Ctr	FL	Miami	1988	1993	42,500	42,500	100.0%	75.3%	32,000
Garden Square Shopping Ctr	FL	Miami	1991	1997	90,033	90,258	94.0%	98.6%	42,112
Aventura	FL	Miami	1974	1994	102,876	102,876	100.0%	98.7%	35,908
Shoppes of Pebblebrooke	FL	Naples	2000	2000	0	76,766	NA	79.7%	61,166
Berkshire Commons	FL	Naples	1992	1994	106,354	106,354	98.5%	100.0%	65,537
Willa Springs	FL	Orlando	1981	2000	0	93,539	NA	97.5%	44,271
Mariner's Village Shopping Ctr	FL	Orlando	1986	1997	117,665	117,665	94.4%	93.6%	45,500
Mainstreet Square Shopping Ctr	FL	Orlando	1988	1997	107,159	107,159	93.0%	94.7%	56,000
Ensley Square	FL	Pensacola	1977	1997	62,362	62,363	97.3%	24.5%	0

Property Name	Grocery Anchor	Drug Store GLA	Other Anchor or Major
Woodmen Plaza	King Soopers	--	--
Jackson Creek Crossing	King Soopers	--	--
Cheyenne Meadows Center	King Soopers	--	--
Stroh Ranch Center	King Soopers	--	--
Lloyd King Center	King Soopers	--	--
Littleton Square	King Soopers	Walgreen's	--
Leetsdale Marketplace	Safeway	--	--
Buckley Square	King Soopers	--	True Value Hardware
Boulevard Center	Safeway	--	--
Redlands Marketplace	Albertson's	--	--
Pike Creek Shopping Center	Acme	Eckerd	K-mart
Palm Harbour Shopping Ctr	Publix	Eckerd	Bealls
Welleby Plaza	Publix	Walgreen's	--
Palm Trails Plaza	Winn-Dixie	--	--
Town Center at Martin Downs	Publix	--	--
Ocean East Mall	Stuart Foods	--	Coastal Care
Ocean Breeze Plaza	Publix	Walgreen's	Coastal Care
Martin Downs Village Shoppes	--	Walgreen's	--
Martin Downs Village Center	--	--	Coastal Care
East Port Plaza	Publix	Walgreen's	Kmart, Sears Homelife
Newberry Square	Publix	--	Kmart
Millhopper Shopping Center	Publix	Eckerd	--
Regency Court	--	--	CompUSA, Office Depot, Sports Auth.
Pine Tree Plaza	Publix	--	--
Old St. Augustine Plaza	Publix	Eckerd	Waccamaw
Julington Village	Publix	--	--
Highlands Square Shopping Ctr	Publix/Winn-Dixie	Eckerd	Big Lots
Fleming Island Shopping Ctr	Publix	--	Stein Mart
Fleming Island Phase II	--	--	Stein Mart
Courtyard, The	Albertson's	--	Target
Bolton Plaza	--	--	Wal-Mart
Anastasia Plaza	Publix	--	--
University Market Place	Albertson's	--	--
Tamiami Trail Plaza	Publix	Eckerd	--
Shoppes at 104	Winn Dixie	--	--
North Miami Shopping Ctr	Publix	--	--
Garden Square Shopping Ctr	Publix	Eckerd	Lady of America
Aventura	Publix	Eckerd	Humana
Shoppes of Pebblebrooke	Publix	--	--
Berkshire Commons	Publix	Walgreen's	--
Willa Springs	Publix	--	Party Land
Mariner's Village Shopping Ctr	Winn-Dixie	Walgreen's	World Gym
Mainstreet Square Shopping Ctr	Winn-Dixie	Walgreen's	--
Ensley Square	--	--	--

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					Dec-99	Sep-00	Dec-99	Sep-00	
Peachland Promenade	FL	Punta Gorda	1991	1995	82,082	82,082	89.9%	90.4%	48,890
Beneva Village Shops	FL	Sarasota	1987	1998	141,532	141,532	96.0%	94.3%	42,112
South Monroe Commons	FL	Tallahassee	1998	1996	80,188	68,840	95.5%	100.0%	48,466
Ocala Corners	FL	Tallahassee	2000	2000	0	86,766	NA	70.5%	61,166
Carriage Gate	FL	Tallahassee	1978	1994	76,833	76,833	78.6%	69.5%	0
Village Center 6 -Tampa	FL	Tampa	1993	1995	174,780	174,781	90.2%	90.1%	36,434
University Collection	FL	Tampa	1984	1996	106,627	106,627	82.6%	82.7%	40,143
Town Square	FL	Tampa	1999	1997	43,796	44,679	0.0%	16.8%	0
Terrace Walk	FL	Tampa	1990	1993	50,926	50,926	41.3%	80.8%	0
Regency Square at Brandon	FL	Tampa	1986	1993	341,446	341,448	87.7%	92.8%	0
Market Place - St. Petersburg	FL	Tampa	1983	1995	86,496	90,296	100.0%	86.4%	36,464
Kings Crossing - Sun City	FL	Tampa	1999	1999	75,020	75,020	68.5%	90.4%	51,420
Center of Seven Springs	FL	Tampa	1986	1994	162,580	162,580	86.7%	85.7%	35,000
Bloomington Square	FL	Tampa	1987	1998	267,935	267,935	95.5%	98.7%	39,795
Wellington Town Square	FL	West Palm Beach	1982	1996	105,150	105,150	95.8%	99.1%	36,464
Wellington Market Place	FL	West Palm Beach	1990	1995	178,155	171,558	90.7%	96.7%	46,475
Tequesta Shoppes	FL	West Palm Beach	1986	1996	109,766	109,937	93.4%	89.3%	39,795
Chasewood Storage	FL	West Palm Beach	1986	1993	42,810	42,810	100.0%	100.0%	0
Chasewood Plaza	FL	West Palm Beach	1986	1993	141,034	141,034	91.0%	87.8%	39,795
Boynton Lakes Plaza	FL	West Palm Beach	1993	1997	130,925	130,925	100.0%	97.8%	56,000
Trowbridge Crossing	GA	Atlanta	1997	1997	62,558	62,558	96.3%	98.3%	37,888
Sandy Springs Village	GA	Atlanta	1997	1997	45,039	45,040	100.0%	100.0%	0
Sandy Plains Village I & II	GA	Atlanta	1992	1996	175,035	175,035	92.1%	93.2%	60,009
Russell Ridge	GA	Atlanta	1995	1994	98,556	98,558	100.0%	100.0%	63,296
Roswell Village	GA	Atlanta	1997	1997	143,980	143,980	97.7%	90.7%	37,888
Rivermont Station	GA	Atlanta	1996	1997	90,267	90,267	100.0%	100.0%	58,261
Powers Ferry Village	GA	Atlanta	1994	1997	78,995	78,995	99.9%	99.9%	47,955
Powers Ferry Square	GA	Atlanta	1987	1997	97,809	97,812	97.1%	96.6%	7,216
Paces Ferry Plaza	GA	Atlanta	1987	1997	61,693	61,696	92.3%	93.5%	0
Orchard Square	GA	Atlanta	1987	1995	85,941	93,222	52.3%	82.2%	44,271
Memorial Bend	GA	Atlanta	1995	1997	182,781	182,782	92.4%	90.0%	56,146
Lovejoy Station	GA	Atlanta	1995	1997	77,336	77,336	100.0%	98.2%	47,955
Loehmann's Plaza Georgia	GA	Atlanta	1986	1997	137,635	137,635	95.7%	100.0%	0
Dunwoody Village	GA	Atlanta	1975	1997	114,658	114,658	92.5%	64.0%	0
Dunwoody Hall	GA	Atlanta	1986	1997	82,527	89,509	48.4%	82.4%	44,271
Delk Spectrum	GA	Atlanta	1991	1998	100,880	100,880	100.0%	100.0%	45,044
Cumming 400	GA	Atlanta	1994	1997	126,899	126,900	93.7%	98.8%	56,146
Cromwell Square	GA	Atlanta	1990	1997	70,282	70,282	95.1%	95.1%	0
Cambridge Square Shopping Ctr	GA	Atlanta	1979	1996	69,650	69,649	76.4%	71.8%	32,922
Buckhead Court	GA	Atlanta	1984	1997	55,227	55,229	91.3%	97.5%	0
Briarcliff Village	GA	Atlanta	1990	1997	183,752	183,755	92.3%	95.9%	43,454
Briarcliff LaVista Shopping Ctr	GA	Atlanta	1962	1997	41,098	39,203	100.0%	100.0%	0
Braelinn Village	GA	Atlanta	1991	1997	226,522	226,525	97.0%	99.6%	63,986
Ashford Place	GA	Atlanta	1993	1997	53,345	53,346	100.0%	100.0%	0
LaGrange Marketplace	GA	Augusta-Aiken	1989	1993	76,327	76,327	95.2%	93.8%	46,733
Parkway Station	GA	Macon	1983	1996	94,290	94,290	85.0%	90.7%	42,130
Evans Crossing Shopping Ctr	GA	Augusta-Aiken	1993	1998	83,681	83,681	100.0%	100.0%	62,580

Property Name	Grocery Anchor	Drug Store GLA	Other Anchor or Major
Peachland Promenade	Publix	--	
Beneva Village Shops	Publix	Walgreen's	Ross Dress for Less
South Monroe Commons	Winn-Dixie	--	--
Ocala Corners	Publix	--	
Carriage Gate	--	--	TJ Maxx
Village Center 6 -Tampa	Publix	Walgreen's	Stein Mart
University Collection	Kash N Karry	Eckerd	JoAnn Fabrics
Town Square	--	--	--
Terrace Walk	--	--	--
Regency Square at Brandon	--	--	TJ Maxx, AMC, Staples, Marshalls
Market Place - St. Petersburg	Publix	--	--
Kings Crossing - Sun City	Publix	--	--
Center of Seven Springs	Winn-Dixie	--	Kmart
Bloomington Square	Publix	--	Wal-Mart, Beall's, Ace Hardware
Wellington Town Square	Publix	Eckerd	--
Wellington Market Place	Winn-Dixie	Walgreen's	--
Tequesta Shoppes	Publix	--	--
Chasewood Storage	--	--	--
Chasewood Plaza	Publix	--	Books-A-Million, Bealls
Boynton Lakes Plaza	Winn-Dixie	Walgreen's	World Gym
Trowbridge Crossing	Publix	--	--
Sandy Springs Village	--	--	Staples
Sandy Plains Village I & II	Kroger	--	Stein Mart
Russell Ridge	Kroger	--	--
Roswell Village	Publix	Eckerd	Ace Hardware
Rivermont Station	Harris Teeter	CVS Drug	--
Powers Ferry Village	Publix	CVS Drug	--
Powers Ferry Square	Harry's	CVS Drug	--
Paces Ferry Plaza	--	--	--
Orchard Square	Publix	--	--
Memorial Bend	Publix	--	TJ Maxx
Lovejoy Station	Publix	--	--
Loehmann's Plaza Georgia	--	Eckerd	Loehmann's
Dunwoody Village	--	--	--
Dunwoody Hall	Publix	Eckerd	--
Delk Spectrum	A&P	Eckerd	--
Cumming 400	Publix	--	Big Lots
Cromwell Square	--	CVS Drug	Haverty's Furniture
Cambridge Square Shopping Ctr	Harris Teeter	--	--
Buckhead Court	--	--	--
Briarcliff Village	Publix	--	TJ Maxx, Office Depot
Briarcliff LaVista Shopping Ctr	--	Drug Emporium	--
Braelinn Village	Kroger	--	Kmart
Ashford Place	--	--	Pier 1 Imports
LaGrange Marketplace	Winn-Dixie	Eckerd	--
Parkway Station	Kroger	--	--
Evans Crossing Shopping Ctr	Kroger	--	--

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					Dec-99	Sep-00	Dec-99	Sep-00	
Hinsdale Lake Commons	IL	Chicago	1986	1998	178,600	178,601	85.9%	86.4%	69,540
Silverlake Shopping Center	KY	Cincinnati	1988	1998	100,246	99,286	93.4%	96.3%	60,000
Franklin Square Shopping Ctr	KY	Lexington	1988	1998	205,061	205,061	91.8%	88.0%	50,499
Waterford Towne Center	MI	Detroit	1998	1998	91,921	91,921	72.6%	91.6%	60,202
Lakeshore Village Shopping Ctr	MI	Detroit	1996	1998	85,395	85,940	98.7%	94.7%	49,465
Fenton Village Marketplace	MI	Flint	1999	1999	73,339	73,351	73.3%	80.9%	53,739
St. Ann Square	MO	St. Louis	1986	1998	82,498	82,498	95.8%	95.8%	43,483
Olde Towne Plaza	MO	St. Louis	2000	2000	0	286,547	NA	57.8%	0
Lucedale	MS	Columbia	1989	1993	49,059	49,059	91.0%	96.3%	35,059
Columbia Marketplace	MS	Lucedale	1988	1993	136,002	136,002	98.7%	98.2%	41,895
Union Square Shopping Center	NC	Asheville	1989	1996	97,191	97,191	98.8%	97.5%	34,400
Southpoint Crossing	NC	Charlotte	1998	1998	103,128	103,128	92.6%	94.0%	59,160
City View Shopping Center	NC	Charlotte	1993	1996	77,550	77,552	95.4%	98.5%	44,000
Carmel Commons	NC	Charlotte	1979	1997	132,651	132,651	96.5%	95.8%	14,300
Sedgefield Village	NC	Greensboro	2000	2000	0	56,630	NA	67.0%	37,930
Kernersville Marketplace SC	NC	Greensboro	1997	1998	72,590	72,590	100.0%	95.9%	57,590
Woodcroft Shopping Center	NC	Raleigh	1984	1996	85,353	89,833	100.0%	100.0%	40,832
Oakley Plaza	NC	Raleigh	1988	1997	118,728	118,728	100.0%	97.7%	42,317
Maynard Crossing Shopping Ctr	NC	Raleigh	1997	1998	122,814	122,814	98.2%	98.2%	55,973
Lake Pine Plaza	NC	Raleigh	1997	1998	87,691	87,691	97.6%	97.6%	57,590
Glenwood Village	NC	Raleigh	1983	1997	42,864	42,864	100.0%	100.0%	27,764
Garner Towne Square	NC	Raleigh	1998	1998	221,576	221,576	98.1%	100.0%	57,590
Bent Tree Plaza	NC	Raleigh	1994	1998	79,503	79,503	100.0%	100.0%	54,153
Echelon Village Plaza	NJ	Philadelphia	2000	2000	0	88,867	NA	85.1%	48,750
Westchester Plaza	OH	Cincinnati	1988	1998	88,181	88,181	100.0%	96.8%	66,523
Shoppes at Mason	OH	Cincinnati	1997	1998	80,880	80,800	95.1%	100.0%	56,800
Hyde Park Plaza	OH	Cincinnati	1995	1997	374,544	374,544	98.1%	94.7%	138,592
Hamilton Meadows	OH	Cincinnati	1989	1998	126,252	0	97.8%	0.0%	0
Cherry Grove Plaza	OH	Cincinnati	1997	1998	185,498	195,497	100.0%	97.7%	66,336
Beckett Commons Shopping Ctr	OH	Cincinnati	1995	1998	112,936	112,936	100.0%	100.0%	56,634
Worthington Park Centre	OH	Columbus	1991	1998	93,094	93,095	100.0%	100.0%	52,337
Windmill Square	OH	Columbus	1997	1998	120,509	120,509	97.1%	95.4%	76,555
Park Place Center	OH	Columbus	1988	1998	106,833	106,833	98.6%	98.6%	56,859
Northgate Plaza	OH	Columbus	1996	1998	85,101	85,100	100.0%	100.0%	62,000
Kroger New Albany Center	OH	Columbus	1999	1999	91,805	91,805	82.5%	90.9%	63,805
Kingsdale Shopping Center	OH	Columbus	1999	1997	270,697	270,470	74.0%	71.6%	55,768
East Pointe Crossing Shopping Ctr	OH	Columbus	1993	1998	86,524	86,525	95.1%	100.0%	59,120
West Hills Plaza	OR	Portland	1998	1999	53,579	53,579	100.0%	100.0%	30,154
Walker Center	OR	Portland	1987	1999	89,624	89,624	100.0%	100.0%	0
Sunnyside 205	OR	Portland	1988	1999	53,279	53,279	93.6%	85.0%	0
Sherwood Market Center	OR	Portland	1995	1999	124,256	124,256	97.3%	99.2%	49,793
Sherwood Crossroads	OR	Portland	1999	1999	32,600	87,750	0.0%	62.8%	55,150
Port of Portland	OR	Portland	2000	2000	0	67,240	NA	85.3%	57,370
Murrayhill Marketplace	OR	Portland	1988	1999	149,214	149,214	98.4%	96.9%	41,132
Cherry Park Market Center	OR	Portland	1997	1999	113,518	113,518	78.5%	82.7%	55,164
Queensborough Shopping Ctr	SC	Charleston	1993	1998	82,333	82,333	97.7%	100.0%	65,796
Merchants Village	SC	Charleston	1997	1997	79,723	79,723	100.0%	96.3%	37,888
Peartree Village	TN	Nashville	1997	1997	114,795	114,795	100.0%	100.0%	65,538
Northlake Village	TN	Nashville	1988	2000	0	151,629	NA	99.0%	64,537
Nashboro Village	TN	Nashville	1998	1998	86,811	86,811	96.5%	100.0%	61,224
Harpeth Village	TN	Nashville	1998	1997	70,091	70,091	100.0%	100.0%	55,377

Property Name	Grocery Anchor	Drug Store GLA	Other Anchor or Major
Hinsdale Lake Commons	Dominick's	--	Ace Hardware
Silverlake Shopping Center	Kroger	--	--
Franklin Square Shopping Ctr	Kroger	Rite Aid	JC Penney, Office Depot
Waterford Towne Center	Kroger	--	--
Lakeshore Village Shopping Ctr	Kroger	Rite Aid	--
Fenton Village Marketplace	Farmer Jack	--	--
St. Ann Square	National	--	Bally Total Fitness
Olde Towne Plaza	--	--	--
Lucedale	Delchamps	--	Wal-Mart
Columbia Marketplace	Winn-Dixie	--	Wal-Mart
Union Square Shopping Center	Harris Teeter	CVS Drug	Consolidated Theatres
Southpoint Crossing	Kroger	--	--
City View Shopping Center	Winn-Dixie	CVS Drug	Public Library
Carmel Commons	Fresh Market	Eckerd	Piece Goods
Sedgefield Village	Food Lion	--	--
Kernersville Marketplace SC	Harris Teeter	--	--
Woodcroft Shopping Center	Food Lion	--	True Value
Oakley Plaza	Bi-Lo	CVS Drug	Baby Superstore, Western Auto
Maynard Crossing Shopping Ctr	Kroger	--	--
Lake Pine Plaza	Kroger	--	Pet Depot
Glenwood Village	Harris Teeter	--	--
Garner Towne Square	Kroger	--	Target, United Artists, Office Max
Bent Tree Plaza	Kroger	--	--
Echelon Village Plaza	Genuardi's	--	--
Westchester Plaza	Kroger	--	--
Shoppes at Mason	Kroger	--	--
Hyde Park Plaza	Kroger/Winn-Dixie	Walgreen's	Micheals, Barnes & Noble, Old Navy
Hamilton Meadows	--	--	--
Cherry Grove Plaza	Kroger	CVS Drug	TJ Maxx, Hancock Fabrics
Beckett Commons Shopping Ctr	Kroger	--	Stein Mart
Worthington Park Centre	Kroger	CVS Drug	--
Windmill Square	Kroger	--	Sears Hardware
Park Place Center	Big Bear	--	--
Northgate Plaza	Kroger	--	--
Kroger New Albany Center	Kroger	--	--
Kingsdale Shopping Center	Big Bear	--	Stein Mart, S&K Menswear
East Pointe Crossing Shopping Ctr	Kroger	--	--
West Hills Plaza	QFC	--	--
Walker Center	--	--	Sportmart
Sunnyside 205	--	--	--
Sherwood Market Center	Albertson's	--	--
Sherwood Crossroads	Safeway	--	--
Port of Portland	Albertson's	--	--
Murrayhill Marketplace	Thriftway	--	--
Cherry Park Market Center	Safeway	--	--
Queensborough Shopping Ctr	Publix	--	--
Merchants Village	Publix	--	--
Peartree Village	Harris Teeter	Eckerd	Office Max
Northlake Village	Kroger	CVS Drug	Petco
Nashboro Village	Kroger	--	--
Harpeth Village	Albertson's	--	--

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North Hills Town Center	TX	Austin	1995	1999	144,019	144,019	98.7%	95.6%	60,465
Market at Round Rock, The	TX	Austin	1987	1999	123,345	123,345	99.8%	97.9%	63,800
Hancock Center	TX	Austin	1998	1999	413,757	410,438	97.6%	99.2%	90,217
Valley Ranch Centre	TX	Dallas	1997	1999	117,281	117,187	99.9%	95.7%	55,750
The Village	TX	Dallas	1982	1999	95,148	95,148	90.7%	93.8%	52,480
Shiloh Springs	TX	Dallas	1998	1998	88,865	110,265	96.8%	93.6%	60,932
Prestonwood Park	TX	Dallas	1999	1999	100,421	100,972	48.6%	59.5%	62,322
Prestonbrook Crossing	TX	Dallas	1998	1998	91,274	91,274	96.5%	98.1%	63,373
Preston Park Village	TX	Dallas	1985	1999	268,869	268,869	99.4%	95.9%	52,688
Ocotillo Center	TX	Dallas	2000	2000	0	40,765	NA	19.5%	55,255
Northview Plaza	TX	Dallas	1991	1999	117,034	116,554	91.6%	87.7%	58,890
Mockingbird Commons	TX	Dallas	1987	1999	121,415	121,531	93.2%	94.1%	48,525
Mills Pointe	TX	Dallas	1986	1999	126,238	126,238	97.4%	99.0%	52,688
Market at Preston Forest, The	TX	Dallas	1990	1999	90,170	90,171	100.0%	100.0%	50,365
MacArthur Park (Phase II)	TX	Dallas	1999	1999	197,643	198,600	59.5%	89.6%	63,373
Lebanon/Legacy Center	TX	Dallas	2000	2000	0	60,222	NA	5.5%	64,843
Hillcrest Village	TX	Dallas	1991	1999	14,488	14,530	100.0%	100.0%	0
Hebron Parkway Plaza	TX	Dallas	1999	1999	47,312	47,013	76.2%	95.3%	59,460
Casa Linda Plaza	TX	Dallas	1997	1999	324,620	324,639	87.4%	87.1%	59,561
Bethany Park Place Shopping Ctr	TX	Dallas	1998	1998	74,066	74,066	100.0%	100.0%	58,374
Arapaho Village	TX	Dallas	1997	1999	108,816	107,737	82.4%	93.8%	43,256
Trophy Club	TX	Fort Worth	1999	1999	107,700	125,063	72.1%	72.0%	63,280
Tarrant Parkway Plaza	TX	Fort Worth	1999	1999	33,500	33,079	12.5%	84.4%	69,861
Southlake - Village Center	TX	Fort Worth	1998	1998	118,172	118,172	88.6%	86.0%	60,932
Ridglea Plaza	TX	Fort Worth	1986	1999	197,961	197,961	79.6%	86.8%	51,500
Keller Town Center	TX	Fort Worth	1999	1999	113,000	114,822	62.4%	85.4%	63,631
Harwood Hills Village	TX	Fort Worth	1996	1999	122,860	122,540	93.9%	89.1%	52,480
Creekside Plaza	TX	Fort Worth	1998	1998	96,816	96,816	96.0%	98.6%	60,932
Cooper Street Plaza	TX	Fort Worth	1992	1999	133,239	133,215	100.0%	100.0%	0
Fort Bend Market	TX	Houston	2000	2000	0	103,373	NA	61.3%	63,373
Champion Forest Shopping Ctr	TX	Houston	1983	1999	115,295	115,379	96.9%	99.2%	56,457
Southpark	TX	Tyler	1997	1999	146,225	145,888	93.9%	90.8%	54,980
Brookville Plaza	VA	Lynchburg	1991	1998	63,664	63,664	95.8%	92.5%	52,864
Statler Square Shopping Ctr	VA	Staunton	1996	1998	133,660	133,660	96.3%	96.3%	65,003
Cheshire Station	VA	Washington DC	2000	2000	0	100,641	NA	61.0%	55,256
Thomas Lake Center	WA	Seattle	1998	1999	103,870	103,872	100.0%	100.0%	50,065
Southcenter Plaza	WA	Seattle	1990	1999	58,281	58,281	100.0%	100.0%	0
South Point Plaza	WA	Seattle	1997	1999	190,454	190,454	98.9%	100.0%	55,443
Seattle Fur Exchange	WA	Seattle	2000	2000	0	84,380	NA	74.3%	0
Sammamish Highlands	WA	Seattle	1992	1999	101,289	101,289	100.0%	100.0%	55,000
Pine Lake Village	WA	Seattle	1989	1999	100,953	100,953	100.0%	100.0%	36,182
Lake Meridian Marketplace	WA	Seattle	1989	1999	165,210	165,210	92.7%	95.0%	56,482
Inglewood Plaza	WA	Seattle	1985	1999	17,253	17,253	100.0%	94.2%	0
Cascade Plaza	WA	Seattle	1999	1999	215,477	217,817	67.1%	90.6%	49,440
James Center	WA	Tacoma	1999	1999	114,175	140,500	86.9%	88.7%	68,273
Dell Range Marketplace	WY	Cheyenne	1999	1999	75,000	87,771	81.3%	76.0%	61,000
Regency Realty Total					24,769,498	27,121,631	92.4%	90.8%	10,600,809

Property Name	Grocery Anchor	Drug Store GLA	Other Anchor or Major
North Hills Town Center	H.E.B.	--	--
Market at Round Rock, The	Albertson's	--	--
Hancock Center	H.E.B.	--	Sears, Old Navy, Petco
Valley Ranch Centre	Tom Thumb	--	--
The Village	Tom Thumb	--	--
Shiloh Springs	Kroger	--	--
Prestonwood Park	Albertson's	--	--
Prestonbrook Crossing	Kroger	--	--
Preston Park Village	Tom Thumb	--	Sony Theatres, Gap
Ocotillo Center	Safeway	--	--
Northview Plaza	Kroger	--	--
Mockingbird Commons	Tom Thumb	--	--
Mills Pointe	Tom Thumb	--	--
Market at Preston Forest, The	Tom Thumb	--	Petco
MacArthur Park (Phase II)	Kroger	--	Barnes & Noble, Linens 'N Things
Lebanon/Legacy Center	Albertson's	--	--
Hillcrest Village	--	--	--
Hebron Parkway Plaza	Albertson's	--	--
Casa Linda Plaza	Albertson's	Eckerd	Fitness Factory, Petco
Bethany Park Place Shopping Ctr	Kroger	--	--
Arapaho Village	Tom Thumb	--	--
Trophy Club	Tom Thumb	--	--
Tarrant Parkway Plaza	Albertson's	--	--
Southlake - Village Center	Kroger	--	--
Ridglea Plaza	Tom Thumb	Eckerd	Stein Mart
Keller Town Center	Tom Thumb	--	--
Harwood Hills Village	Tom Thumb	--	--
Creekside Plaza	Kroger	--	--
Cooper Street Plaza	--	--	Circuit City, Office Max, Sears Homelife
Fort Bend Market	Kroger	--	--
Champion Forest Shopping Ctr	Randall's Food	Eckerd	--
Southpark	Albertson's	--	Bealls
-----	-----	-----	-----
Brookville Plaza	Kroger	--	--
Statler Square Shopping Ctr	Kroger	CVS Drug	Staples
Cheshire Station	Safeway	--	--
-----	-----	-----	-----
Thomas Lake Center	Albertson's	Rite Aid	--
Southcenter Plaza	--	--	Target
South Point Plaza	Cost Cutters	Rite Aid	Office Depot, Pep Boys
Seattle Fur Exchange	--	--	--
Sammamish Highlands	Safeway	Bartell Drugs	Sammamish Ace Hardware
Pine Lake Village	Quality Foods	Rite Aid	--
Lake Meridian Marketplace	Fred Myer	Bartell Drugs	24 Hour Fitness
Inglewood Plaza	--	--	--
Cascade Plaza	Safeway	Long's Drugs	Ross Dress for Less, Bally Total Fitness
James Center	Fred Myer	Rite Aid	--
-----	-----	-----	-----
Dell Range Marketplace	King Soopers	--	--
-----	-----	-----	-----
Regency Realty Total			
=====	=====	=====	=====

 Regency Realty
 Summary of Real Estate
 (excluding Build to Suit Projects)
 Sep-00

Property Name	State	MSA	Yr Const		Dec-99	Sep-00	Percent Leased		Grocery Anchor GLA	Grocery Anchor	Drug Store	Other Anchor or Major
			or last Rnvtn	Year Acquired			Dec-99	Sep-00				
Stabilized Properties		# of Centers										# of Grocery
Florida	FL	44			5,446,349	5,507,306	91.7%	92.8%	1,624,944	36		
Texas	TX	24			3,297,285	3,312,995	94.0%	94.3%	1,268,105	22		
California	CA	31			3,858,628	3,518,733	96.4%	97.9%	1,335,066	29		
Georgia	GA	24			2,478,645	2,476,770	95.5%	95.0%	776,687	16		
Ohio	OH	10			1,460,352	1,344,020	98.4%	97.4%	691,756	10		
North Carolina	NC	12			1,241,639	1,246,121	97.9%	98.0%	545,669	12		
Colorado	CO	9			865,685	867,471	96.6%	97.9%	567,141	9		
Washington	WA	7			737,310	737,312	98.1%	98.7%	253,172	5		
Oregon	OR	6			583,470	583,470	94.2%	94.3%	176,243	4		
Alabama	AL	5			516,061	516,062	99.5%	97.9%	199,518	5		
Arizona	AZ	2			326,984	328,984	99.7%	99.6%	70,755	2		
Tennessee	TN	4			271,697	423,326	98.9%	99.6%	246,676	4		
Delaware	DE	1			232,754	228,169	96.3%	98.6%	49,069	1		
Kentucky	KY	2			305,307	304,347	92.3%	90.7%	110,499	2		
Virginia	VA	2			197,324	197,324	96.1%	95.1%	117,867	2		
Mississippi	MS	2			185,061	185,061	96.6%	97.7%	76,954	2		
Illinois	IL	1			178,600	178,601	85.9%	86.4%	69,540	1		
Michigan	MI	2			177,316	177,861	85.2%	93.1%	109,667	2		
South Carolina	SC	2			162,056	162,056	98.8%	98.2%	103,684	2		
Wyoming	WY	0			0	0	0.0%	0.0%	0	0		
Missouri	MO	1			82,498	82,498	95.8%	95.8%	43,483	1		
New Jersey	NJ	0			0	0	0.0%	0.0%	0	0		
		191			22,605,020	22,378,487	95.0%	95.5%	8,436,494	167		

 Regency Realty
 Summary of Real Estate
 (excluding Build to Suit Projects)
 Sep-00

Property Name	State	MSA	Yr Const or last Rnvtn	Year Acquired	Company Owned GLA		Percent Leased		Grocery Anchor GLA	Grocery Anchor	Drug Store	Other Anchor or Major
					Dec-99	Sep-00	Dec-99	Sep-00				
Development, Redevelopment and Renovation Projects												
Florida	FL	8			463,185	761,576	69.0%	80.3%	353,757	6		
Texas	TX	8			552,264	776,896	57.7%	68.0%	505,938	8		
California	CA	7			0	1,142,616	0.0%	56.4%	299,735	6		
Georgia	GA	3			238,118	252,380	58.0%	79.4%	121,464	3		
Ohio	OH	2			362,502	362,275	76.1%	76.5%	119,573	2		
North Carolina	NC	1			0	56,630	0.0%	67.0%	37,930	1		
Colorado	CO	1			37,817	30,317	36.3%	18.3%	55,922	1		
Washington	WA	3			329,652	442,697	74.0%	86.9%	117,713	2		
Oregon	OR	2			32,600	154,990	0.0%	72.6%	112,520	2		
Alabama	AL	0			0	0	0.0%	0.0%	0	0		
Arizona	AZ	4			0	125,590	0.0%	19.6%	221,017	4		
Tennessee	TN	0			0	0	0.0%	0.0%	0	0		
Delaware	DE	0			0	0	0.0%	0.0%	0	0		
Kentucky	KY	0			0	0	0.0%	0.0%	0	0		
Virginia	VA	1			0	100,641	0.0%	61.0%	55,256	1		
Mississippi	MS	0			0	0	0.0%	0.0%	0	0		
Illinois	IL	0			0	0	0.0%	0.0%	0	0		
Michigan	MI	1			73,339	73,351	73.3%	80.9%	53,739	1		
South Carolina	SC	0			0	0	0.0%	0.0%	0	0		
Wyoming	WY	1			75,000	87,771	81.3%	76.0%	61,000	1		
Missouri	MO	1			0	286,547	0.0%	57.8%	0	0		
New Jersey	NJ	1			0	88,867	0.0%	85.1%	48,750	1		
					44	2,164,476	4,743,144	65.8%	68.6%	2,164,313	39	

 Regency Realty
 Summary of Real Estate
 (excluding Build to Suit Projects)
 Sep-00

Property Name	State	MSA	Company Owned GLA		Percent Leased		Grocery Anchor GLA	Grocery Anchor	Drug Store	Other Anchor or Major
			Yr Const or last Rnvtn	Year Acquired	Dec-99	Sep-00				

Operating and Development										

Florida	FL	52			5,909,534	6,268,882	89.9%	91.3%	1,978,701	42
Texas	TX	32			3,849,549	4,089,891	88.8%	89.3%	1,774,043	30
California	CA	38			3,858,628	4,661,349	96.4%	87.7%	1,634,801	35
Georgia	GA	27			2,716,763	2,729,150	92.3%	93.6%	898,151	19
Ohio	OH	12			1,822,854	1,706,295	94.0%	93.0%	811,329	12
North Carolina	NC	13			1,241,639	1,302,751	97.9%	96.6%	583,599	13
Colorado	CO	10			903,502	897,788	94.1%	95.2%	623,063	10
Washington	WA	10			1,066,962	1,180,009	90.6%	94.3%	370,885	7
Oregon	OR	8			616,070	738,460	89.2%	89.7%	288,763	6
Alabama	AL	5			516,061	516,062	99.5%	97.9%	199,518	5
Arizona	AZ	6			326,984	454,574	99.7%	77.5%	291,772	6
Tennessee	TN	4			271,697	423,326	98.9%	99.6%	246,676	4
Delaware	DE	1			232,754	228,169	96.3%	98.6%	49,069	1
Kentucky	KY	2			305,307	304,347	92.3%	90.7%	110,499	2
Virginia	VA	3			197,324	297,965	96.1%	83.6%	173,123	3
Mississippi	MS	2			185,061	185,061	96.6%	97.7%	76,954	2
Illinois	IL	1			178,600	178,601	85.9%	86.4%	69,540	1
Michigan	MI	3			250,655	251,212	81.7%	89.5%	163,406	3
South Carolina	SC	2			162,056	162,056	98.8%	98.2%	103,684	2
Wyoming	WY	1			75,000	87,771	81.3%	76.0%	61,000	1
Missouri	MO	2			82,498	369,045	95.8%	66.3%	43,483	1
New Jersey	NJ	1			0	88,867	0.0%	85.1%	48,750	1

		235			24,769,498	27,121,631	92.4%	90.8%	10,600,808	206
=====										

 Regency Realty Corporation
 Summary of Tenant Rents exceeding .5% of Total Rents
 September 30, 2000

Tenant	Tenant GLA	% to Company Owned GLA (C)	Annualized Base Rent	% of Annualized Company Base Rent (C)	# of Leased Stores
Kroger	3,327,181	12.3%	30,359,391	11.1%	57
Safeway	1,481,454	5.5%	13,360,531	4.9%	30
Publix	1,854,387	6.8%	13,218,956	4.8%	41
Blockbuster	380,921	1.4%	6,765,734	2.5%	67
Albertsons	702,097	2.6%	6,301,880	2.3%	14
Winn Dixie	760,329	2.8%	5,286,371	1.9%	16
Hallmark	235,003	0.9%	3,418,591	1.3%	56
Wal-Mart / Sams	593,079	2.2%	3,107,436	1.1%	7
Harris Teeter	276,475	1.0%	2,984,436	1.1%	6
K-Mart	421,166	1.6%	2,213,233	0.8%	5
Walgreens	221,331	0.8%	2,184,092	0.8%	16
Long's Drugs	207,715	0.8%	1,943,129	0.7%	9
Hollywood Video	95,965	0.4%	1,712,390	0.6%	15
Eckerd	194,070	0.7%	1,676,922	0.6%	20
H.E.B. Grocery	150,682	0.6%	1,674,162	0.6%	2
Stein Mart	251,445	0.9%	1,560,875	0.6%	7
Mail Boxes, Etc.	87,141	0.3%	1,492,060	0.5%	66
Target	240,086	0.9%	1,382,504	0.5%	2
Rite Aid	140,180	0.5%	1,368,549	0.5%	9
GNC	81,671	0.3%	1,335,374	0.5%	58

GLA owned & occupied by the anchor not included above:	# of Stores	# of Stores w/ Leased
-----	-----	-----
Safeway	11	41
Wal-Mart (Lucedale)	1	8
Albertsons	7	21
Target	2	4
Food World / Brunos	1	2
Kash N Karry / Food Lion	1	3

1,401,543		
=====		

(C) GLA and Annualized Company base rent includes all joint ventures and properties under development

 Regency Centers, L.P.
 Summary of Tenant Rents exceeding .5% of Total Rents
 September 30, 2000

Tenant	Tenant GLA	% to Company Owned GLA (C)	Annualized Base Rent	% of Annualized Company Base Rent (C)	# of Leased Stores
Kroger	3,327,181	13.2%	30,359,391	11.8%	57
Safeway	1,481,454	5.9%	13,360,531	5.2%	30
Publix	1,708,884	6.8%	12,385,585	4.8%	37
Blockbuster	374,521	1.5%	6,616,422	2.6%	66
Albertsons	702,097	2.8%	6,301,880	2.4%	14
Winn Dixie	553,411	2.2%	4,101,033	1.6%	11
Hallmark	222,035	0.9%	3,249,456	1.3%	52
Harris Teeter	276,475	1.1%	2,984,436	1.2%	6
K-Mart	421,166	1.7%	2,213,233	0.9%	5
Wal-Mart / Sams	331,080	1.3%	2,140,702	0.8%	3
Long's Drugs	207,715	0.8%	1,943,129	0.8%	9
Walgreens	192,401	0.8%	1,855,359	0.7%	14
Hollywood Video	95,965	0.4%	1,712,390	0.7%	15
H.E.B. Grocery	150,682	0.6%	1,674,162	0.6%	2
Stein Mart	251,445	1.0%	1,560,875	0.6%	7
Eckerd	166,812	0.7%	1,492,150	0.6%	17
Mail Boxes, Etc.	85,741	0.3%	1,464,691	0.6%	65

GLA owned & occupied by the anchor not included above:

		# of Stores	# of Stores w/ Leased
Safeway	590,272	11	41
Albertsons	375,547	4	18
Target	235,000	2	3
Kash N Karry / Food Lion	40,143	1	3

	1,240,962		
	=====		

(C) GLA and Annualized Company base rent includes all joint ventures and properties under development

 Regency Realty Corporation

Tenant Lease Expirations

The following table sets forth, for all leases in place as of September 30, 2000 a schedule of the lease expirations of operating properties for the next ten years, assuming that no tenants exercise renewal options:

Lease Expiration Year	Expiring GLA	Percent of Total Company SF	Future Minimum Rent Under Expiring Leases	Percent of Total Minimum Rent (2)
(1)	508,560	2.2%	6,094,292	2.3%
2000	365,122	1.6%	5,526,999	2.1%
2001	1,709,485	7.4%	24,788,805	9.5%
2002	1,943,905	8.5%	26,261,283	10.1%
2003	2,033,982	8.9%	27,530,528	10.6%
2004	2,114,636	9.2%	29,130,727	11.2%
2005	2,007,677	8.7%	24,482,881	9.4%
2006	1,235,011	5.4%	12,939,095	5.0%
2007	1,022,255	4.5%	10,332,697	4.0%
2008	1,121,490	4.9%	9,680,168	3.7%
2009	687,395	3.0%	7,434,871	2.9%
=====				
10 Year Total	14,749,518	64.2%	184,202,346	70.6%
Thereafter	8,220,131	35.8%	76,524,133	29.4%
=====				
	22,969,649	100.0%	260,726,479	100.0%

 (1) Leases currently under month to month lease or in process of renewal

(2) Total rent includes minimum rent for all properties, but excludes additional rent such as percentage rent, common area maintenance, real estate taxes, and insurance reimbursements.

 Regency Center, L.P.

Tenant Lease Expirations

The following table sets forth, for all leases in place as of September 30, 2000 a schedule of the lease expirations of operating properties for the next ten years, assuming that no tenants exercise renewal options:

Lease Expiration Year	Expiring GLA	Percent of Total Company SF	Future Minimum Rent Under Expiring Leases	Percent of Total Minimum Rent (2)
(1)	453,926	2.1%	5,501,502	2.2%
2000	354,247	1.7%	5,387,332	2.2%
2001	1,596,621	7.5%	23,212,629	9.4%
2002	1,805,052	8.5%	24,675,932	10.0%
2003	1,785,981	8.4%	25,453,752	10.3%
2004	2,036,140	9.6%	28,361,019	11.5%
2005	1,886,536	8.9%	23,554,057	9.6%
2006	1,115,726	5.3%	11,963,557	4.9%
2007	952,404	4.5%	10,069,653	4.1%
2008	920,288	4.3%	8,781,510	3.6%
2009	561,236	2.6%	6,456,252	2.6%
10 Year Total	13,468,157	63.6%	173,417,195	70.3%
Thereafter	7,712,172	36.4%	73,108,447	29.7%
	21,180,329	100.0%	246,525,642	100.0%

-
- (1) Leases currently under month to month lease or in process of renewal
- (2) Total rent includes minimum rent for all properties, but excludes additional rent such as percentage rent, common area maintenance, real estate taxes, and insurance reimbursements.

Regency Realty Corporation
Press Release

FOR IMMEDIATE RELEASE

CONTACT: LISA PALMER
(904) 598-7636

REGENCY REALTY ANNOUNCES THIRD QUARTER RESULTS
Funds from Operations Per Share Increase 8.2%

JACKSONVILLE, FLA. (November 3, 2000) -- Regency Realty Corporation (NYSE: REG) announced today financial and operating results for the quarter ended September 30, 2000. Funds from Operations (FFO) increased to \$39.7 million, or \$0.66 per diluted share, an increase of 8.2% over FFO of \$0.61 per diluted share in the third quarter of 1999. For the nine months ended September 30, 2000, FFO increased to \$114.7 million, or \$1.91 per diluted share, from \$99.7 million, or \$1.78 per diluted share for the same period last year - a per diluted share increase of 7.3%.

Net income for common stockholders for the third quarter, was \$23.9 million, or \$0.42 per diluted share, compared to \$24.0 million, or \$0.40 per diluted share, for the same period in 1999. For the nine month period ended September 30, 2000, net income for common stockholders was \$60.9 million, or \$1.07 per diluted share, compared to \$61.8 million, or \$1.16 per diluted share, in 1999. Year over year, the per-share comparison is affected by a \$6.9 million non-recurring provision for the estimated loss on operating properties held for sale. Without this provision, net income for common stockholders for the nine months ended September 30, 2000 would have been \$67.8 million, or \$1.19 per diluted share, compared to \$61.8 million, or \$1.16 per diluted share, for the same period last year.

Martin E. Stein, Jr., Chairman and Chief Executive Officer, said, "Regency continues to generate per share growth from same property net operating income, the investment of free cash flow, and the profitability of Regency's development program."

Portfolio Results

For the third quarter, same property net operating income (NOI) increased 7.3%. Year to date, same property NOI has increased 4.4%. The same property portfolio is represented by 21.7 million square feet, or 98.7% of Regency's operating portfolio. Mary Lou Fiala, President and Chief Operating Officer, said, "Strong rent growth, gains in overall occupancy, and increased specialty income led to another quarter of same store NOI growth in excess of 4%. However, we expect expense and recovery timing variances to reverse in the fourth quarter resulting in same store NOI growth to approximate 3% for the year 2000."

The portfolio, excluding in-process development properties was 94.7% leased at September 30, 2000. In the first nine months of the year, Regency completed 901 new and renewal leases totaling 3.2 million square feet with average rental rates increasing 7.3% on a same space basis.

Investment and Development Activity

During the third quarter, the company increased its development pipeline with 11 new projects, including ten shopping center projects and one single-tenant development. Combined with those that were already in process at the start of the quarter, this brings the company to 38 shopping center developments and redevelopments, 6 renovations of operating properties, and 13 single-tenant projects in process.

Also during the quarter, the Company sold two developments. Combined with the 11 projects that sold in the first half of the year, the Company has completed 13 for-sale transactions at a gross sales price in excess of \$87 million and an average capitalization rate of 9.1%, generating \$10 million in profits net of tax.

Balance Sheet and Capital Markets Activity

During the quarter, the Company issued \$150 million of ten-year senior unsecured notes at an interest rate of 8.45%. The Company also completed the sale of \$24 million of perpetual preferred units at a rate of 8.75%. The proceeds were used to reduce the amounts outstanding under Regency's revolving line of credit. At quarter end, there was \$320 million available under its \$625 million unsecured credit facility.

During the quarter, Regency executed a letter of intent with a domestic institutional investor to form a co-investment partnership to invest in a \$300 million portfolio of neighborhood and community shopping centers. Regency has agreed to sell four to five stabilized developments to the partnership, while the institutional investor will contribute three centers. In addition, the partnership plans to acquire approximately \$150 million of properties throughout the country. The Company expects to close the partnership by year-end and will provide further details at that time.

Dividend

On November 1, 2000, the Board of Directors declared the regular quarterly cash dividend of \$0.48 per share, payable on November 28, 2000, to shareholders of record on November 13, 2000.

Financial Outlook

The following statements are based on current expectations. These statements are

forward-looking and actual results may vary.

The Company expressed comfort with the First Call range of \$2.63 to \$2.66 for the year 2000 and with a range of \$2.82 to \$2.85 for 2001. The Company may publish additional forward-looking statements during the fourth quarter that may help investors further estimate earnings for 2001.

Regency Realty Corporation

Regency Realty is the leading national owner, operator, and developer focused on grocery-anchored, neighborhood retail centers. Regency's total assets before depreciation exceed \$3 billion. As of September 30, 2000, the Company owned 235 retail properties totaling more than 27.1 million square feet located in high growth markets throughout the United States. Operating as a fully integrated real estate Company, Regency Realty Corporation is a qualified real estate investment trust that is self-administered and self managed.

Additional Information

A copy of the Company's Supplemental Information Report is available to all interested parties upon written request to Lesley Stocker, Investor Relations, Regency Realty Corporation, 121 West Forsyth Street, Suite 200, Jacksonville, Florida, 32202 or on the Company's web site at www.RegencyRealty.com.

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In addition to historical information, this press release contains forward-looking statements under the federal securities law. These statements are based on current expectations, estimates and projections about the industry and markets in which Regency operates, management's beliefs and assumptions. Forward-looking statements are not guarantees of future performance and involve certain credit risks and uncertainties, which are difficult to predict. Actual operating results may be affected by changes in national and local economic conditions, competitive market conditions, weather, obtaining governmental approvals and meeting development schedules, and therefore, may differ materially from what is expressed or forecasted in this press release.

SIGNATURES

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

REGENCY REALTY CORPORATION
(registrant)

November 3, 2000

By:/s/J. Christian Leavitt

J. Christian Leavitt
Senior Vice President, Finance