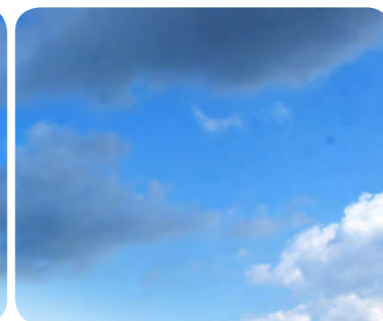


THIRD QUARTER 2018 Fixed Income Supplemental

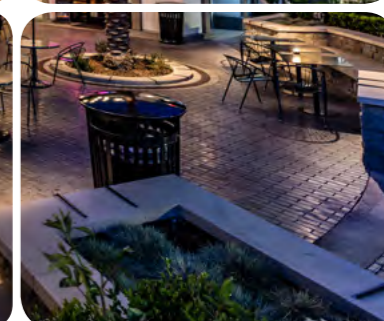
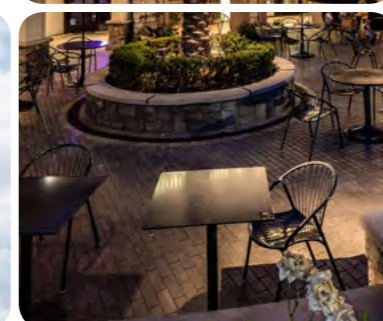
Mkt at Springwoods Village
Spring, TX



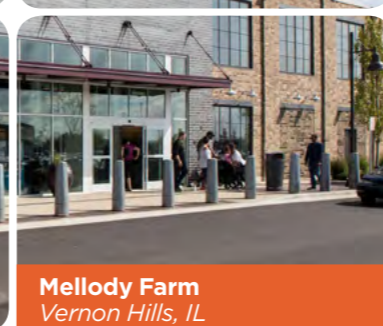
Calhoun Commons
Minneapolis, MN



El Camino Shopping Center
Woodland Hills, CA



District at Metuchen
Metuchen, NJ



Melody Farm
Vernon Hills, IL

Shops at Erwin Mill
Durham, NC



Third Quarter 2018 Highlights

- For the three months ended September 30, 2018, Net Income Attributable to Common stockholders (“Net Income”) of \$0.41 per diluted share.
- For the three months ended September 30, 2018, NAREIT Funds from Operations (“NAREIT FFO”) of \$0.96 per diluted share.
- Year-to-date same property Net Operating Income (“NOI”) as adjusted, excluding termination fees, increased 3.8% as compared to the same period in 2017.
- As of September 30, 2018, percent leased for the same property portfolio increased 30 basis points sequentially to 95.9%. Spaces less than 10,000 square feet (“Small Shops”) were 92.3% leased, an increase of 10 basis points sequentially.
- For the three months ended September 30, 2018, rent spreads on comparable new and renewal leases were 35.2% and 5.9%, respectively, with total rent spreads of 10.1%.
- For the three months ended September 30, 2018, total leasing volume exceeded 2.3 million square feet of new and renewal leases.
- On a year-to-date basis, including transactions subsequent to quarter end, the Company sold 9 properties for a total sales price of \$194.7 million and acquired 6 properties for a total purchase price of \$145.1 million, at Regency’s share.
- As of September 30, 2018, a total of 22 properties were in development or redevelopment representing a total investment of \$354.4 million.
- On August 7, 2018, S&P Global Ratings affirmed its BBB+ issuer credit rating on Regency and revised its outlook upward to positive from stable.

Credit Ratings and Select Ratios

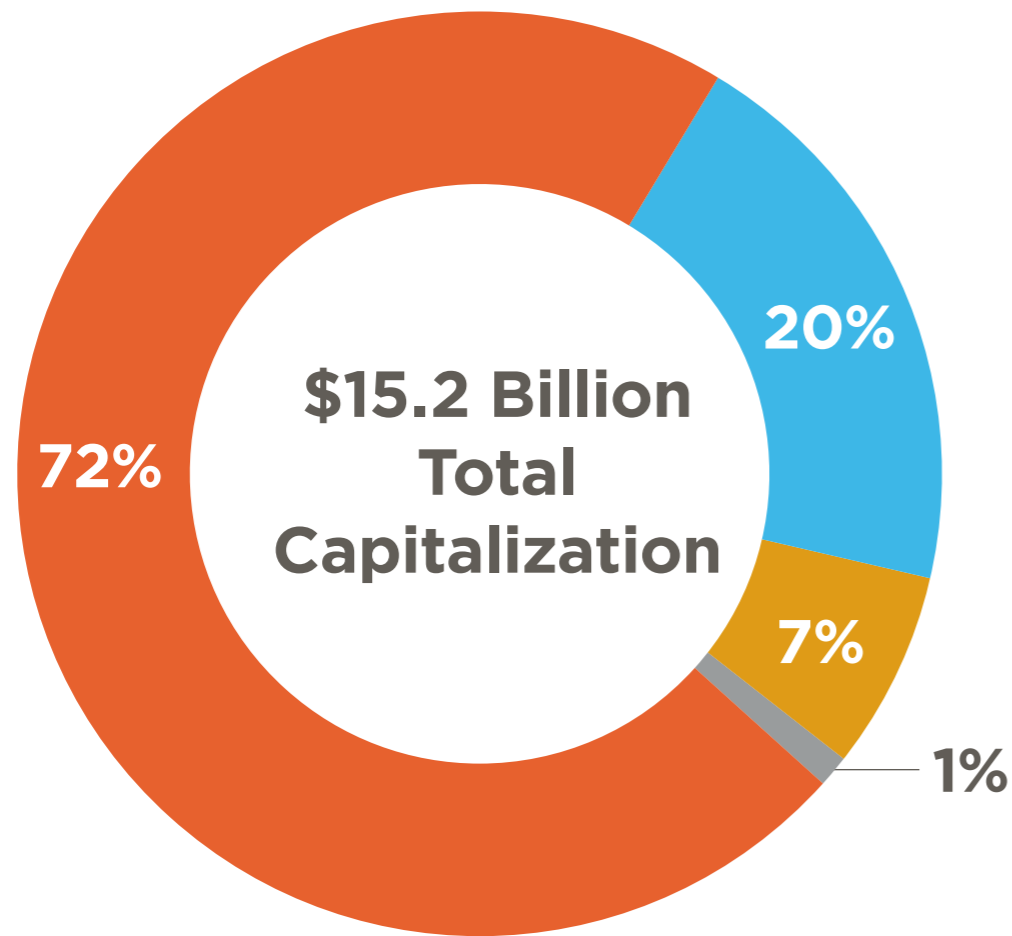
Unsecured Public Debt Covenants ⁽ⁱ⁾					
	Required	6/30/18	3/31/18	12/31/17	9/30/17
Fair Market Value Calculation Method Covenants					
Total Consolidated Debt to Total Consolidated Assets	≤ 60%	34%	34%	32%	32%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	6%	6%	6%	6%
Consolidated Income for Debt Service to Consolidated Debt Service ⁽ⁱⁱ⁾	≥ 1.5x	5.1	5.1	5.1	5.2
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	>150%	304%	303%	325%	331%

Credit Ratings			
Agency	Credit Rating	Outlook	Date
S&P	BBB+	Positive ↑	8/7/2018
Moody's	Baa1	Stable	11/27/2016

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

ii. Debt covenant disclosure is in arrears due to current quarter calculations being dependent on the Company's most recent Form 10-Q or Form 10-K filing.

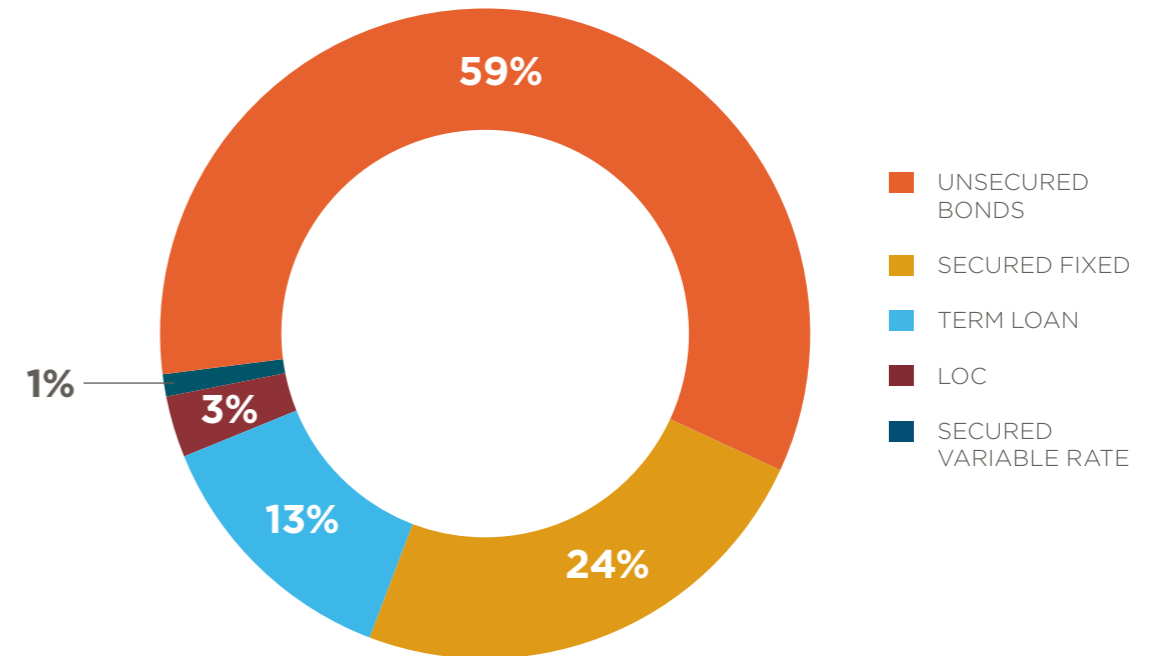
Capital Structure & Liquidity Profile



■ EQUITY
 ■ UNSECURED DEBT
 ■ SECURED DEBT
 ■ CREDIT FACILITIES

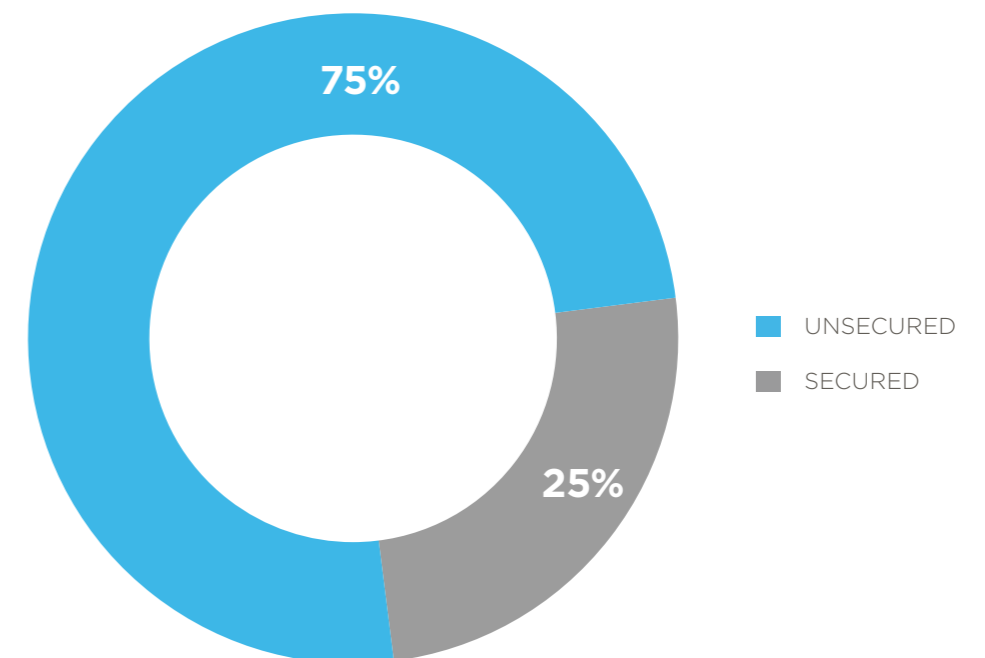
Debt Composition

Pro-Rata



■ UNSECURED BONDS
■ SECURED FIXED
■ TERM LOAN
■ LOC
■ SECURED VARIABLE RATE

Secured vs. Unsecured



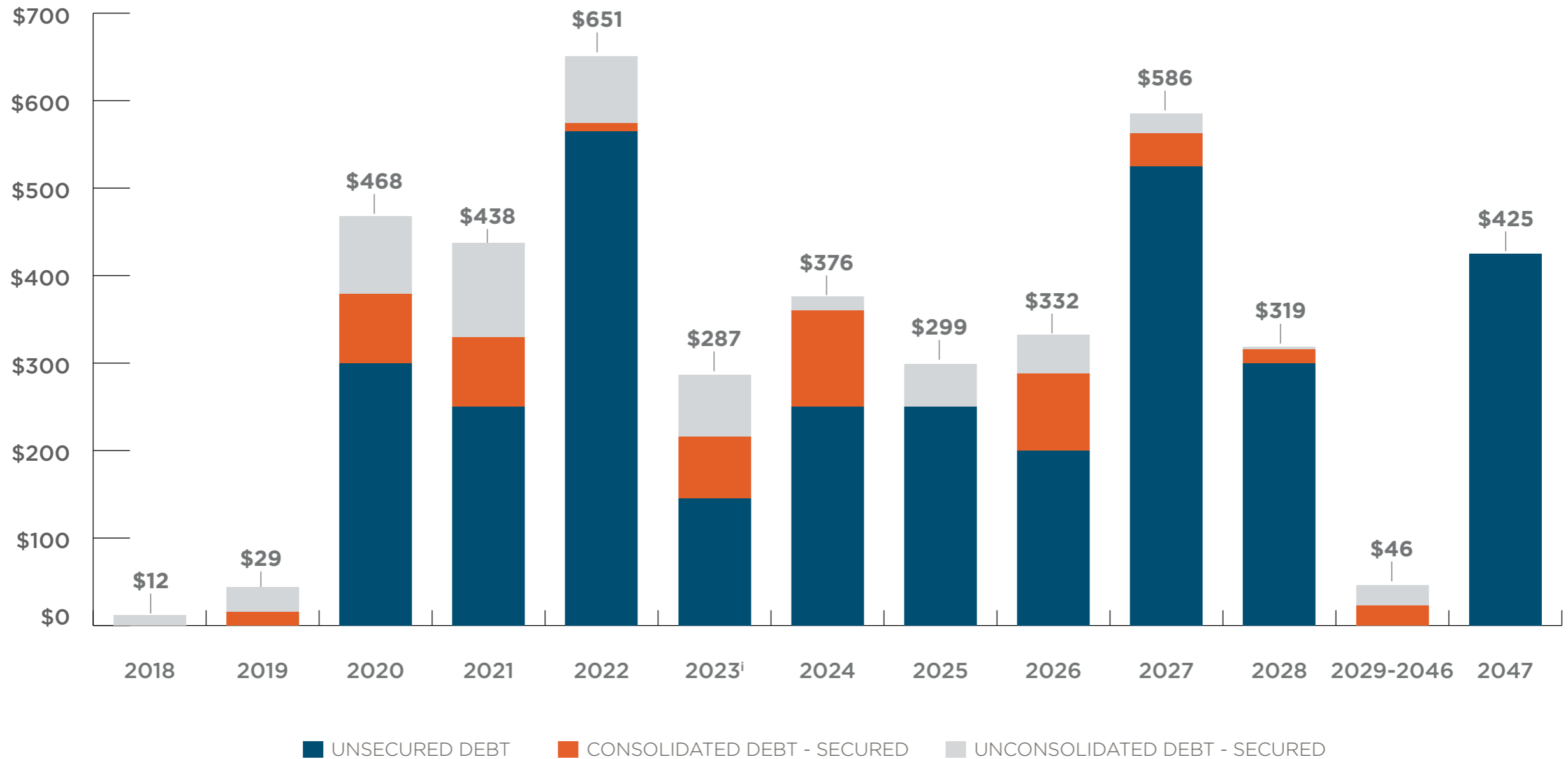
■ UNSECURED
■ SECURED

Liquidity Profile (\$ millions)

	9/30/2018
Unsecured Credit Facility - Committed	1,250
Balance Outstanding	(145)
Undrawn Portion of Credit Facility	\$1,105
Cash, Cash Equivalents & Marketable Securities	44
Total Liquidity	\$1,149

Maturity Schedule

Debt Maturity Schedule (\$mm)



ⁱ Unsecured revolving credit facility maturity date 2023 (including options.)
 Source: Company filings as of 9/30/18.

Follow us

Third Quarter Earnings Conference Call

Date: Friday, October 26, 2018

Time: 10:00 a.m. EDT

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

Webcast: investors.regencycenters.com

Contact Information: Laura Clark
Vice President — Capital Markets
904-598-7831
LauraClark@RegencyCenters.com

Disclaimer: Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements. Please refer to the documents filed by Regency Centers Corporation (“Regency” or the “Company”) with the Securities and Exchange Commission (“SEC”), specifically the most recent reports on Forms 10-K and 10-Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements. The Company uses certain non-GAAP performance measures, in addition to the required GAAP presentations, as it believes these measures improve the understanding of the Company’s operational results. Regency manages its entire real estate portfolio without regard to ownership structure, although certain decisions impacting properties owned through partnerships require partner approval. Therefore, the Company believes presenting its pro-rata share of operating results regardless of ownership structure, along with other non-GAAP measures, makes comparisons of other REITs’ operating results to the Company’s more meaningful. Management continually evaluates the usefulness, relevance, limitations, and calculation of the Company’s reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus such reported measures could change. NAREIT FFO is a commonly used measure of REIT performance, which the National Association of Real Estate Investment Trusts (“NAREIT”) defines as net income, computed in accordance with GAAP, excluding gains and losses from dispositions of depreciable property, net of tax, excluding operating real estate impairments, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Regency computes NAREIT FFO for all periods presented in accordance with NAREIT’s definition. Many companies use different depreciable lives and methods, and real estate values historically fluctuate with market conditions. Since NAREIT FFO excludes depreciation and amortization and gains and losses from depreciable property dispositions, and impairments, it can provide a performance measure that, when compared year over year, reflects the impact on operations from trends in occupancy rates, rental rates, operating costs, acquisition and development activities, and financing costs. This provides a perspective of the Company’s financial performance not immediately apparent from net income determined in accordance with GAAP. Thus, NAREIT FFO is a supplemental non-GAAP financial measure of the Company’s operating performance, which does not represent cash generated from operating activities in accordance with GAAP and therefore, should not be considered a substitute measure of cash flows from operations. Core FFO and Operating FFO are additional performance measures used by Regency as the computation of NAREIT FFO includes certain non-cash and non-comparable items that affect the Company’s period-over-period performance. Core FFO excludes from NAREIT FFO: (a) transaction related income or expenses; (b) impairments on land; (c) gains or losses from the early extinguishment of debt; (d) development pursuit costs; and (e) other non-comparable amounts as they occur. Operating FFO excludes from Core FFO: (a) non-cash components of earnings derived from above and below market rent amortization, straight-line rents, and amortization of mark-to-market of debt adjustments; and includes (b) development pursuit costs. The Company provides a reconciliation of Net Income to NAREIT FFO to Core FFO to Operating FFO.