

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549**

FORM 8-K

CURRENT REPORT

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

May 21, 2025

Date of Report (Date of earliest event reported)

REGENCY CENTERS CORPORATION

REGENCY CENTERS, L.P.

(Exact name of registrant as specified in its charter)



Florida (Regency Centers Corporation)
Delaware (Regency Centers, L. P.)
(State or other jurisdiction of incorporation)

001-12298 (Regency Centers Corporation)
0-24763 (Regency Centers, L.P.)
Commission File Number

59-3191743 (Regency Centers Corporation)
59-3429602 (Regency Centers, L.P.)
(IRS Employer Identification No.)

**One Independent Drive, Suite 114
Jacksonville, Florida 32202**

(Address of principal executive offices) (Zip Code)

(904) 598-7000

(Registrant's telephone number, including area code)

Not Applicable

(Former name or former address, if changed since last report)

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

Regency Centers Corporation

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

Regency Centers, L.P.

| Title of each class | Trading Symbol | Name of each exchange on which registered |
|---------------------|----------------|---|
| None | N/A | N/A |

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

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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

Emerging growth company

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

Item 8.01 Other Events

Corporate Responsibility Report

On May 21, 2025, Regency Centers Corporation (the "Company") issued a press release announcing the publication of its 2024 Corporate Responsibility Report (the "CR Report") and a copy of this press release is filed as Exhibit 99.1 to this report. The CR Report is accessible through the Corporate Responsibility section of the Company's website at www.regencycenters.com/corporate-responsibility.

The information furnished under this Item 8.01 and Item 9.01, including Exhibit 99.1 incorporated by reference herein, shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit 99.1 [Press release dated May 21, 2025.](#)

104 Cover Page Interactive Data File (the cover page XBRL tags are embedded within the inline XBRL documents)

SIGNATURES

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

May 21, 2025

REGENCY CENTERS CORPORATION

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

May 21, 2025

REGENCY CENTERS, L.P.

By: Regency Centers Corporation, its general partner

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

Kathryn McKie
904 598 7348

KathrynMcKie@RegencyCenters.com

Regency Centers Releases 2024 Corporate Responsibility and TCFD Reports

JACKSONVILLE, Fla. (May 21, 2025) – Regency Centers Corporation (“Regency”, “Regency Centers” or the “Company”) (Nasdaq:REG) today released its 2024 Corporate Responsibility Report and Task Force on Climate-Related Financial Disclosures (“TCFD”)-aligned Climate Risk Report. These two annual reports highlight Regency's ongoing corporate responsibility commitments and provide transparency into its approach to climate-related risks and opportunities. Both reports can be found on the Corporate Responsibility page of Regency's website.

“The guiding principles behind Regency's Corporate Responsibility program are deeply embedded within our core values and shape how we do business,” said Lisa Palmer, President and Chief Executive Officer. “The embodiment of these principles throughout our organization is crucial to our strategy for driving sustainable growth and building long-term value for our shareholders, while positively impacting the communities we serve.”

Our 2024 Corporate Responsibility Report highlights recent awards, recognition, and notable achievements, including:

- Achieved record-high Employee Engagement score of 88% for the second consecutive year
- Received the Healthiest Companies Award from the First Coast Workplace Wellness Council for the 16th consecutive year
- Included in the Bloomberg Gender-Equality Index
- Together with its employees, contributed approximately \$1.8 million to charitable causes
- Employees volunteered 2,000+ hours to local communities
- Ranked on Newsweek's Most Responsible Companies List
- Achieved the highest score of “1” in ISS' Governance & Environmental QualityScore categories
- Significant progress toward our 2030 Scope 1 and 2 greenhouse gas emissions (GHG) reduction target, with a cumulative reduction of 23% from the 2019 baseline year
- Exceeded our prior 2030 goals for onsite renewable energy and water reduction

Regency's 2024 TCFD Report was issued as part of the Company's ongoing efforts to enhance its communication relating to climate-related risks and opportunities. This approach supports the integration of climate considerations into the Company's business strategy and asset management.

About Regency Centers Corporation (Nasdaq: REG)

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

Forward-Looking Statements

Certain statements in this document and the referenced 2024 Corporate Responsibility Report and TCFD-aligned Climate Risk Report regarding anticipated financial, business, legal or other outcomes including business and market conditions, outlook and other similar statements relating to Regency's future events, developments, or financial or operational performance or results, are "forward-looking statements" made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995 and other federal securities laws. These forward-looking statements are identified by the use of words such as "may," "will," "could," "should," "would," "expect," "estimate," "believe," "intend," "forecast," "project," "plan," "anticipate," "guidance," and other similar language. However, the absence of these or similar words or expressions does not mean a statement is not forward-looking. While we believe these forward-looking statements are reasonable when made, forward-looking statements are not guarantees of future performance or events and undue reliance should not be placed on these statements. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance these expectations will be attained, and it is possible actual results may differ materially from those indicated by these forward-looking statements due to a variety of risks and uncertainties.

Our operations are subject to a number of risks and uncertainties including, but not limited to, those risk factors described in our SEC filings, including, without limitation, our Annual Report on Form 10-K for the year ended December 31, 2024 under Item 1A, as supplemented by the discussion in Item 1A of Part II of our Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025. When considering an investment in our securities, you should carefully read and consider these risks, together with all other information in our Annual Reports on Form 10-K, Quarterly Reports on Form 10-Q and our other filings with and submissions to the SEC. If any of the events described in the risk factors actually occur, our business, financial condition or operating results, as well as the market price of our securities, could be materially adversely affected. Forward-looking statements are only as of the date they are made, and Regency undertakes no duty to update its forward-looking statements, whether as a result of new information, future events or developments or otherwise, except as and to the extent required by law.

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