

Quarterly Supplemental Disclosure  
**2nd Quarter 2026**



**Wellington Town Square** | Wellington, FL



**Riverside Square & River's Edge** | Chicago, IL



**Compo Acres Shopping Center** | Westport, CT

## **Investor Relations**

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## Table of Contents

June 30, 2026

|                                                                                      |                    |
|--------------------------------------------------------------------------------------|--------------------|
| Safe Harbor Language .....                                                           | <a href="#">i</a>  |
| Earnings Press Release .....                                                         | <a href="#">ii</a> |
| <b><u>Summary Information:</u></b>                                                   |                    |
| Financial Results Summary .....                                                      | <a href="#">1</a>  |
| Real Estate Portfolio Summary .....                                                  | <a href="#">2</a>  |
| <b><u>Financial Information:</u></b>                                                 |                    |
| Consolidated Balance Sheets .....                                                    | <a href="#">3</a>  |
| Supplemental Details of Assets and Liabilities (Real Estate Partnerships Only) ..... | <a href="#">4</a>  |
| Consolidated Statements of Operations .....                                          | <a href="#">5</a>  |
| Supplemental Details of Operations (Consolidated Only) .....                         | <a href="#">6</a>  |
| Supplemental Details of Operations (Real Estate Partnerships Only) .....             | <a href="#">7</a>  |
| Supplemental Details of Same Property NOI .....                                      | <a href="#">8</a>  |
| Reconciliations of Non-GAAP Financial Measures .....                                 | <a href="#">9</a>  |
| Capital Expenditures and Additional Disclosures .....                                | <a href="#">10</a> |
| <b><u>Debt Information:</u></b>                                                      |                    |
| Summary of Consolidated Debt .....                                                   | <a href="#">11</a> |
| Details of Consolidated Debt .....                                                   | <a href="#">12</a> |
| Summary of Unsecured Debt Covenants and Leverage Ratios .....                        | <a href="#">13</a> |
| Summary of Unconsolidated Debt .....                                                 | <a href="#">14</a> |
| <b><u>Investments:</u></b>                                                           |                    |
| Unconsolidated Real Estate Partnerships .....                                        | <a href="#">15</a> |
| Property Transactions .....                                                          | <a href="#">16</a> |
| Summary of Developments and Redevelopments .....                                     | <a href="#">17</a> |
| Summary of In-Process Developments and Redevelopments .....                          | <a href="#">18</a> |
| <b><u>Real Estate Information:</u></b>                                               |                    |
| Leasing Statistics .....                                                             | <a href="#">19</a> |
| New Lease Net Effective Rent and Leases Signed Not Yet Commenced .....               | <a href="#">20</a> |
| Annual Base Rent by State .....                                                      | <a href="#">21</a> |
| Annual Base Rent by CBSA .....                                                       | <a href="#">22</a> |
| Annual Base Rent by Tenant Category .....                                            | <a href="#">23</a> |
| Significant Tenant Rents .....                                                       | <a href="#">24</a> |
| Tenant Lease Expirations .....                                                       | <a href="#">25</a> |
| <b><u>Additional Disclosures and Forward-Looking Information:</u></b>                |                    |
| Components of NAV .....                                                              | <a href="#">26</a> |
| Earnings Guidance .....                                                              | <a href="#">27</a> |
| Glossary of Terms .....                                                              | <a href="#">28</a> |

Note: Portfolio Summary Report now located within Selected Supplemental Pages excel posted on the Company's website at [investors.regency.com](https://investors.regency.com)

# Safe Harbor Language

June 30, 2026

## **Forward-Looking Statements**

Certain statements in this document 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 such as our current 2026 guidance, 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 Securities and Exchange Commission ("SEC") filings, our Annual Report on Form 10-K for the year ended December 31, 2025 ("2025 Form 10-K") under Item 1A, as supplemented by the discussion in Item 1A of Part II of our subsequent Quarterly Reports on Form 10-Q. 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 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 to the extent required by law. These risks and events include, without limitation:

## **Risk Factors Related to the Current Economic and Geopolitical Environment**

Macroeconomic, political, and geopolitical conditions and governmental policies may adversely impact consumer confidence and spending and the businesses of our tenants and could, in turn, adversely impact our business. Changes in interest rates may adversely impact our cost to borrow, real estate valuation, stock price, and ability to raise capital through issuance of debt and equity. Unfavorable developments that may affect the banking and financial services industry could adversely affect our business, liquidity and financial condition, and overall results of operations.

## **Risk Factors Related to Pandemics or other Public Health Crises**

Pandemics or other public health crises may adversely affect our tenants' financial condition, the profitability of our properties, and our access to the capital markets and could have a material adverse effect on our business, results of operations, cash flows and financial condition.

## **Risk Factors Related to Operating Retail-Based Shopping Centers**

Shifts in retail trends, sales, and delivery methods between brick and mortar stores, e-commerce, home delivery, and curbside pick-up, as well as autonomous delivery systems, may adversely impact our revenues, results of operations, and cash flows. Changing economic and retail market conditions in geographic areas where our properties are concentrated may reduce our revenues and cash flow. Our success depends on the continued presence and success of our "anchor" tenants. A percentage of our revenues are derived from "local" tenants and our net income may be adversely impacted if these tenants are not successful, or if the demand for the types or mix of tenants significantly change. We may be unable to collect balances due from tenants in bankruptcy. Many of our costs and expenses associated with operating our properties may remain constant or increase, even if our lease income decreases. Compliance with the Americans with Disabilities Act and other building, fire, and safety regulations may have an adverse effect on us.

## **Risk Factors Related to Real Estate Investments**

Our real estate assets may decline in value and be subject to impairment losses which may reduce our net income. We face risks associated with development, redevelopment, and expansion of properties. We face risks associated with the development of mixed-use commercial properties. We face risks associated with the acquisition of properties. We may be unable to sell properties when desired because of market conditions. Changes in tax laws could impact our acquisition or disposition of real estate.

## **Risk Factors Related to the Environment Affecting Our Properties**

Climate change may adversely impact our properties, some of which may be more vulnerable due to their geographic location, and may lead to additional compliance obligations and costs. Costs of environmental remediation may adversely impact our financial performance and reduce our cash flow.

## **Risk Factors Related to Corporate Matters**

An increased and differing focus on metrics and reporting related to environmental, social and governance ("ESG") factors by investors, lenders and other stakeholders may impose additional costs and expose us to new risks. An uninsured loss or a loss that exceeds the insurance coverage on our properties may subject us to loss of capital and revenue on those properties. Failure to attract and retain key personnel may adversely affect our business and operations.

## **Risk Factors Related to Our Partnerships and Joint Ventures**

We do not have voting control over all of the properties owned in our real estate partnerships and joint ventures, so we are unable to ensure that our objectives will be pursued. The termination of our partnerships may adversely affect our cash flow, operating results, and our ability to make distributions to stock and unit holders.

## **Risk Factors Related to Funding Strategies and Capital Structure**

Our ability to sell properties and fund acquisitions and developments may be adversely impacted by higher market capitalization rates and lower NOI at our properties which may adversely affect results of operations and financial condition. We depend on external sources of capital, which may not be available in the future on favorable terms or at all. Our debt financing may adversely affect our business and financial condition. Covenants in our debt agreements may restrict our operating activities and adversely affect our financial condition. Hedging activity may expose us to risks, including the risks that a counterparty will not perform and that the hedge will not yield the economic benefits we anticipate, which may adversely affect us.

## **Risk Factors Related to Information Management and Technology**

The unauthorized access, use, theft or destruction of tenant or employee personal, financial or other data, or of Regency's proprietary or confidential information stored in our information systems or by third parties on our behalf, could impact operations, and expose us to potential liabilities and material adverse financial impact. Any actual or perceived failure to comply with new or existing laws, regulations and other requirements relating to the privacy, security and processing of personal information could adversely affect our business, results of operations, or financial condition. The use of technology based on artificial intelligence presents risks relating to confidentiality, creation of inaccurate and flawed outputs and emerging regulatory risk, any or all of which may adversely affect our business and results of operations.

## **Risk Factors Related to Taxes and the Parent Company's Qualification as a REIT**

If the Parent Company fails to qualify as a REIT for federal income tax purposes, it would be subject to federal income tax at regular corporate rates. Dividends paid by REITs generally do not qualify for reduced tax rates. Legislative or other actions affecting REITs may have a negative effect on us or our investors. Complying with REIT requirements may limit our ability to hedge effectively and may cause us to incur tax liabilities. Partnership tax audit rules could have a material adverse effect.

## **Risk Factors Related to the Company's Common Stock**

Restrictions on the ownership of the Parent Company's capital stock to preserve its REIT status may delay or prevent a change in control. The issuance of the Parent Company's capital stock may delay or prevent a change in control. Ownership in the Parent Company may be diluted in the future. The Parent Company's amended and restated bylaws provide that the courts located in the State of Florida will be the sole and exclusive forum for substantially all disputes between us and our stockholders, which could limit our stockholders' ability to obtain a favorable judicial forum for disputes with us or our directors, officers, or employees. There is no assurance that we will continue to pay dividends at current or historical rates.

## Regency Centers Reports Second Quarter 2026 Results

**JACKSONVILLE, Fla.** (July 29, 2026) – Regency Centers Corporation (“Regency Centers,” “Regency” or the “Company”) (Nasdaq: REG) today reported financial and operating results for the period ended June 30, 2026, and provided updated 2026 earnings guidance. For the three months ended June 30, 2026 and 2025, Net Income Attributable to Common Shareholders was \$0.61 and \$0.56, respectively, per diluted share.

### Second Quarter 2026 Highlights

- Reported Nareit Funds From Operations (“FFO”) of \$1.21 per diluted share and Core Operating Earnings of \$1.16 per diluted share
- Increased quarterly Same Property Net Operating Income (“NOI”) year-over-year by 3.8%
- Raised full year 2026 Nareit FFO guidance to a range of \$4.84 to \$4.88 per diluted share and 2026 Core Operating Earnings guidance to a range of \$4.62 to \$4.66 per diluted share
- The midpoint of 2026 Core Operating Earnings guidance now represents year-over-year growth exceeding 5%
- Raised full year 2026 guidance for Same Property NOI growth to a range of 3.7% to 4.1% year-over-year
- Same Property percent leased ended the quarter at 96.9%, up 40 basis points year-over-year, and Same Property percent commenced ended the quarter at 94.5%, up 50 basis points year-over-year
- Executed 2.1 million square feet of comparable new and renewal leases during the quarter at blended rent spreads of 10.4% on a cash basis and 19.5% on a straight-lined basis
- Started \$68 million of ground-up development and redevelopment projects
- As of June 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of \$680 million at a blended estimated yield of approximately 9%
- Acquired one shopping center and two outparcels for a total of approximately \$48 million, or \$19 million at Regency's share
- Pro-rata net debt and preferred stock to TTM operating EBITDA at June 30, 2026 was 5.0x
- Issued the Company's annual Corporate Responsibility report, highlighting achievements and progress within our corporate responsibility program
- Subsequent to quarter end, acquired two shopping centers for \$101 million, or \$42 million at Regency's share

“Our team delivered another excellent quarter, highlighted by strong earnings and NOI growth, robust tenant demand, and continued momentum across our investments platform,” said Lisa Palmer, President and Chief Executive Officer. “These results reflect the strength of our strategy, anchored by our high-quality portfolio, leading national development program, fortress balance sheet and exceptional team. Together, these position us to drive attractive, sustainable growth and long-term value for our shareholders.”

## Financial Results

### *Net Income Attributable to Common Shareholders*

- For the three months ended June 30, 2026, Net Income Attributable to Common Shareholders was \$112.4 million, or \$0.61 per diluted share, compared to Net Income Attributable to Common Shareholders of \$102.6 million, or \$0.56 per diluted share, for the same period in 2025.

### *Nareit FFO*

- For the three months ended June 30, 2026, Nareit FFO was \$226.3 million, or \$1.21 per diluted share, compared to \$212.1 million, or \$1.16 per diluted share, for the same period in 2025.

### *Core Operating Earnings*

- For the three months ended June 30, 2026, Core Operating Earnings was \$217.7 million, or \$1.16 per diluted share, compared to \$202.2 million, or \$1.10 per diluted share, for the same period in 2025.

## Portfolio Performance

### *NOI*

- Second quarter 2026 Same Property NOI increased by 3.8% compared to the same period in 2025.
  - Same Property base rent growth contributed 3.7% to Same Property NOI growth in the second quarter of 2026.
- Second quarter 2026 NOI increased by 6.8% compared to the same period in 2025.

### *Occupancy*

- As of June 30, 2026, Regency's Same Property portfolio was 96.9% leased, an increase of 30 basis points sequentially and an increase of 40 basis points compared to June 30, 2025.
  - Same Property anchor percent leased, which includes spaces greater than or equal to 10,000 square feet, was 98.4%, an increase of 20 basis points sequentially.
  - Same Property shop percent leased, which includes spaces less than 10,000 square feet, was 94.4%, an increase of 30 basis points sequentially.
- As of June 30, 2026, Regency's Same Property portfolio was 94.5% commenced, an increase of 20 basis points sequentially and an increase of 50 basis points compared to June 30, 2025.

### *Leasing Activity*

- During the three months ended June 30, 2026, Regency executed approximately 2.1 million square feet of comparable new and renewal leases at a blended cash rent spread of +10.4% and a blended straight-lined rent spread of +19.5%.
- During the twelve months ended June 30, 2026, Regency executed approximately 7.1 million square feet of comparable new and renewal leases at a blended cash rent spread of +11.8% and a blended straight-lined rent spread of +22.7%.

### *Corporate Responsibility*

- On May 28, 2026, Regency issued its annual Corporate Responsibility Report, demonstrating the Company's continued leadership in and commitment to corporate responsibility as a key component of our business strategy and performance. The report can be found in the [Corporate Responsibility](#) section of the Company's website.

## Capital Allocation and Balance Sheet

### *Developments and Redevelopments*

- For the three months ended June 30, 2026, the Company started ground-up development and redevelopment projects with estimated net project costs of approximately \$68 million, at the Company's share.
  - Second quarter starts included The Berkeley at Durbin Park, a \$55 million Whole Foods and TJ Maxx-anchored ground-up development project in Jacksonville, FL.
- For the three months ended June 30, 2026, the Company completed approximately \$20 million of redevelopment projects.
- As of June 30, 2026, Regency's in-process development and redevelopment projects had estimated net project costs of \$680 million at the Company's share, 49% of which had been incurred.

### *Property Transactions*

- On June 11, 2026, the Company acquired Shops at Highland Walk in Denver, CO, a 95,000 square foot shopping center anchored by King Soopers.
  - The property was acquired through the Company's State of Oregon joint venture for approximately \$37 million, or \$7 million at Regency's share.
- Subsequent to quarter end, on July 8, 2026, the Company acquired Franklin Crossing in Franklin Lakes, NJ, an 88,000 square foot shopping center anchored by Stop & Shop, for \$27 million.
- Subsequent to quarter end, on July 14, 2026, the Company acquired Cornerstone at Westford in Westford, MA, a 236,000 square foot shopping center anchored by Market Basket.
  - The property was acquired through the Company's State of Oregon joint venture for \$74 million, or \$15 million at Regency's share.

### *Balance Sheet*

- As of June 30, 2026, Regency had approximately \$1.5 billion of available capacity under its revolving credit facility.
- As of June 30, 2026, Regency's pro-rata net debt and preferred stock to TTM operating EBITDAre was 5.0x.

## 2026 Guidance

Regency Centers is providing updated 2026 Guidance, as summarized in the table below. Please refer to the Company's second quarter 2026 "Earnings Presentation" and "Quarterly Supplemental Disclosure" for additional detail. All materials are posted on the Company's website at [investors.regencycenters.com](https://investors.regencycenters.com).

| <b>Full Year 2026 Guidance</b> (in thousands, except per share data) | <b>YTD Actual</b> | <b>Current 2026 Guidance</b>           | <b>Prior 2026 Guidance</b>             |
|----------------------------------------------------------------------|-------------------|----------------------------------------|----------------------------------------|
| Net Income Attributable to Common Shareholders per diluted share     | \$1.30            | <b>\$2.48 - \$2.52</b>                 | <b>\$2.45 - \$2.49</b>                 |
| Nareit Funds From Operations ("Nareit FFO") per diluted share        | \$2.41            | <b>\$4.84 - \$4.88</b>                 | <b>\$4.83 - \$4.87</b>                 |
| Core Operating Earnings per diluted share <sup>(1)</sup>             | \$2.32            | <b>\$4.62 - \$4.66</b>                 | <b>\$4.59 - \$4.63</b>                 |
| Same property NOI growth                                             | 4.1%              | <b>+3.7% to +4.1%</b>                  | <b>+3.25% to +3.75%</b>                |
| Non-cash revenues <sup>(2)</sup>                                     | \$20,173          | <b>\$46,000-\$49,000</b>               | <b>+/- \$51,000</b>                    |
| G&A expense, net <sup>(3)</sup>                                      | \$50,609          | <b>\$98,000-\$100,000</b>              | <b>\$96,000-\$100,000</b>              |
| Interest expense, net and Preferred stock dividends <sup>(4)</sup>   | \$123,594         | \$250,000-\$252,000                    | \$250,000-\$252,000                    |
| Management, transaction and other fees                               | \$13,569          | +/- \$27,000                           | +/- \$27,000                           |
| Development and Redevelopment spend                                  | \$169,187         | +/- \$350,000                          | +/- \$350,000                          |
| Acquisitions<br>Cap rate (weighted average)                          | \$25,020<br>5.9%  | <b>+/- \$70,000</b><br><b>+/- 6.3%</b> | <b>+/- \$25,000</b><br><b>+/- 5.9%</b> |
| Dispositions<br>Cap rate (weighted average)                          | \$2,925<br>7.3%   | <b>+/- \$5,000</b><br><b>+/- 6.2%</b>  | <b>\$0</b><br><b>0.0%</b>              |

Note: Figures above represent 100% of Regency's consolidated entities and its pro-rata share of unconsolidated real estate partnerships, with the exception of items that are net of noncontrolling interests including per share data, "Development and Redevelopment spend," "Acquisitions," and "Dispositions".

- <sup>(1)</sup> Core Operating Earnings excludes from Nareit FFO: (i) transaction related income or expenses; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash components of earnings derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other amounts as they occur.
- <sup>(2)</sup> Includes above and below market rent amortization and straight-line rents, and excludes debt and derivative mark to market amortization.
- <sup>(3)</sup> Represents 'General & administrative, net' before gains or losses on deferred compensation plan, as reported on supplemental pages 6 and 7 and calculated on a pro -rata basis.
- <sup>(4)</sup> Includes debt and derivative mark to market amortization, and is net of interest income.

## Conference Call Information

To discuss Regency's second quarter results and provide further business updates, management will host a conference call on Thursday, July 30 at 11:00 a.m. ET. Dial-in and webcast information is below.

### Second Quarter 2026 Earnings Conference Call

Date: Thursday, July 30, 2026

Time: 11:00 a.m. ET

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

Webcast: [Second Quarter 2026 Webcast Link](#)

**Replay:** Webcast Archive – [Investor Relations](#) page under [Events & Webcasts](#)

## 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. For more information, please visit [RegencyCenters.com](http://RegencyCenters.com).

### Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO, Core Operating Earnings, and Adjusted Funds from Operations – Actual (in thousands, except per share amounts)

For the Periods Ended June 30, 2026 and 2025

|                                                                                        | <u>Three Months Ended</u> |                | <u>Year to Date</u> |                |
|----------------------------------------------------------------------------------------|---------------------------|----------------|---------------------|----------------|
|                                                                                        | <u>2026</u>               | <u>2025</u>    | <u>2026</u>         | <u>2025</u>    |
| <b>Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO:</b> |                           |                |                     |                |
| Net Income Attributable to Common Shareholders                                         | \$ 112,351                | 102,608        | \$ 237,487          | 208,782        |
| Adjustments to reconcile to Nareit Funds From Operations <sup>(1)</sup> :              |                           |                |                     |                |
| Depreciation and amortization (excluding FF&E)                                         | 115,156                   | 107,329        | 228,718             | 211,363        |
| Gain on sale of real estate, net of tax                                                | (3,570)                   | 346            | (20,617)            | 245            |
| Provision for impairment of real estate                                                | -                         | 1,262          | -                   | 1,262          |
| Exchangeable operating partnership units                                               | 2,360                     | 586            | 4,977               | 1,228          |
| <b>Nareit FFO</b>                                                                      | <b>\$ 226,297</b>         | <b>212,131</b> | <b>\$ 450,565</b>   | <b>422,880</b> |
| Nareit FFO per share (diluted)                                                         | \$ 1.21                   | 1.16           | \$ 2.41             | 2.31           |
| Weighted average shares (diluted)                                                      | 187,190                   | 183,023        | 187,147             | 182,966        |
| <b>Reconciliation of Nareit FFO to Core Operating Earnings:</b>                        |                           |                |                     |                |
| Nareit FFO                                                                             | \$ 226,297                | 212,131        | \$ 450,565          | 422,880        |
| Adjustments to reconcile to Core Operating Earnings <sup>(1)</sup> :                   |                           |                |                     |                |
| Certain Non-Cash Items                                                                 |                           |                |                     |                |
| Straight-line rent, net <sup>(2)</sup>                                                 | (5,390)                   | (6,040)        | (9,828)             | (12,177)       |
| Above/below market rent amortization, net                                              | (5,048)                   | (5,376)        | (10,297)            | (11,837)       |
| Debt and derivative mark-to-market amortization                                        | 1,871                     | 1,510          | 3,813               | 2,802          |
| <b>Core Operating Earnings</b>                                                         | <b>\$ 217,730</b>         | <b>202,225</b> | <b>\$ 434,253</b>   | <b>401,668</b> |
| Core Operating Earnings per share (diluted)                                            | \$ 1.16                   | 1.10           | \$ 2.32             | 2.20           |
| Weighted average shares (diluted)                                                      | 187,190                   | 183,023        | 187,147             | 182,966        |

### Reconciliation of Core Operating Earnings to Adjusted Funds from Operations:

|                                                                             |                   |                |                   |                |
|-----------------------------------------------------------------------------|-------------------|----------------|-------------------|----------------|
| Core Operating Earnings                                                     | \$ 217,730        | 202,225        | \$ 434,253        | 401,668        |
| Adjustments to reconcile to Adjusted Funds from Operations <sup>(1)</sup> : |                   |                |                   |                |
| Operating capital expenditures                                              | (40,823)          | (32,524)       | (67,910)          | (56,277)       |
| Debt cost and derivative adjustments                                        | 2,372             | 2,297          | 4,602             | 4,426          |
| Stock-based compensation                                                    | 6,061             | 5,455          | 11,929            | 10,898         |
| <b>Adjusted Funds from Operations</b>                                       | <b>\$ 185,340</b> | <b>177,453</b> | <b>\$ 382,874</b> | <b>360,715</b> |

<sup>(1)</sup> Includes Regency's consolidated entities and its share of unconsolidated real estate partnerships, net of share attributable to noncontrolling interests.

<sup>(2)</sup> Includes the impact of uncollectible straight-line rent of \$912 and \$744 for the three months ended June 30, 2026 and 2025, respectively, and \$3,092 and \$1,120 for the six months ended June 30, 2026 and 2025, respectively.

## Reconciliation of Net Income Attributable to Common Shareholders to Pro-Rata Same Property NOI - Actual (in thousands)

| For the Periods Ended June 30, 2026 and 2025                                                 | Three Months Ended |                | Change      | Year to Date      |                | Change      |
|----------------------------------------------------------------------------------------------|--------------------|----------------|-------------|-------------------|----------------|-------------|
|                                                                                              | 2026               | 2025           |             | 2026              | 2025           |             |
| Net income attributable to common shareholders                                               | \$ 112,351         | 102,608        |             | \$ 237,487        | 208,782        |             |
| Less:                                                                                        |                    |                |             |                   |                |             |
| Management, transaction, and other fees                                                      | (7,192)            | (7,244)        |             | (14,125)          | (14,056)       |             |
| Other <sup>(1)</sup>                                                                         | (12,181)           | (12,850)       |             | (23,577)          | (26,539)       |             |
| Plus:                                                                                        |                    |                |             |                   |                |             |
| Depreciation and amortization                                                                | 108,803            | 99,535         |             | 215,225           | 196,309        |             |
| General and administrative                                                                   | 27,567             | 25,480         |             | 53,173            | 47,080         |             |
| Other operating expense                                                                      | 2,037              | 1,944          |             | 3,038             | 3,632          |             |
| Other expense, net                                                                           | 50,593             | 51,040         |             | 94,889            | 99,713         |             |
| Equity in income of investments in real estate partnerships excluded from NOI <sup>(2)</sup> | 10,740             | 14,679         |             | 15,340            | 28,130         |             |
| Net income attributable to noncontrolling interests                                          | 3,975              | 2,328          |             | 8,224             | 4,594          |             |
| Preferred stock dividends                                                                    | 3,413              | 3,413          |             | 6,826             | 6,826          |             |
| NOI                                                                                          | 300,106            | 280,933        | 6.8%        | 596,500           | 554,471        | 7.6%        |
| Less non-same property NOI <sup>(3)</sup>                                                    | (11,786)           | (3,287)        |             | (22,612)          | (3,190)        |             |
| <b>Same Property NOI</b>                                                                     | <b>\$ 288,320</b>  | <b>277,646</b> | <b>3.8%</b> | <b>\$ 573,888</b> | <b>551,281</b> | <b>4.1%</b> |
| <b>Same Property NOI without Redevelopments</b>                                              | <b>\$ 246,356</b>  | <b>239,487</b> | <b>2.9%</b> | <b>\$ 488,766</b> | <b>475,372</b> | <b>2.8%</b> |
| <b>Expense Recovery Ratio</b>                                                                | <b>89.7%</b>       | <b>88.1%</b>   |             | <b>87.8%</b>      | <b>86.4%</b>   |             |
| <b>NOI Margin</b>                                                                            | <b>69.6%</b>       | <b>70.2%</b>   |             | <b>69.0%</b>      | <b>69.7%</b>   |             |

<sup>(1)</sup> Includes straight-line rental income and expense, net of reserves, above and below market rent amortization, other fees, and noncontrolling interests.

<sup>(2)</sup> Includes non-NOI expenses incurred at our unconsolidated real estate partnerships, such as, but not limited to, straight-line rental income, above and below market rent amortization, depreciation and amortization, interest expense, and real estate gains and impairments.

<sup>(3)</sup> Includes revenues and expenses attributable to Non-Same Property, Property in Development, termination fees, corporate activities, and noncontrolling interests.

Same Property NOI is a key non-GAAP pro-rata measure used by management in evaluating the operating performance of Regency's properties. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Same Property NOI.

Reported results are preliminary and not final until the filing of the Company's Form 10-Q with the SEC and, therefore, remain subject to adjustment.

The Company has published additional financial information in its second quarter 2026 supplemental package that may help investors estimate earnings. A copy of the Company's second quarter 2026 supplemental package will be available on the Company's website at [investors.regencycenters.com](https://investors.regencycenters.com) or by written request to: Investor Relations, Regency Centers Corporation, One Independent Drive, Suite 114, Jacksonville, Florida, 32202. The supplemental package contains more detailed financial and property results including financial statements, an outstanding debt summary, acquisition and development activity, investments in partnerships, information pertaining to securities issued other than common stock, property details, a significant tenant rent report and a lease expiration table in addition to earnings and valuation guidance assumptions. The information provided in the supplemental package is unaudited and includes non-GAAP measures, and there can be no assurance that the information will not vary from the final information in the Company's Form 10-Q for the period ended June 30, 2026. Regency may, but assumes no obligation to, update information in the supplemental package from time to time.

## Non-GAAP Financial Measures

We believe these non-GAAP measures provide useful information to our Board of Directors, management and investors regarding certain trends relating to our financial condition and results of operations. Our management uses these non-GAAP financial measures to compare our performance to that of prior periods for trend analyses, purposes of determining management incentive compensation and budgeting, forecasting and planning purposes.

We do not consider non-GAAP financial measures an alternative to financial measures determined in accordance with GAAP, rather they supplement GAAP measures by providing additional information we believe to be useful to our shareholders. The principal limitation of these non-GAAP financial measures is that they may exclude significant expense and income items that are required by GAAP to be recognized in our consolidated financial statements. In addition, they reflect the exercise of management's judgment about which expense and income items are excluded or included in determining these non-GAAP financial measures. In order to compensate for these limitations, reconciliations of the non-GAAP financial measures we use to their most directly comparable GAAP measures are provided. Non-GAAP financial measures should not be relied upon in evaluating the financial condition, results of operations or future prospects of the Company.

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 on sales and impairments of real estate, net of tax, plus depreciation and amortization related to real estate, and after adjustments for unconsolidated real estate partnerships and joint ventures. Regency computes Nareit FFO for all periods presented in accordance with Nareit's definition. Since Nareit FFO excludes depreciation and amortization and gains on sales and impairments of real estate, it provides a performance measure that, when compared year over year, reflects the impact on operations from trends in percent leased, 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. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO.

Core Operating Earnings is an additional non-GAAP performance measure that adjusts Nareit Funds from Operations ("Nareit FFO") to exclude certain non-cash and other items that impact the comparability of the Company's period-over-period performance. Core Operating Earnings excludes from Nareit FFO: (i) certain income or expenses related to non-comparable events and transactions; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash items derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other non-cash or non-comparable amounts as they occur.

Adjusted Funds From Operations ("AFFO") is an additional performance measure used by Regency that reflects cash available to fund the Company's business needs and distribution to shareholders. AFFO is calculated by adjusting Core Operating Earnings ("COE") for (i) capital expenditures necessary to maintain and lease the Company's portfolio of properties, (ii) debt cost and derivative adjustments and (iii) stock-based compensation. The Company provides a reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO, to Core Operating Earnings, and to Adjusted Funds from Operations.

Net Operating Income (NOI) is the sum of base rent, percentage rent, termination fee income, tenant recoveries, other lease income, and other property income, less operating and maintenance expenses, real estate taxes, ground rent, termination expense, and uncollectible lease income. NOI excludes straight-line rental income and expense, above and below market rent and ground rent amortization, tenant lease inducement amortization, and other fees. Management believes that NOI is a useful measure for investors because it provides insight into the core operations and performance of our properties, independent of the capital structure, financing activities, and non-operating factors. By focusing on property-level performance, NOI allows investors to compare the performance of our real estate assets across periods and with those of other REIT peers in the industry, facilitating a clearer understanding of trends in occupancy, rental income, and operating expense management. In addition to its relevance for investors, management uses NOI as a key performance metric in making operational and strategic decisions. NOI is used to evaluate income generated from shopping centers (i.e., return on assets) and to guide decisions on capital investments. These decisions may include acquisitions, redevelopments, and investments in capital improvements.

**Pro-rata information:** includes 100% of the Company's consolidated properties plus its economic share (based on the ownership interest) in the unconsolidated real estate investment partnerships. The Company provides Pro-rata financial information because Regency believes it assists investors and analysts in estimating the economic interest in the consolidated and unconsolidated real estate investment partnerships, when read in conjunction with the Company's reported results under GAAP. The Company believes presenting its Pro-rata share of assets, liabilities, operating results, and other metrics, along with certain other non-GAAP financial measures, makes comparisons of its operating results to those of other REITs more meaningful. The Pro-rata information provided is not, nor is it intended to be, presented in accordance with GAAP. The Pro-rata supplemental details of assets and liabilities and supplemental details of operations reflect the Company's proportionate economic ownership of the assets, liabilities, and operating results of the properties in our portfolio.

The Pro-rata information is prepared on a basis consistent with the comparable consolidated amounts and is intended to more accurately reflect the Company's proportionate economic interest in the assets, liabilities, and operating results of properties in its portfolio. The Company does not control the unconsolidated real estate partnerships, and the Pro-rata presentations of the assets and liabilities, and revenues and expenses do not represent our legal claim to such items. The partners are entitled to profit or loss allocations and distributions of cash flows according to the operating agreements, which generally provide for such allocations according to their invested capital. The Company's share of invested capital establishes the ownership interests Regency uses to prepare its Pro-rata share.

The presentation of Pro-rata information has limitations which include, but are not limited to, the following:

- The amounts shown on the individual line items were derived by applying our overall economic ownership interest percentage determined when applying the equity method of accounting and do not necessarily represent our legal claim to the assets and liabilities, or the revenues and expenses; and
- Other companies in our industry may calculate their Pro-rata interest differently, limiting the comparability of Pro-rata information.

Because of these limitations, the Pro-rata financial information should not be considered independently or as a substitute for the financial statements as reported under GAAP. The Company compensates for these limitations by relying primarily on our GAAP financial statements, using the Pro-rata information as a supplement.

Same Property NOI is a key non-GAAP financial measure commonly used by real estate investment trusts (REITs) to evaluate operating performance. It is calculated on a Pro-rata ownership basis for properties owned and operated for the entirety of both the current and prior comparable reporting periods. Same Property NOI includes revenues and operating expenses associated with these properties but excludes items that are not indicative of ongoing operating performance. These include, without limitation, termination fees, as well as corporate-level expenses, financing costs, and other non-operating items. Management believes this measure provides investors with a useful and consistent comparison of the Company's operating performance and trends. Management uses Same Property NOI as a supplemental measure to assess property-level performance and to compare the performance of its stabilized property portfolio across reporting periods. This measure allows investors to evaluate trends in revenue and expense growth for properties that have been consistently operated during the periods.

## Forward-Looking Statements

Certain statements in this document 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 such as our current 2026 guidance, 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 Securities and Exchange Commission ("SEC") filings, our Annual Report on Form 10-K for the year ended December 31, 2025 ("2025 Form 10-K") under Item 1A, as supplemented by the discussion in Item 1A of Part II of our subsequent Quarterly Reports on Form 10-Q. 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 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 to the extent required by law. These risks and events include, without limitation:

## Risk Factors Related to the Current Economic and Geopolitical Environments

Macroeconomic, political, and geopolitical conditions and governmental policies may adversely impact consumer confidence and spending and the businesses of our tenants and could, in turn, adversely impact our business. Changes in interest rates may adversely impact our cost to borrow, real estate valuation, stock price, and ability to raise capital through issuance of debt and equity. Unfavorable developments that may affect the banking and financial services industry could adversely affect our business, liquidity and financial condition, and overall results of operations.

## Risk Factors Related to Pandemics or other Public Health Crises

Pandemics or other public health crises may adversely affect our tenants' financial condition, the profitability of our properties, and our access to the capital markets and could have a material adverse effect on our business, results of operations, cash flows and financial condition.

## Risk Factors Related to Operating Retail-Based Shopping Centers

Shifts in retail trends, sales, and delivery methods between brick and mortar stores, e-commerce, home delivery, and curbside pick-up, as well as autonomous delivery systems, may adversely impact our revenues, results of operations, and cash flows. Changing economic and retail market conditions in geographic areas where our properties are concentrated may reduce our revenues and cash flow. Our success depends on the continued presence and success of our "anchor" tenants. A percentage of our revenues are derived from "local" tenants and our net income may be adversely impacted if these tenants are not successful, or if the demand for the types or mix of tenants significantly change. We may be unable to collect balances due from tenants in bankruptcy. Many of our costs and expenses associated with operating our properties may remain constant or increase, even if our lease income decreases. Compliance with the Americans with Disabilities Act and other building, fire, and safety regulations may have an adverse effect on us.

### **Risk Factors Related to Real Estate Investments**

Our real estate assets may decline in value and be subject to impairment losses which may reduce our net income. We face risks associated with development, redevelopment, and expansion of properties. We face risks associated with the development of mixed-use commercial properties. We face risks associated with the acquisition of properties. We may be unable to sell properties when desired because of market conditions. Changes in tax laws could impact our acquisition or disposition of real estate.

### **Risk Factors Related to the Environment Affecting Our Properties**

Climate change may adversely impact our properties, some of which may be more vulnerable due to their geographic location, and may lead to additional compliance obligations and costs. Costs of environmental remediation may adversely impact our financial performance and reduce our cash flow.

### **Risk Factors Related to Corporate Matters**

An increased and differing focus on metrics and reporting related to environmental, social and governance ("ESG") factors by investors, lenders and other stakeholders may impose additional costs and expose us to new risks. An uninsured loss or a loss that exceeds the insurance coverage on our properties may subject us to loss of capital and revenue on those properties. Failure to attract and retain key personnel may adversely affect our business and operations.

### **Risk Factors Related to Our Partnerships and Joint Ventures**

We do not have voting control over all of the properties owned in our real estate partnerships and joint ventures, so we are unable to ensure that our objectives will be pursued. The termination of our partnerships may adversely affect our cash flow, operating results, and our ability to make distributions to stock and unit holders.

### **Risk Factors Related to Funding Strategies and Capital Structure**

Our ability to sell properties and fund acquisitions and developments may be adversely impacted by higher market capitalization rates and lower NOI at our properties which may adversely affect results of operations and financial condition. We depend on external sources of capital, which may not be available in the future on favorable terms or at all. Our debt financing may adversely affect our business and financial condition. Covenants in our debt agreements may restrict our operating activities and adversely affect our financial condition. Increases in interest rates would cause our borrowing costs to rise and negatively impact our results of operations. Hedging activity may expose us to risks, including the risks that a counterparty will not perform and that the hedge will not yield the economic benefits we anticipate, which may adversely affect us.

### **Risk Factors Related to Information Management and Technology**

The unauthorized access, use, theft or destruction of tenant or employee personal, financial or other data, or of Regency's proprietary or confidential information stored in our information systems or by third parties on our behalf, could impact operations, and expose us to potential liabilities and material adverse financial impact. Any actual or perceived failure to comply with new or existing laws, regulations and other requirements relating to the privacy, security and processing of personal information could adversely affect our business, results of operations, or financial condition. The use of technology based on artificial intelligence presents risks relating to confidentiality, creation of inaccurate and flawed outputs and emerging regulatory risk, any or all of which may adversely affect our business and results of operations.

### **Risk Factors Related to Taxes and the Parent Company's Qualification as a REIT**

If the Parent Company fails to qualify as a REIT for federal income tax purposes, it would be subject to federal income tax at regular corporate rates. Dividends paid by REITs generally do not qualify for reduced tax rates. Legislative or other actions affecting REITs may have a negative effect on us or our investors. Complying with REIT requirements may limit our ability to hedge effectively and may cause us to incur tax liabilities. Partnership tax audit rules could have a material adverse effect.

### **Risk Factors Related to the Company's Stock**

Restrictions on the ownership of the Parent Company's capital stock to preserve its REIT status may delay or prevent a change in control. The issuance of the Parent Company's capital stock may delay or prevent a change in control. Ownership in the Parent Company may be diluted in the future. The Parent Company's amended and restated bylaws provide that the courts located in the State of Florida will be the sole and exclusive forum for substantially all disputes between us and our stockholders, which could limit our stockholders' ability to obtain a favorable judicial forum for disputes with us or our directors, officers, or employees. There is no assurance that we will continue to pay dividends at current or historical rates.

**Financial Results Summary**  
June 30, 2026  
(in thousands, except per share data)

|                                                                                      | <b>Three Months Ended</b> |             | <b>Year to Date</b> |             |
|--------------------------------------------------------------------------------------|---------------------------|-------------|---------------------|-------------|
|                                                                                      | <b>2026</b>               | <b>2025</b> | <b>2026</b>         | <b>2025</b> |
| <b>Financial Results</b>                                                             |                           |             |                     |             |
| Net income attributable to common shareholders (page 5)                              | \$112,351                 | \$102,608   | \$237,487           | \$208,782   |
| Net income per diluted share                                                         | \$0.61                    | \$0.56      | \$1.30              | \$1.15      |
| Nareit Funds From Operations (Nareit FFO) (page 9)                                   | \$226,297                 | \$212,131   | \$450,565           | \$422,880   |
| Nareit FFO per diluted share                                                         | \$1.21                    | \$1.16      | \$2.41              | \$2.31      |
| Core Operating Earnings (page 9)                                                     | \$217,730                 | \$202,225   | \$434,253           | \$401,668   |
| Core Operating Earnings per diluted share                                            | \$1.16                    | \$1.10      | \$2.32              | \$2.20      |
| Same Property NOI (page 8)                                                           | \$288,320                 | \$277,646   | \$573,888           | \$551,281   |
| % growth                                                                             | 3.8%                      |             | 4.1%                |             |
| NOI (page 6 & 7)                                                                     | \$300,106                 | \$280,933   | \$596,500           | \$554,471   |
| % growth                                                                             | 6.8%                      |             | 7.6%                |             |
| Operating EBITDAre (page 10)                                                         | \$284,124                 | \$264,610   | \$565,191           | \$524,062   |
| Dividends declared per common share and unit                                         | \$0.755                   | \$0.705     | \$1.510             | \$1.410     |
| Dividend payout ratio as a % of Nareit FFO                                           | 62.4%                     | 60.8%       | 62.7%               | 61.0%       |
| <b>Diluted share and unit count</b>                                                  |                           |             |                     |             |
| Weighted average shares (diluted) - Net income                                       | 183,351                   | 181,955     | 183,309             | 181,877     |
| Weighted average shares and units (diluted) - Nareit FFO and Core Operating Earnings | 187,190                   | 183,023     | 187,147             | 182,966     |

|                                                      | <b>As of<br/>6/30/2026</b> | <b>As of<br/>12/31/2025</b> | <b>As of<br/>12/31/2024</b> | <b>As of<br/>12/31/2023</b> |
|------------------------------------------------------|----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <b>Capital Information</b>                           |                            |                             |                             |                             |
| Market price per common share                        | \$79.74                    | \$69.03                     | \$73.93                     | \$67.00                     |
| Common shares outstanding                            | 183,118                    | 182,902                     | 181,361                     | 184,581                     |
| Exchangeable units held by noncontrolling interests  | 3,838                      | 3,838                       | 1,097                       | 1,107                       |
| Common shares and equivalents issued and outstanding | 186,956                    | 186,740                     | 182,458                     | 185,688                     |
| Market equity value of common shares and equivalents | \$14,907,871               | \$12,890,662                | \$13,489,128                | \$12,441,131                |
| Preferred stock <sup>(1)</sup>                       | \$225,000                  | \$225,000                   | \$225,000                   | \$225,000                   |
| Outstanding debt                                     | 5,443,685                  | 5,280,308                   | 4,984,071                   | 4,688,805                   |
| Less: cash                                           | (191,614)                  | (120,661)                   | (61,884)                    | (91,354)                    |
| Net debt and preferred stock                         | \$5,477,072                | \$5,384,647                 | \$5,147,187                 | \$4,822,451                 |
| Total market capitalization                          | \$20,384,943               | \$18,275,309                | \$18,636,315                | \$17,263,582                |

**Debt metrics (pro-rata; trailing 12 months "TTM")<sup>(2)</sup>**

|                                                                |      |      |      |             |
|----------------------------------------------------------------|------|------|------|-------------|
| Net Debt and Preferreds-to-Operating EBITDAre                  | 5.0x | 5.1x | 5.2x | 5.4x        |
| <i>Net Debt and Preferreds-to-Operating EBITDAre, adjusted</i> |      |      |      | <i>5.1x</i> |
| Fixed charge coverage                                          | 4.2x | 4.2x | 4.3x | 4.7x        |

<sup>(1)</sup> Regency has outstanding 4.6M shares of 6.25% Series A Cumulative Redeemable Preferred Stock with a liquidation preference of \$115M and callable on demand, and 4.4M shares of 5.875% Series B Cumulative Redeemable Preferred Stock with a liquidation preference of \$110M and callable on demand.

<sup>(2)</sup> In light of the merger with UBP on August 18, 2023, adjusted debt metric calculations include legacy Regency results for the trailing 12 months and the annualized contribution from UBP post merger.

## Real Estate Portfolio Summary

June 30, 2026  
(GLA in thousands)

| <b><u>Consolidated and 100% of Real Estate Partnerships</u></b>           | <b><u>6/30/2026</u></b> | <b><u>3/31/2026</u></b> | <b><u>12/31/2025</u></b> | <b><u>9/30/2025</u></b> | <b><u>6/30/2025</u></b> |
|---------------------------------------------------------------------------|-------------------------|-------------------------|--------------------------|-------------------------|-------------------------|
| Number of properties                                                      | 482                     | 481                     | 481                      | 485                     | 483                     |
| Number of retail operating properties                                     | 474                     | 474                     | 473                      | 478                     | 476                     |
| Number of same properties                                                 | 461                     | 462                     | 459                      | 466                     | 469                     |
| Number of properties in development <sup>(1)</sup>                        | 8                       | 7                       | 8                        | 7                       | 5                       |
| Gross Leasable Area (GLA) - All properties                                | 58,785                  | 58,508                  | 58,377                   | 58,615                  | 57,643                  |
| GLA - Retail operating properties                                         | 57,789                  | 57,618                  | 57,411                   | 57,732                  | 57,006                  |
| GLA - Same properties                                                     | 56,030                  | 55,954                  | 55,147                   | 55,778                  | 55,675                  |
| GLA - Properties in development <sup>(1)</sup>                            | 995                     | 889                     | 967                      | 883                     | 598                     |
| <b><u>Consolidated and Pro-Rata Share of Real Estate Partnerships</u></b> |                         |                         |                          |                         |                         |
| GLA - All properties                                                      | 50,846                  | 50,654                  | 50,489                   | 50,218                  | 49,166                  |
| GLA - Retail operating properties                                         | 49,850                  | 49,765                  | 49,522                   | 49,335                  | 48,529                  |
| GLA - Same properties <sup>(2)</sup>                                      | 48,205                  | 48,117                  | 48,095                   | 48,086                  | 47,930                  |
| Anchor Spaces (≥ 10,000 SF) <sup>(2)</sup>                                | 29,536                  | 29,480                  | 29,493                   | 29,467                  | 29,481                  |
| Shop Spaces (< 10,000 SF) <sup>(2)</sup>                                  | 18,668                  | 18,638                  | 18,602                   | 18,619                  | 18,449                  |
| GLA - Properties in development <sup>(1)</sup>                            | 995                     | 889                     | 967                      | 883                     | 598                     |
| % leased - All properties                                                 | 96.5%                   | 96.2%                   | 96.1%                    | 96.0%                   | 96.2%                   |
| % leased - Retail operating properties                                    | 96.8%                   | 96.6%                   | 96.6%                    | 96.5%                   | 96.4%                   |
| % leased - Same properties <sup>(2)</sup>                                 | 96.9%                   | 96.6%                   | 96.5%                    | 96.4%                   | 96.5%                   |
| Anchor Spaces (≥ 10,000 SF) <sup>(2)</sup>                                | 98.4%                   | 98.2%                   | 98.0%                    | 98.1%                   | 98.3%                   |
| Shop Spaces (< 10,000 SF) <sup>(2)</sup>                                  | 94.4%                   | 94.1%                   | 94.2%                    | 93.8%                   | 93.8%                   |
| % commenced - Same properties <sup>(2)(3)</sup>                           | 94.5%                   | 94.3%                   | 94.1%                    | 94.3%                   | 94.0%                   |
| Same property NOI Growth - YTD (see page 8)                               | 4.1%                    | 4.4%                    | 5.3%                     | 5.5%                    | 5.8%                    |
| Same property NOI Growth without Redevelopments - YTD (see page 8)        | 2.8%                    | 2.8%                    | 4.1%                     | 4.5%                    | 4.9%                    |
| Rent spreads - Trailing 12 months <sup>(4)</sup> (see page 19)            | 11.8%                   | 11.7%                   | 10.8%                    | 10.5%                   | 9.7%                    |

<sup>(1)</sup> Includes current ground-up developments.

<sup>(2)</sup> Prior periods adjusted for current same property pool.

<sup>(3)</sup> Excludes leases that are signed but have not yet commenced.

<sup>(4)</sup> Retail operating properties only. Rent spreads are calculated on a comparable-space, cash basis for new and renewal leases executed. Amounts may not total due to rounding.

**Consolidated Balance Sheets**  
June 30, 2026 and December 31, 2025  
(in thousands)

|                                                          | <b>2026</b><br>(unaudited) | <b>2025</b> |
|----------------------------------------------------------|----------------------------|-------------|
| <b>Assets:</b>                                           |                            |             |
| Net real estate investments:                             |                            |             |
| Real estate assets at cost                               | \$ 14,767,372              | 14,561,924  |
| Less: accumulated depreciation                           | 3,442,113                  | 3,267,728   |
| Real estate assets, net                                  | 11,325,259                 | 11,294,196  |
| Investments in sales-type lease, net                     | 16,848                     | 16,727      |
| Investments in real estate partnerships                  | 362,810                    | 349,856     |
| Net real estate investments                              | 11,704,917                 | 11,660,779  |
| Cash, cash equivalents, and restricted cash              | 191,614                    | 120,661     |
| Tenant receivables, net                                  | 31,797                     | 29,578      |
| Straight-line rent receivables, net                      | 190,757                    | 180,871     |
| Other receivables                                        | 69,106                     | 63,413      |
| Tenant and other receivables                             | 291,660                    | 273,862     |
| Deferred leasing costs, net                              | 101,673                    | 97,253      |
| Acquired lease intangible assets, net                    | 233,561                    | 254,201     |
| Right of use assets, net                                 | 311,846                    | 315,804     |
| Other assets                                             | 287,671                    | 278,723     |
| Total assets                                             | \$ 13,122,942              | 13,001,283  |
| <b>Liabilities and Equity:</b>                           |                            |             |
| Liabilities:                                             |                            |             |
| Notes payable, net                                       | \$ 4,873,182               | 4,619,301   |
| Unsecured credit facility                                | 30,000                     | 120,000     |
| Total notes payable                                      | 4,903,182                  | 4,739,301   |
| Accounts payable and other liabilities                   | 399,523                    | 391,847     |
| Acquired lease intangible liabilities, net               | 345,570                    | 356,454     |
| Lease liabilities                                        | 240,325                    | 242,368     |
| Tenants' security, escrow deposits, and prepaid rent     | 87,154                     | 89,707      |
| Total liabilities                                        | 5,975,754                  | 5,819,677   |
| Equity:                                                  |                            |             |
| Shareholders' Equity:                                    |                            |             |
| Preferred stock                                          | 225,000                    | 225,000     |
| Common stock                                             | 1,831                      | 1,829       |
| Treasury stock                                           | (33,085)                   | (31,075)    |
| Additional paid in capital                               | 8,709,547                  | 8,704,138   |
| Accumulated other comprehensive (loss) income            | (574)                      | (4,220)     |
| Distributions in excess of net income                    | (2,027,768)                | (1,988,782) |
| Total shareholders' equity                               | 6,874,951                  | 6,906,890   |
| Noncontrolling Interests:                                |                            |             |
| Exchangeable operating partnership units                 | 144,222                    | 144,940     |
| Limited partners' interests in consolidated partnerships | 128,015                    | 129,776     |
| Total noncontrolling interests                           | 272,237                    | 274,716     |
| Total equity                                             | 7,147,188                  | 7,181,606   |
| Total liabilities and equity                             | \$ 13,122,942              | 13,001,283  |

These consolidated balance sheets should be read in conjunction with the Company's most recent Form 10-Q and Form 10-K filed with the Securities and Exchange Commission.

## Supplemental Details of Assets and Liabilities (Real Estate Partnerships Only)

June 30, 2026 and December 31, 2025  
(in thousands)

|                                                      | <b>Noncontrolling Interests</b> |                    | <b>Share of Unconsolidated Real Estate Partnerships</b> |                    |
|------------------------------------------------------|---------------------------------|--------------------|---------------------------------------------------------|--------------------|
|                                                      | <b><u>2026</u></b>              | <b><u>2025</u></b> | <b><u>2026</u></b>                                      | <b><u>2025</u></b> |
| <b>Assets:</b>                                       |                                 |                    |                                                         |                    |
| Real estate assets at cost                           | \$ (118,877)                    | (115,552)          | \$ 1,311,280                                            | 1,305,006          |
| Less: accumulated depreciation                       | (19,875)                        | (18,280)           | 516,889                                                 | 504,568            |
| Real estate assets, net                              | (99,002)                        | (97,272)           | 794,391                                                 | 800,438            |
| Investments in sales-type lease, net                 | (2,892)                         | (2,878)            | 38,322                                                  | 38,045             |
| Net real estate investments                          | (101,894)                       | (100,150)          | 832,713                                                 | 838,483            |
| Cash, cash equivalents, and restricted cash          | (46,570)                        | (51,238)           | 26,765                                                  | 12,005             |
| Tenant receivables, net                              | (605)                           | (391)              | 3,795                                                   | 3,411              |
| Straight-line rent receivables, net                  | (2,684)                         | (2,468)            | 22,231                                                  | 21,809             |
| Other receivables                                    | (1,228)                         | (1,238)            | 1,825                                                   | 786                |
| Tenant and other receivables                         | (4,517)                         | (4,097)            | 27,851                                                  | 26,006             |
| Deferred leasing costs, net                          | (2,364)                         | (2,432)            | 15,003                                                  | 15,396             |
| Acquired lease intangible assets, net                | (776)                           | (832)              | 7,520                                                   | 7,549              |
| Right of use assets, net                             | (1,523)                         | (1,570)            | 4,637                                                   | 4,665              |
| Other assets                                         | (473)                           | (320)              | 30,356                                                  | 26,026             |
| Total assets                                         | <u>\$ (158,117)</u>             | <u>(160,639)</u>   | <u>\$ 944,845</u>                                       | <u>930,130</u>     |
| <b>Liabilities:</b>                                  |                                 |                    |                                                         |                    |
| Notes payable, net                                   | \$ (25,266)                     | (25,297)           | \$ 540,503                                              | 541,006            |
| Accounts payable and other liabilities               | (2,275)                         | (2,989)            | 26,868                                                  | 25,952             |
| Acquired lease intangible liabilities, net           | (119)                           | (131)              | 5,359                                                   | 5,624              |
| Lease liabilities                                    | (2,008)                         | (2,037)            | 3,132                                                   | 3,139              |
| Tenants' security, escrow deposits, and prepaid rent | (434)                           | (409)              | 6,173                                                   | 4,553              |
| Total liabilities                                    | <u>\$ (30,102)</u>              | <u>(30,863)</u>    | <u>\$ 582,035</u>                                       | <u>580,274</u>     |

### **Note**

Noncontrolling interests represent limited partners' interests in consolidated Real Estate Partnerships' activities and Share of Unconsolidated Real Estate Partnerships represents the Company's share of investments in unconsolidated Real Estate Partnerships' activities, of which each are included on a single line presentation in the Company's consolidated financial statements in accordance with GAAP.

**Consolidated Statements of Operations**  
For the Periods Ended June 30, 2026 and 2025  
(in thousands)  
(unaudited)

|                                                                           | <b>Three Months Ended</b> |                | <b>Year to Date</b> |                |
|---------------------------------------------------------------------------|---------------------------|----------------|---------------------|----------------|
|                                                                           | <b>2026</b>               | <b>2025</b>    | <b>2026</b>         | <b>2025</b>    |
| <b>Revenues:</b>                                                          |                           |                |                     |                |
| Lease income                                                              | \$ 402,798                | 369,105        | \$ 805,411          | 740,184        |
| Other property income                                                     | 3,520                     | 4,499          | 6,427               | 7,520          |
| Management, transaction, and other fees                                   | 7,192                     | 7,244          | 14,125              | 14,056         |
| Total revenues                                                            | <u>413,510</u>            | <u>380,848</u> | <u>825,963</u>      | <u>761,760</u> |
| <b>Operating Expenses:</b>                                                |                           |                |                     |                |
| Depreciation and amortization                                             | 108,803                   | 99,535         | 215,225             | 196,309        |
| Property operating expense                                                | 70,946                    | 60,759         | 144,246             | 129,218        |
| Real estate taxes                                                         | 49,985                    | 47,500         | 101,395             | 93,860         |
| General and administrative                                                | 27,567                    | 25,480         | 53,173              | 47,080         |
| Other operating expenses                                                  | 2,037                     | 1,944          | 3,038               | 3,632          |
| Total operating expenses                                                  | <u>259,338</u>            | <u>235,218</u> | <u>517,077</u>      | <u>470,099</u> |
| <b>Other Expense, net:</b>                                                |                           |                |                     |                |
| Interest expense, net                                                     | 53,582                    | 50,272         | 105,767             | 98,285         |
| Provision for impairment of real estate                                   | -                         | 1,262          | -                   | 1,262          |
| (Gain) Loss on sale of real estate, net of tax                            | (268)                     | 294            | (7,462)             | 193            |
| Net investment income                                                     | (2,721)                   | (788)          | (3,416)             | (27)           |
| Total other expense, net                                                  | <u>50,593</u>             | <u>51,040</u>  | <u>94,889</u>       | <u>99,713</u>  |
| Income before equity in income of investments in real estate partnerships | 103,579                   | 94,590         | 213,997             | 191,948        |
| Equity in income of investments in real estate partnerships               | <u>16,160</u>             | <u>13,759</u>  | <u>38,540</u>       | <u>28,254</u>  |
| Net income                                                                | <u>119,739</u>            | <u>108,349</u> | <u>252,537</u>      | <u>220,202</u> |
| <b>Noncontrolling Interests:</b>                                          |                           |                |                     |                |
| Exchangeable operating partnership units                                  | (2,360)                   | (586)          | (4,977)             | (1,228)        |
| Limited partners' interests in consolidated partnerships                  | (1,615)                   | (1,742)        | (3,247)             | (3,366)        |
| Net income attributable to noncontrolling interests                       | <u>(3,975)</u>            | <u>(2,328)</u> | <u>(8,224)</u>      | <u>(4,594)</u> |
| Net income attributable to the Company                                    | 115,764                   | 106,021        | 244,313             | 215,608        |
| Preferred stock dividends                                                 | (3,413)                   | (3,413)        | (6,826)             | (6,826)        |
| Net income attributable to common shareholders                            | <u>\$ 112,351</u>         | <u>102,608</u> | <u>\$ 237,487</u>   | <u>208,782</u> |

These consolidated statements of operations should be read in conjunction with the Company's most recent Form 10-Q and Form 10-K filed with the Securities and Exchange Commission.

**Supplemental Details of Operations (Consolidated Only)**  
For the Periods Ended June 30, 2026 and 2025  
(in thousands)

|                                                            | <b>Three Months Ended</b> |             | <b>Year to Date</b> |             |
|------------------------------------------------------------|---------------------------|-------------|---------------------|-------------|
|                                                            | <b>2026</b>               | <b>2025</b> | <b>2026</b>         | <b>2025</b> |
| <b>Revenues:</b>                                           |                           |             |                     |             |
| * Base rent                                                | \$ 280,260                | 258,371     | \$ 555,438          | 512,927     |
| * Recoveries from tenants                                  | 103,533                   | 91,505      | 206,794             | 182,986     |
| * Percentage rent                                          | 2,575                     | 2,950       | 10,010              | 9,608       |
| * Termination fees                                         | 2,367                     | 1,919       | 4,482               | 4,046       |
| * Uncollectible lease income                               | (1,782)                   | (1,573)     | (3,281)             | (1,959)     |
| * Other lease income                                       | 4,927                     | 4,415       | 10,906              | 8,701       |
| Straight-line rent on lease income                         | 5,469                     | 5,787       | 10,025              | 11,394      |
| Above/below market rent amortization                       | 5,449                     | 5,731       | 11,037              | 12,481      |
| Lease income, net                                          | 402,798                   | 369,105     | 805,411             | 740,184     |
| * Other property income                                    | 3,520                     | 4,499       | 6,427               | 7,520       |
| Property management fees                                   | 4,061                     | 4,151       | 8,143               | 8,261       |
| Asset management fees                                      | 1,760                     | 1,746       | 3,535               | 3,463       |
| Leasing commissions and other fees                         | 1,371                     | 1,347       | 2,447               | 2,332       |
| Management, transaction, and other fees                    | 7,192                     | 7,244       | 14,125              | 14,056      |
| Total revenues                                             | \$ 413,510                | 380,848     | \$ 825,963          | 761,760     |
| <b>Operating Expenses:</b>                                 |                           |             |                     |             |
| Depreciation and amortization (including FF&E)             | \$ 108,803                | 99,535      | \$ 215,225          | 196,309     |
| * Operating and maintenance                                | 66,347                    | 56,678      | 135,239             | 120,799     |
| * Ground rent                                              | 3,544                     | 3,238       | 7,035               | 6,655       |
| * Termination expense                                      | 20                        | (25)        | 20                  | 24          |
| Straight-line rent on ground rent                          | 499                       | 336         | 880                 | 673         |
| Above/below market ground rent amortization                | 536                       | 532         | 1,072               | 1,067       |
| Property operating expense                                 | 70,946                    | 60,759      | 144,246             | 129,218     |
| * Real estate taxes                                        | 49,985                    | 47,500      | 101,395             | 93,860      |
| Gross general & administrative                             | 26,094                    | 25,804      | 51,178              | 48,118      |
| Stock-based compensation                                   | 6,061                     | 5,455       | 11,929              | 10,898      |
| Capitalized direct overhead costs                          | (6,492)                   | (6,047)     | (12,604)            | (11,683)    |
| General & administrative, net <sup>(1)</sup>               | 25,663                    | 25,212      | 50,503              | 47,333      |
| Loss (Income) on deferred compensation plan <sup>(2)</sup> | 1,904                     | 268         | 2,670               | (253)       |
| General & administrative                                   | 27,567                    | 25,480      | 53,173              | 47,080      |
| Other expenses                                             | 1,945                     | 1,672       | 2,748               | 2,944       |
| Development pursuit costs, net                             | 92                        | 272         | 290                 | 688         |
| Other operating expenses                                   | 2,037                     | 1,944       | 3,038               | 3,632       |
| Total operating expenses                                   | \$ 259,338                | 235,218     | \$ 517,077          | 470,099     |
| <b>Other Expense, net:</b>                                 |                           |             |                     |             |
| Gross interest expense                                     | \$ 53,623                 | 50,459      | \$ 106,496          | 98,600      |
| Derivative amortization                                    | 47                        | 225         | 95                  | 451         |
| Debt cost amortization                                     | 2,133                     | 1,865       | 4,125               | 3,562       |
| Debt and derivative mark-to-market amortization            | 1,865                     | 1,493       | 3,801               | 2,898       |
| Capitalized interest                                       | (2,348)                   | (2,422)     | (5,061)             | (4,534)     |
| Interest income                                            | (1,738)                   | (1,348)     | (3,689)             | (2,692)     |
| Interest expense, net                                      | 53,582                    | 50,272      | 105,767             | 98,285      |
| Provision for impairment of real estate                    | -                         | 1,262       | -                   | 1,262       |
| (Gain) Loss on sale of real estate, net of tax             | (268)                     | 294         | (7,462)             | 193         |
| Net investment income <sup>(2)</sup>                       | (2,721)                   | (788)       | (3,416)             | (27)        |
| Total other expense, net                                   | \$ 50,593                 | 51,040      | \$ 94,889           | 99,713      |
| Consolidated NOI                                           | \$ 275,504                | 254,695     | \$ 547,087          | 502,491     |

\* Component of Net Operating Income

<sup>(1)</sup> General & administrative, net is referenced and reflected as G&A expense, net in earnings guidance on page 27.

<sup>(2)</sup> The change in value of participant obligations within Regency's non-qualified deferred compensation plan is included in General and administrative expense, which is offset by changes in value of assets held in the plan which is included in Net investment (income) expense.

These consolidated supplemental details of operations should be read in conjunction with the Company's most recent Form 10-Q and Form 10-K filed with the Securities and Exchange Commission.

## Supplemental Details of Operations (Real Estate Partnerships Only)

For the Periods Ended June 30, 2026 and 2025  
(in thousands)

|                                                 | Noncontrolling Interests |         |              |         | Share of Unconsolidated Real Estate Partnerships |        |              |        |
|-------------------------------------------------|--------------------------|---------|--------------|---------|--------------------------------------------------|--------|--------------|--------|
|                                                 | Three Months Ended       |         | Year to Date |         | Three Months Ended                               |        | Year to Date |        |
|                                                 | 2026                     | 2025    | 2026         | 2025    | 2026                                             | 2025   | 2026         | 2025   |
| <b>Revenues:</b>                                |                          |         |              |         |                                                  |        |              |        |
| * Base rent                                     | \$ (2,503)               | (2,382) | \$ (4,872)   | (4,692) | \$ 26,604                                        | 28,028 | \$ 53,049    | 55,829 |
| * Recoveries from tenants                       | (707)                    | (572)   | (1,586)      | (1,289) | 10,747                                           | 10,004 | 20,406       | 19,909 |
| * Percentage rent                               | -                        | -       | -            | (9)     | 570                                              | 552    | 1,428        | 1,362  |
| * Termination fees                              | (7)                      | (106)   | (8)          | (194)   | 193                                              | 126    | 212          | 324    |
| * Uncollectible lease income                    | 41                       | -       | 38           | 39      | (154)                                            | 60     | (176)        | 10     |
| * Other lease income                            | (35)                     | (39)    | (82)         | (80)    | 424                                              | 406    | 887          | 778    |
| Straight-line rent on lease income              | (118)                    | (50)    | (235)        | (113)   | 465                                              | 595    | 734          | 1,502  |
| Above/below market rent amortization            | 3                        | (16)    | 3            | 41      | 142                                              | 204    | 349          | 402    |
| Lease income                                    | (3,326)                  | (3,165) | (6,742)      | (6,297) | 38,991                                           | 39,975 | 76,889       | 80,116 |
| * Other property income                         | (45)                     | (27)    | (89)         | (28)    | 525                                              | 141    | 1,380        | 500    |
| Asset management fees                           | -                        | -       | -            | -       | (275)                                            | (266)  | (556)        | (527)  |
| Total revenues                                  | \$ (3,371)               | (3,192) | (6,831)      | (6,325) | \$ 39,241                                        | 39,850 | 77,713       | 80,089 |
| <b>Operating Expenses:</b>                      |                          |         |              |         |                                                  |        |              |        |
| Depreciation and amortization (including FF&E)  | (946)                    | (859)   | (1,878)      | (1,761) | 8,376                                            | 9,239  | 17,327       | 17,994 |
| * Operating and maintenance                     | (514)                    | (517)   | (1,250)      | (1,163) | 6,877                                            | 6,254  | 13,345       | 12,741 |
| * Ground rent                                   | (30)                     | (36)    | (68)         | (69)    | 72                                               | 72     | 143          | 141    |
| Straight-line rent on ground rent               | (13)                     | (13)    | (26)         | (26)    | -                                                | -      | -            | -      |
| Above/below market ground rent amortization     | -                        | -       | -            | -       | 10                                               | 11     | 20           | 20     |
| Property operating expense                      | (557)                    | (566)   | (1,344)      | (1,258) | 6,959                                            | 6,337  | 13,508       | 12,902 |
| * Real estate taxes                             | (414)                    | (373)   | (814)        | (617)   | 5,060                                            | 4,553  | 9,818        | 9,446  |
| General & administrative, net <sup>(1)</sup>    | -                        | -       | -            | -       | 52                                               | 79     | 106          | 151    |
| Other operating expenses                        | 529                      | 724     | 1,175        | 1,432   | 299                                              | 535    | 568          | 868    |
| Total operating expenses                        | \$ (1,388)               | (1,074) | (2,861)      | (2,204) | \$ 20,746                                        | 20,743 | 41,327       | 41,361 |
| <b>Other Expense, net:</b>                      |                          |         |              |         |                                                  |        |              |        |
| Gross interest expense                          | (355)                    | (381)   | (702)        | (760)   | 5,710                                            | 5,637  | 11,347       | 11,221 |
| Debt cost amortization                          | (10)                     | (10)    | (20)         | (23)    | 203                                              | 218    | 402          | 437    |
| Debt and derivative mark-to-market amortization | (13)                     | (13)    | (27)         | (27)    | 19                                               | 30     | 39           | (69)   |
| Capitalized interest                            | -                        | -       | -            | -       | (193)                                            | (420)  | (576)        | (840)  |
| Interest income                                 | 10                       | 28      | 26           | 55      | (102)                                            | (169)  | (211)        | (327)  |
| Interest expense, net                           | (368)                    | (376)   | (723)        | (755)   | 5,637                                            | 5,296  | 11,001       | 10,422 |
| (Gain) Loss on sale of real estate, net of tax  | -                        | -       | -            | -       | (3,302)                                          | 52     | (13,155)     | 52     |
| Total other expense, net                        | \$ (368)                 | (376)   | (723)        | (755)   | \$ 2,335                                         | 5,348  | (2,154)      | 10,474 |
| Share of NOI                                    | \$ (2,298)               | (2,200) | (4,467)      | (4,404) | \$ 26,900                                        | 28,438 | 53,880       | 56,384 |

\* Component of Net Operating Income

<sup>(1)</sup> General & administrative, net is referenced and reflected as G&A expense, net in earnings guidance on page 27.

### Note

Noncontrolling interests represent limited partners' interests in consolidated Real Estate Partnerships' activities. Share of Unconsolidated Real Estate Partnerships represents the Company's share of investments in unconsolidated Real Estate Partnerships' activities, of which each are included on a single line presentation in the Company's consolidated financial statements in accordance with GAAP.

**Supplemental Details of Same Property NOI**  
For the Periods Ended June 30, 2026 and 2025  
(in thousands)

|                                                                                               | <u>Three Months Ended</u> |                |               | <u>Year to Date</u> |                |               |
|-----------------------------------------------------------------------------------------------|---------------------------|----------------|---------------|---------------------|----------------|---------------|
|                                                                                               | <u>2026</u>               | <u>2025</u>    | <u>Change</u> | <u>2026</u>         | <u>2025</u>    | <u>Change</u> |
| <b>Same Property NOI Detail:</b>                                                              |                           |                |               |                     |                |               |
| <b>Real Estate Revenues:</b>                                                                  |                           |                |               |                     |                |               |
| Base Rent                                                                                     | \$ 294,244                | 283,908        |               | \$ 585,341          | 565,235        |               |
| Recoveries from Tenants                                                                       | 109,952                   | 100,542        |               | 219,772             | 201,236        |               |
| Percentage Rent                                                                               | 2,789                     | 3,500          |               | 10,920              | 10,819         |               |
| Uncollectible Lease Income                                                                    | (1,319)                   | (1,483)        |               | (2,819)             | (2,028)        |               |
| Other Lease Income                                                                            | 5,276                     | 4,856          |               | 11,531              | 9,515          |               |
| Other Property Income                                                                         | 3,515                     | 3,991          |               | 6,628               | 6,704          |               |
| Total Real Estate Revenues                                                                    | 414,457                   | 395,314        |               | 831,373             | 791,481        |               |
| <b>Real Estate Operating Expenses:</b>                                                        |                           |                |               |                     |                |               |
| Operating and Maintenance                                                                     | 69,533                    | 62,932         |               | 142,542             | 131,359        |               |
| Real Estate Taxes                                                                             | 52,979                    | 51,228         |               | 107,657             | 101,645        |               |
| Ground Rent                                                                                   | 3,625                     | 3,508          |               | 7,286               | 7,196          |               |
| Total Real Estate Operating Expenses                                                          | 126,137                   | 117,668        |               | 257,485             | 240,200        |               |
| <b>Same Property NOI</b>                                                                      | <b>\$ 288,320</b>         | <b>277,646</b> | <b>3.8%</b>   | <b>\$ 573,888</b>   | <b>551,281</b> | <b>4.1%</b>   |
| <b>Same Property NOI without Redevelopments</b>                                               | <b>\$ 246,356</b>         | <b>239,487</b> | <b>2.9%</b>   | <b>\$ 488,766</b>   | <b>475,372</b> | <b>2.8%</b>   |
| <b>Expense Recovery Ratio</b>                                                                 | <b>89.7%</b>              | <b>88.1%</b>   |               | <b>87.8%</b>        | <b>86.4%</b>   |               |
| <b>NOI Margin</b>                                                                             | <b>69.6%</b>              | <b>70.2%</b>   |               | <b>69.0%</b>        | <b>69.7%</b>   |               |
| <b>Percent Contribution to Same Property NOI Performance:</b>                                 |                           |                |               |                     |                |               |
| Base rent                                                                                     | 3.7%                      |                |               | 3.6%                |                |               |
| Uncollectible lease income                                                                    | 0.1%                      |                |               | -0.1%               |                |               |
| Net expense recoveries                                                                        | 0.3%                      |                |               | 0.2%                |                |               |
| Other lease / property income                                                                 | 0.0%                      |                |               | 0.4%                |                |               |
| Percentage rent                                                                               | -0.3%                     |                |               | 0.0%                |                |               |
| <b>Same Property NOI (% impact)</b>                                                           | <b>3.8%</b>               |                |               | <b>4.1%</b>         |                |               |
| <b>Reconciliation of Net Income Attributable to Common Shareholders to Same Property NOI:</b> |                           |                |               |                     |                |               |
| Net income attributable to common shareholders                                                | \$ 112,351                | 102,608        |               | \$ 237,487          | 208,782        |               |
| Less:                                                                                         |                           |                |               |                     |                |               |
| Management, transaction, and other fees                                                       | (7,192)                   | (7,244)        |               | (14,125)            | (14,056)       |               |
| Other <sup>(1)</sup>                                                                          | (12,181)                  | (12,850)       |               | (23,577)            | (26,539)       |               |
| Plus:                                                                                         |                           |                |               |                     |                |               |
| Depreciation and amortization                                                                 | 108,803                   | 99,535         |               | 215,225             | 196,309        |               |
| General and administrative                                                                    | 27,567                    | 25,480         |               | 53,173              | 47,080         |               |
| Other operating expense                                                                       | 2,037                     | 1,944          |               | 3,038               | 3,632          |               |
| Other expense, net                                                                            | 50,593                    | 51,040         |               | 94,889              | 99,713         |               |
| Equity in income of investments in real estate partnerships excluded from NOI <sup>(2)</sup>  | 10,740                    | 14,679         |               | 15,340              | 28,130         |               |
| Net income attributable to noncontrolling interests                                           | 3,975                     | 2,328          |               | 8,224               | 4,594          |               |
| Preferred stock dividends                                                                     | 3,413                     | 3,413          |               | 6,826               | 6,826          |               |
| NOI                                                                                           | 300,106                   | 280,933        | 6.8%          | 596,500             | 554,471        | 7.6%          |
| Less non-same property NOI <sup>(3)</sup>                                                     | (11,786)                  | (3,287)        |               | (22,612)            | (3,190)        |               |
| <b>Same Property NOI</b>                                                                      | <b>\$ 288,320</b>         | <b>277,646</b> |               | <b>\$ 573,888</b>   | <b>551,281</b> |               |

<sup>(1)</sup> Includes straight-line rental income and expense, net of reserves, above and below market rent amortization, and share of NOI attributable to noncontrolling interests.

<sup>(2)</sup> Includes non-NOI income and expenses incurred at our unconsolidated Real Estate Partnerships, such as, but not limited to, straight-line rental income, above and below market rent amortization, depreciation and amortization, interest expense, and real estate gains and impairments.

<sup>(3)</sup> Includes revenues and expenses attributable to Non-Same Property, Property in Development, termination fees, corporate activities, and noncontrolling interests.

## Reconciliations of Non-GAAP Financial Measures

For the Periods Ended June 30, 2026 and 2025

(in thousands, except per share data)

|                                                                                        | <u>Three Months Ended</u> |                | <u>Year to Date</u> |                |
|----------------------------------------------------------------------------------------|---------------------------|----------------|---------------------|----------------|
|                                                                                        | <u>2026</u>               | <u>2025</u>    | <u>2026</u>         | <u>2025</u>    |
| <b>Reconciliation of Net Income Attributable to Common Shareholders to Nareit FFO:</b> |                           |                |                     |                |
| Net Income Attributable to Common Shareholders                                         | \$ 112,351                | 102,608        | \$ 237,487          | 208,782        |
| Adjustments to reconcile to Nareit Funds From Operations <sup>(1)</sup> :              |                           |                |                     |                |
| Depreciation and amortization (excluding FF&E)                                         | 115,156                   | 107,329        | 228,718             | 211,363        |
| Gain on sale of real estate, net of tax                                                | (3,570)                   | 346            | (20,617)            | 245            |
| Provision for impairment of real estate                                                | -                         | 1,262          | -                   | 1,262          |
| Exchangeable operating partnership units                                               | 2,360                     | 586            | 4,977               | 1,228          |
| <b>Nareit FFO</b>                                                                      | <u>\$ 226,297</u>         | <u>212,131</u> | <u>\$ 450,565</u>   | <u>422,880</u> |
| <br>Nareit FFO per share (diluted)                                                     | <br>\$ 1.21               | <br>1.16       | <br>\$ 2.41         | <br>2.31       |
| Weighted average shares (diluted)                                                      | 187,190                   | 183,023        | 187,147             | 182,966        |
| <b>Reconciliation of Nareit FFO to Core Operating Earnings:</b>                        |                           |                |                     |                |
| Nareit FFO                                                                             | \$ 226,297                | 212,131        | \$ 450,565          | 422,880        |
| Adjustments to reconcile to Core Operating Earnings <sup>(1)</sup> :                   |                           |                |                     |                |
| Certain Non-Cash Items                                                                 |                           |                |                     |                |
| Straight-line rent, net <sup>(2)</sup>                                                 | (5,390)                   | (6,040)        | (9,828)             | (12,177)       |
| Above/below market rent amortization, net                                              | (5,048)                   | (5,376)        | (10,297)            | (11,837)       |
| Debt and derivative mark-to-market amortization                                        | 1,871                     | 1,510          | 3,813               | 2,802          |
| <b>Core Operating Earnings</b>                                                         | <u>\$ 217,730</u>         | <u>202,225</u> | <u>\$ 434,253</u>   | <u>401,668</u> |
| <br>Core Operating Earnings per share (diluted)                                        | <br>\$ 1.16               | <br>1.10       | <br>\$ 2.32         | <br>2.20       |
| Weighted average shares (diluted)                                                      | 187,190                   | 183,023        | 187,147             | 182,966        |
| <b>Reconciliation of Core Operating Earnings to AFFO:</b>                              |                           |                |                     |                |
| Core Operating Earnings                                                                | \$ 217,730                | 202,225        | \$ 434,253          | 401,668        |
| Adjustments to reconcile to AFFO <sup>(1)</sup> :                                      |                           |                |                     |                |
| Operating capital expenditures                                                         | (40,823)                  | (32,524)       | (67,910)            | (56,277)       |
| Debt cost and derivative adjustments                                                   | 2,372                     | 2,297          | 4,602               | 4,426          |
| Stock-based compensation                                                               | 6,061                     | 5,455          | 11,929              | 10,898         |
| <b>AFFO</b>                                                                            | <u>\$ 185,340</u>         | <u>177,453</u> | <u>\$ 382,874</u>   | <u>360,715</u> |

<sup>(1)</sup> Includes Regency's consolidated entities and its share of unconsolidated Real Estate Partnerships, net of share attributable to noncontrolling interests, which can be found on page 4 and 7.

<sup>(1)</sup> Includes the impact of uncollectible straight-line rent of \$912 and \$744 for the three months ended June 30, 2026 and 2025, respectively, and \$3,092 and \$1,120 for six months ended June 30, 2026 and 2025, respectively.

## Capital Expenditures and Additional Disclosures

For the Periods Ended June 30, 2026 and 2025

(in thousands)

|                                                                  | <u>Three Months Ended</u> |                | <u>Year to Date</u> |                |
|------------------------------------------------------------------|---------------------------|----------------|---------------------|----------------|
|                                                                  | <u>2026</u>               | <u>2025</u>    | <u>2026</u>         | <u>2025</u>    |
| <b>Capital Expenditures:</b>                                     |                           |                |                     |                |
| <b>Operating Properties <sup>(1)</sup></b>                       |                           |                |                     |                |
| Tenant allowance and landlord work                               | \$ 24,925                 | 19,616         | \$ 40,550           | 32,859         |
| Leasing commissions                                              | 5,810                     | 5,480          | 11,949              | 10,543         |
| Leasing Capital Expenditures                                     | 30,735                    | 25,096         | 52,499              | 43,402         |
| Building improvements                                            | 10,088                    | 7,428          | 15,411              | 12,875         |
| <b>Operating Capital Expenditures</b>                            | <b>\$ 40,823</b>          | <b>32,524</b>  | <b>\$ 67,910</b>    | <b>56,277</b>  |
| <b>Development &amp; Redevelopment Properties <sup>(1)</sup></b> |                           |                |                     |                |
| Ground-up development                                            | \$ 30,719                 | 41,466         | \$ 60,048           | 75,620         |
| Redevelopment                                                    | 37,768                    | 31,949         | 109,139             | 64,701         |
| <b>Development &amp; Redevelopment Expenditures</b>              | <b>\$ 68,487</b>          | <b>73,415</b>  | <b>\$ 169,187</b>   | <b>140,321</b> |
| <b>Reconciliation of Net Income to Nareit EBITDAre:</b>          |                           |                |                     |                |
| Net Income                                                       | \$ 119,739                | 108,349        | \$ 252,537          | 220,202        |
| Adjustments to reconcile to Nareit EBITDAre <sup>(2)</sup> :     |                           |                |                     |                |
| Interest expense                                                 | 61,059                    | 57,085         | 120,668             | 111,726        |
| Income tax expense                                               | 257                       | 263            | 382                 | 384            |
| Depreciation and amortization                                    | 117,179                   | 108,774        | 232,552             | 214,303        |
| (Gain) Loss on sale of real estate, net of tax                   | (3,570)                   | 346            | (20,617)            | 245            |
| Provision for impairment of real estate                          | -                         | 1,262          | -                   | 1,262          |
| <b>Nareit EBITDAre</b>                                           | <b>\$ 294,664</b>         | <b>276,079</b> | <b>\$ 585,522</b>   | <b>548,122</b> |
| <b>Reconciliation of Nareit EBITDAre to Operating EBITDAre:</b>  |                           |                |                     |                |
| Nareit EBITDAre                                                  | \$ 294,664                | 276,079        | \$ 585,522          | 548,122        |
| Adjustments to reconcile to Operating EBITDAre <sup>(2)</sup> :  |                           |                |                     |                |
| Straight-line rent, net                                          | (5,495)                   | (6,077)        | (10,037)            | (12,264)       |
| Above/below market rent amortization, net                        | (5,045)                   | (5,392)        | (10,294)            | (11,796)       |
| <b>Operating EBITDAre</b>                                        | <b>\$ 284,124</b>         | <b>264,610</b> | <b>\$ 565,191</b>   | <b>524,062</b> |

<sup>(1)</sup> Includes Regency's consolidated entities and its share of unconsolidated Real Estate Partnerships, net of share attributable to noncontrolling interests.

<sup>(2)</sup> Includes Regency's consolidated entities and its share of unconsolidated Real Estate Partnerships.

**Summary of Consolidated Debt**  
June 30, 2026 and December 31, 2025  
(in thousands)

| <b>Total Debt Outstanding:</b>           | <b>6/30/2026</b>    | <b>12/31/2025</b>   |
|------------------------------------------|---------------------|---------------------|
| Notes Payable:                           |                     |                     |
| Fixed rate mortgage loans <sup>(1)</sup> | \$ 654,126          | \$ 746,437          |
| Fixed rate unsecured public debt         | 4,119,171           | 3,673,647           |
| Fixed rate unsecured private debt        | 99,885              | 199,217             |
| Unsecured credit facility:               |                     |                     |
| Revolving line of credit                 | 30,000              | 120,000             |
| Total                                    | <u>\$ 4,903,182</u> | <u>\$ 4,739,301</u> |

| <b>Schedule of Maturities by Year:</b>                     | <b>Scheduled<br/>Principal<br/>Payments</b> | <b>Mortgage<br/>Loan<br/>Maturities</b> | <b>Unsecured<br/>Maturities <sup>(2)</sup></b> | <b>Total</b>     | <b>Weighted<br/>Average<br/>Contractual<br/>Interest Rate on<br/>Maturities</b> |
|------------------------------------------------------------|---------------------------------------------|-----------------------------------------|------------------------------------------------|------------------|---------------------------------------------------------------------------------|
| 2026                                                       | \$ 6,417                                    | 59,851                                  | 100,000                                        | 166,268          | 4.12%                                                                           |
| 2027                                                       | 10,051                                      | 222,558                                 | 525,000                                        | 757,609          | 3.65%                                                                           |
| 2028                                                       | 8,365                                       | 51,939                                  | 330,000                                        | 390,304          | 4.39%                                                                           |
| 2029                                                       | 5,619                                       | 97,120                                  | 425,000                                        | 527,739          | 3.19%                                                                           |
| 2030                                                       | 5,445                                       | 2,163                                   | 600,000                                        | 607,608          | 3.70%                                                                           |
| 2031                                                       | 5,263                                       | 30,908                                  | -                                              | 36,171           | 3.68%                                                                           |
| 2032                                                       | 3,120                                       | 57,121                                  | 400,000                                        | 460,241          | 4.84%                                                                           |
| 2033                                                       | 2,992                                       | -                                       | 450,000                                        | 452,992          | 4.50%                                                                           |
| 2034                                                       | 3,117                                       | -                                       | 400,000                                        | 403,117          | 5.25%                                                                           |
| 2035                                                       | 3,247                                       | -                                       | 325,000                                        | 328,247          | 5.10%                                                                           |
| >10 years                                                  | 6,470                                       | 102,652                                 | 725,000                                        | 834,122          | 4.47%                                                                           |
| Unamortized debt premium/(discount), net of issuance costs | -                                           | (30,292)                                | (30,944)                                       | (61,236)         |                                                                                 |
|                                                            | <u>\$ 60,106</u>                            | <u>594,020</u>                          | <u>4,249,056</u>                               | <u>4,903,182</u> | <u>4.23%</u>                                                                    |

| <b>Percentage of Total Debt:</b> | <b>6/30/2026</b> | <b>12/31/2025</b> |
|----------------------------------|------------------|-------------------|
| Fixed                            | 99.4%            | 97.5%             |
| Variable                         | 0.6%             | 2.5%              |

**Current Weighted Average Contractual Interest Rates:**<sup>(3)</sup>

|          |      |      |
|----------|------|------|
| Fixed    | 4.2% | 4.2% |
| Variable | 4.4% | 4.4% |
| Combined | 4.2% | 4.2% |

**Current Weighted Average Effective Interest Rate:**<sup>(4)</sup>

|          |      |      |
|----------|------|------|
| Combined | 4.5% | 4.5% |
|----------|------|------|

**Average Years to Maturity:**

|          |     |     |
|----------|-----|-----|
| Fixed    | 6.9 | 7.2 |
| Variable | 1.8 | 2.3 |

<sup>(1)</sup> Includes variable rate mortgage loans that have been fixed through interest rate swaps.

<sup>(2)</sup> Includes unsecured public and private placement debt and any drawn balance on unsecured revolving line of credit.

<sup>(3)</sup> Interest rates are calculated as of the quarter end.

<sup>(4)</sup> Effective interest rates are calculated in accordance with US GAAP, as of the quarter end, and include the impact of debt premium/(discount) amortization, issuance cost amortization, interest rate swaps, and facility fees.

# **Details of Consolidated Debt** June 30, 2026 and December 31, 2025 (in thousands)

| <b>Lender</b>                                                                      | <b>Collateral</b>                     | <b>Contractual<br/>Rate</b>           | <b>Effective<br/>Rate<sup>(1)</sup></b> | <b>Maturity</b> | <b>6/30/2026</b>    | <b>12/31/2025</b>   |
|------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-----------------------------------------|-----------------|---------------------|---------------------|
| <b>Secured Debt - Fixed Rate Mortgage Loans</b>                                    |                                       |                                       |                                         |                 |                     |                     |
| M&T Bank                                                                           | Cos Cob Plaza & Greenwich Commons     | 3.48%                                 |                                         | 10/01/26        | \$ 7,846            | \$ 8,037            |
| PNC Bank                                                                           | The Longmeadow Shops                  | 5.56%                                 |                                         | 12/01/26        | 13,000              | 13,000              |
| Santander Bank                                                                     | Baederwood Shoppes                    | 3.28%                                 |                                         | 12/19/26        | 24,365              | 24,365              |
| TD Bank                                                                            | Black Rock Shopping Center            | 6.03%                                 |                                         | 12/31/26        | 14,829              | 14,939              |
| Voya Retire Insurance and Annuity Co.                                              | Meadtown Shopping Center              | 3.85%                                 |                                         | 01/01/27        | 8,608               | 8,765               |
| Voya Retire Insurance and Annuity Co.                                              | Midland Park Shopping Center          | 3.85%                                 |                                         | 01/01/27        | 16,291              | 16,588              |
| Voya Retire Insurance and Annuity Co.                                              | Valley Ridge Shopping Center          | 3.85%                                 |                                         | 01/01/27        | 15,420              | 15,702              |
| Voya Retire Insurance and Annuity Co.                                              | Cedar Hill Shopping Center            | 3.85%                                 |                                         | 01/01/27        | 6,467               | 6,585               |
| The Guardian Life Insurance of America                                             | Willa Springs                         | 3.81%                                 |                                         | 03/01/27        | 16,700              | 16,700              |
| The Guardian Life Insurance of America                                             | Alden Bridge                          | 3.81%                                 |                                         | 03/01/27        | 26,000              | 26,000              |
| The Guardian Life Insurance of America                                             | Bethany Park Place                    | 3.81%                                 |                                         | 03/01/27        | 10,200              | 10,200              |
| The Guardian Life Insurance of America                                             | Blossom Valley                        | 3.81%                                 |                                         | 03/01/27        | 22,300              | 22,300              |
| The Guardian Life Insurance of America                                             | Dunwoody Hall                         | 3.81%                                 |                                         | 03/01/27        | 13,800              | 13,800              |
| The Guardian Life Insurance of America                                             | Hasley Canyon Village                 | 3.81%                                 |                                         | 03/01/27        | 16,000              | 16,000              |
| PNC Bank                                                                           | Fellsway Plaza                        | 4.06%                                 |                                         | 06/02/27        | 33,440              | 33,727              |
| M&T Bank                                                                           | Ridgeway Shopping Center              | 3.40%                                 |                                         | 07/01/27        | 40,046              | 40,688              |
| New York Life Insurance                                                            | Oak Shade Town Center                 | 6.05%                                 |                                         | 05/10/28        | 1,907               | 2,369               |
| Provident Bank                                                                     | Washington Commons                    | 4.83%                                 |                                         | 08/15/28        | 8,064               | 8,210               |
| TD Bank                                                                            | Brick Walk Shopping Center            | 6.71%                                 |                                         | 09/19/28        | 30,044              | 30,234              |
| New York Life Insurance                                                            | Von's Circle Center                   | 5.20%                                 |                                         | 10/10/28        | 2,196               | 2,634               |
| Bank of New York Mellon                                                            | Putnam Plaza                          | 4.81%                                 |                                         | 10/17/28        | 16,331              | 16,531              |
| American United Life Insurance Company                                             | Ferry Plaza                           | 4.63%                                 |                                         | 04/01/29        | 7,955               | 8,131               |
| M&T Bank                                                                           | Old Kings Market                      | 4.82%                                 |                                         | 04/03/29        | 21,852              | 22,111              |
| Bank of New York Mellon                                                            | Lakeview Shopping Center              | 3.63%                                 |                                         | 06/25/29        | 10,266              | 10,407              |
| State Farm                                                                         | Brentwood Place                       | 3.50%                                 |                                         | 09/01/29        | 43,500              | 43,500              |
| The Prudential Insurance Company of America                                        | Shops at Erwin Mill                   | 5.71%                                 |                                         | 09/05/29        | 12,000              | 12,000              |
| Bank of New York Mellon                                                            | McLean Plaza                          | 5.74%                                 |                                         | 11/18/29        | 5,000               | 5,000               |
| Tanglewood Shopping Center Co.                                                     | Tanglewood Shopping Center            | 5.05%                                 |                                         | 03/29/30        | 513                 | 513                 |
| Tanglewood Shopping Center Co.                                                     | Tanglewood Shopping Center            | 4.55%                                 |                                         | 03/29/30        | 1,650               | 1,650               |
| Security Life of Denver Insurance Co.                                              | Newfield Green                        | 3.89%                                 |                                         | 08/01/31        | 17,886              | 18,175              |
| American United Life Insurance Company                                             | South Pass Village                    | 3.50%                                 |                                         | 11/01/31        | 19,031              | 19,258              |
| RGA Reinsurance Company                                                            | Boonton Shopping Center               | 3.45%                                 |                                         | 01/01/32        | 10,002              | 10,123              |
| Bank of New York Mellon                                                            | The Dock-Dockside & The Dock-Railside | 3.05%                                 |                                         | 01/31/32        | 31,724              | 32,125              |
| Bank of New York Mellon                                                            | High Ridge Center                     | 5.55%                                 |                                         | 02/20/32        | 10,000              | 10,000              |
| City of Rollingwood                                                                | Shops at Mira Vista                   | 8.00%                                 |                                         | 03/01/32        | 128                 | 137                 |
| John Hancock                                                                       | Terrace Shops                         | 3.87%                                 |                                         | 06/01/32        | 13,854              | 14,007              |
| First County Bank                                                                  | Old Greenwich CVS                     | 5.63%                                 |                                         | 06/01/37        | 772                 | 799                 |
| John Hancock                                                                       | Sendero Marketplace                   | 4.45%                                 |                                         | 07/01/37        | 6,501               | 6,567               |
| John Hancock                                                                       | Sendero Marketplace                   | 4.52%                                 |                                         | 07/01/37        | 37,515              | 37,971              |
| State Farm                                                                         | Bridgepark Plaza                      | 3.63%                                 |                                         | 03/01/38        | 16,815              | 17,383              |
| John Hancock                                                                       | Mercantile East                       | 4.07%                                 |                                         | 08/01/38        | 33,000              | 33,000              |
| John Hancock                                                                       | Mercantile West                       | 4.26%                                 |                                         | 10/01/38        | 40,600              | 40,600              |
| Metropolitan Life Insurance Company                                                | Westbury Plaza                        | 3.76%                                 |                                         | 02/01/26        | -                   | 88,000              |
| Unamortized discount on assumed debt of acquired properties, net of issuance costs |                                       |                                       |                                         |                 | (30,292)            | (32,394)            |
| <b>Total Fixed Rate Mortgage Loans</b>                                             |                                       | <b>4.17%</b>                          | <b>4.78%</b>                            |                 | <b>\$ 654,126</b>   | <b>\$ 746,437</b>   |
| <b>Unsecured Debt</b>                                                              |                                       |                                       |                                         |                 |                     |                     |
| Debt Placement (8/11/16)                                                           | Fixed-rate unsecured                  | 3.91%                                 |                                         | 08/11/26        | \$ 100,000          | \$ 100,000          |
| Debt Offering (1/17/17)                                                            | Fixed-rate unsecured                  | 3.60%                                 |                                         | 02/01/27        | 525,000             | 525,000             |
| Debt Offering (3/9/18)                                                             | Fixed-rate unsecured                  | 4.13%                                 |                                         | 03/15/28        | 300,000             | 300,000             |
| Debt Offering (8/13/19)                                                            | Fixed-rate unsecured                  | 2.95%                                 |                                         | 09/15/29        | 425,000             | 425,000             |
| Debt Offering (5/13/20)                                                            | Fixed-rate unsecured                  | 3.70%                                 |                                         | 06/15/30        | 600,000             | 600,000             |
| Debt Offering (5/8/25)                                                             | Fixed-rate unsecured                  | 5.00%                                 |                                         | 07/15/32        | 400,000             | 400,000             |
| Debt Offering (2/18/26)                                                            | Fixed-rate unsecured                  | 4.50%                                 |                                         | 03/15/33        | 450,000             | -                   |
| Debt Offering (1/18/24)                                                            | Fixed-rate unsecured                  | 5.25%                                 |                                         | 01/15/34        | 400,000             | 400,000             |
| Debt Offering (8/15/24)                                                            | Fixed-rate unsecured                  | 5.10%                                 |                                         | 01/15/35        | 325,000             | 325,000             |
| Debt Offering (1/17/17)                                                            | Fixed-rate unsecured                  | 4.40%                                 |                                         | 02/01/47        | 425,000             | 425,000             |
| Debt Offering (3/6/19)                                                             | Fixed-rate unsecured                  | 4.65%                                 |                                         | 03/15/49        | 300,000             | 300,000             |
| Debt Placement (5/11/16)                                                           | Fixed-rate unsecured                  | 3.81%                                 |                                         | 05/11/26        | -                   | 100,000             |
| Revolving Line of Credit                                                           | Variable-rate unsecured               | Adjusted SOFR + 0.685% <sup>(2)</sup> |                                         | 03/23/28        | 30,000              | 120,000             |
| Unamortized debt discount and issuance costs                                       |                                       |                                       |                                         |                 | (30,944)            | (27,136)            |
| <b>Total Unsecured Debt, Net of Discounts</b>                                      |                                       | <b>4.24%</b>                          | <b>4.39%</b>                            |                 | <b>\$ 4,249,056</b> | <b>\$ 3,992,864</b> |
|                                                                                    |                                       | <b>4.23%</b>                          | <b>4.54%</b>                            |                 | <b>\$ 4,903,182</b> | <b>\$ 4,739,301</b> |

<sup>(1)</sup> Effective interest rates are calculated in accordance with US GAAP, as of the quarter end, and include the impact of debt premium/(discount) amortization, issuance cost amortization, interest rate swaps, and facility and unused fees.

<sup>(2)</sup> The interest rate is SOFR plus a 0.100% market adjustment ("Adjusted SOFR") plus our applicable margin of 0.685%. Rate applies to drawn balance only. Additional annual facility fee of 0.115% applies to entire \$1.5 billion line of credit. Expiration is subject to two additional six-month periods at the Company's option.

## Summary of Unsecured Debt Covenants and Leverage Ratios

June 30, 2026  
(in thousands)

### Outstanding Unsecured Public Debt:

| Origination | Maturity | Rate   | Balance   |
|-------------|----------|--------|-----------|
| 01/17/17    | 02/01/27 | 3.600% | \$525,000 |
| 03/09/18    | 03/15/28 | 4.125% | \$300,000 |
| 08/20/19    | 09/15/29 | 2.950% | \$425,000 |
| 05/13/20    | 06/15/30 | 3.700% | \$600,000 |
| 05/13/25    | 07/15/32 | 5.000% | \$400,000 |
| 02/23/26    | 03/15/33 | 4.500% | \$450,000 |
| 01/18/24    | 01/15/34 | 5.250% | \$400,000 |
| 08/15/24    | 01/15/35 | 5.100% | \$325,000 |
| 01/17/17    | 02/01/47 | 4.400% | \$425,000 |
| 03/06/19    | 03/15/49 | 4.650% | \$300,000 |

### Unsecured Public Debt Covenants:

| Required | 6/30/2026 | 3/31/2026 | 12/31/2025 | 9/30/2025 | 6/30/2025 |
|----------|-----------|-----------|------------|-----------|-----------|
|----------|-----------|-----------|------------|-----------|-----------|

### Fair Market Value Calculation Method Covenants<sup>(1)(2)</sup>

|                                                                   |        |      |      |      |      |      |
|-------------------------------------------------------------------|--------|------|------|------|------|------|
| Total Consolidated Debt to Total Consolidated Assets              | ≤ 65%  | 27%  | 28%  | 27%  | 28%  | 28%  |
| Secured Consolidated Debt to Total Consolidated Assets            | ≤ 40%  | 4%   | 4%   | 4%   | 4%   | 4%   |
| Consolidated Income for Debt Service to Consolidated Debt Service | ≥ 1.5x | 4.7x | 4.5x | 4.8x | 4.5x | 4.3x |
| Unencumbered Consolidated Assets to Unsecured Consolidated Debt   | >150%  | 384% | 372% | 396% | 378% | 374% |

### Ratios:

#### Consolidated Only

|                                                     | 6/30/2026 | 3/31/2026 | 12/31/2025 | 9/30/2025 | 6/30/2025 |
|-----------------------------------------------------|-----------|-----------|------------|-----------|-----------|
| Net debt to total market capitalization             | 23.7%     | 25.3%     | 26.0%      | 25.5%     | 26.0%     |
| Net debt to real estate assets, before depreciation | 31.1%     | 32.3%     | 30.9%      | 31.8%     | 32.2%     |
| Net debt to total assets, before depreciation       | 28.8%     | 29.9%     | 28.6%      | 29.4%     | 29.6%     |
| Net debt and preferreds to Operating EBITDAre - TTM | 4.9x      | 4.9x      | 4.6x       | 4.8x      | 4.9x      |
| Fixed charge coverage                               | 4.6x      | 4.6x      | 4.6x       | 4.6x      | 4.6x      |
| Interest coverage                                   | 5.2x      | 5.1x      | 5.2x       | 5.2x      | 5.2x      |
| Unsecured assets to total real estate assets        | 88.6%     | 88.5%     | 87.3%      | 86.9%     | 88.3%     |
| Unsecured NOI to total NOI - TTM                    | 89.2%     | 89.7%     | 89.2%      | 89.5%     | 89.4%     |
| Unencumbered assets to unsecured debt               | 306%      | 297%      | 317%       | 300%      | 295%      |

#### Total Pro-Rata Share

|                                                     |       |       |       |       |       |
|-----------------------------------------------------|-------|-------|-------|-------|-------|
| Net debt to total market capitalization             | 25.8% | 27.3% | 28.2% | 27.7% | 28.3% |
| Net debt to real estate assets, before depreciation | 32.6% | 33.7% | 32.4% | 33.4% | 33.8% |
| Net debt to total assets, before depreciation       | 30.1% | 31.1% | 29.9% | 30.7% | 31.0% |
| Net debt and preferreds to Operating EBITDAre - TTM | 5.0x  | 5.2x  | 5.1x  | 5.3x  | 5.3x  |
| Fixed charge coverage                               | 4.2x  | 4.2x  | 4.2x  | 4.2x  | 4.2x  |
| Interest coverage                                   | 4.7x  | 4.7x  | 4.7x  | 4.7x  | 4.7x  |

<sup>(1)</sup> 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.

<sup>(2)</sup> Current period debt covenants are finalized and submitted after the Company's most recent Form 10-Q or Form 10-K filing.

**Summary of Unconsolidated Debt**  
June 30, 2026 and December 31, 2025  
(in thousands)

| <b>Total Debt Outstanding:</b>          |  |  |  |  | <b>6/30/2026</b>    | <b>12/31/2025</b>   |
|-----------------------------------------|--|--|--|--|---------------------|---------------------|
| Mortgage loans payable:                 |  |  |  |  |                     |                     |
| Fixed rate secured loans                |  |  |  |  | \$ 1,446,694        | \$ 1,442,870        |
| Variable rate secured loans             |  |  |  |  | 65,304              | 60,080              |
| Unsecured credit facility variable rate |  |  |  |  | 13,000              | 20,000              |
| Total                                   |  |  |  |  | <u>\$ 1,524,998</u> | <u>\$ 1,522,950</u> |

  

| <b>Schedule of Maturities by Year:</b>                                | <b>Scheduled Principal Payments</b> | <b>Mortgage Loan Maturities</b> | <b>Unsecured Maturities</b> | <b>Total</b>     | <b>Weighted Average Contractual Interest Rate on Maturities</b> | <b>Regency's Pro Rata Share</b> | <b>Regency's Pro Rata Weighted Average Contractual Interest Rate on Maturities</b> |
|-----------------------------------------------------------------------|-------------------------------------|---------------------------------|-----------------------------|------------------|-----------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------|
| 2026                                                                  | \$ 3,527                            | 153,810                         | -                           | 157,337          | 6.28%                                                           | 54,942                          | 6.28%                                                                              |
| 2027                                                                  | 7,303                               | 32,800                          | -                           | 40,103           | 2.60%                                                           | 13,417                          | 2.41%                                                                              |
| 2028                                                                  | 4,097                               | 232,735                         | -                           | 236,832          | 4.87%                                                           | 82,117                          | 4.99%                                                                              |
| 2029                                                                  | 2,855                               | 104,434                         | -                           | 107,289          | 5.00%                                                           | 37,157                          | 5.26%                                                                              |
| 2030                                                                  | 2,349                               | 215,893                         | 13,000                      | 231,242          | 3.48%                                                           | 80,486                          | 3.23%                                                                              |
| 2031                                                                  | 958                                 | 363,100                         | -                           | 364,058          | 3.29%                                                           | 141,608                         | 3.29%                                                                              |
| 2032                                                                  | 585                                 | 206,534                         | -                           | 207,119          | 3.56%                                                           | 71,239                          | 3.38%                                                                              |
| 2033                                                                  | 406                                 | 60,000                          | -                           | 60,406           | 5.10%                                                           | 12,081                          | 5.10%                                                                              |
| 2034                                                                  | 210                                 | 37,497                          | -                           | 37,707           | 6.12%                                                           | 13,941                          | 6.28%                                                                              |
| 2035                                                                  | -                                   | -                               | -                           | -                | 0.00%                                                           | -                               | -                                                                                  |
| > 10 Years                                                            | -                                   | 90,500                          | -                           | 90,500           | 5.27%                                                           | 36,200                          | 5.27%                                                                              |
| Unamortized debt premium/(discount) and issuance costs <sup>(2)</sup> | -                                   | (7,595)                         | -                           | (7,595)          |                                                                 | (2,685)                         |                                                                                    |
|                                                                       | <u>\$ 22,290</u>                    | <u>1,489,708</u>                | <u>13,000</u>               | <u>1,524,998</u> | <u>4.27%</u>                                                    | <u>540,503</u>                  | <u>4.21%</u>                                                                       |

  

| <b>Percentage of Total Debt:</b> | <b>6/30/2026</b> | <b>12/31/2025</b> |
|----------------------------------|------------------|-------------------|
| Fixed                            | 94.9%            | 94.7%             |
| Variable                         | 5.1%             | 5.3%              |

  

| <b>Current Weighted Average Contractual Interest Rates:<sup>(1)</sup></b> |      |      |
|---------------------------------------------------------------------------|------|------|
| Fixed                                                                     | 4.2% | 4.0% |
| Variable                                                                  | 5.9% | 6.1% |
| Combined                                                                  | 4.3% | 4.2% |

  

| <b>Current Weighted Average Effective Interest Rates:<sup>(2)</sup></b> |      |      |
|-------------------------------------------------------------------------|------|------|
| Combined                                                                | 4.4% | 4.3% |

  

| <b>Average Years to Maturity:</b> |     |     |
|-----------------------------------|-----|-----|
| Fixed                             | 4.4 | 4.2 |
| Variable                          | 1.1 | 0.9 |

<sup>(1)</sup> Interest rates are calculated as of the quarter end.

<sup>(2)</sup> Effective interest rates are calculated in accordance with US GAAP, as of the quarter end, and include the impact of debt premium/(discount) amortization, issuance cost, amortization, interest rate swaps, and facility and unused fees.

## Unconsolidated Real Estate Partnerships

June 30, 2026

(in thousands)

| <u>Investment Partner and<br/>Portfolio Summary Abbreviation</u> | <u>Number of<br/>Properties</u> | <u>Total<br/>GLA</u> | <u>Total<br/>Assets</u> | <u>Total<br/>Debt</u> | <u>Regency</u>                |                          |                                 |                             |
|------------------------------------------------------------------|---------------------------------|----------------------|-------------------------|-----------------------|-------------------------------|--------------------------|---------------------------------|-----------------------------|
|                                                                  |                                 |                      |                         |                       | <u>Ownership<br/>Interest</u> | <u>Share<br/>of Debt</u> | <u>Investment<br/>6/30/2026</u> | <u>Equity<br/>in Income</u> |
| <b>State of Oregon</b>                                           |                                 |                      |                         |                       |                               |                          |                                 |                             |
| (JV-C2)                                                          | 24                              | 2,744                | \$679,210               | \$311,318             | 20.00%                        | \$62,264                 | \$68,643                        | \$2,011                     |
| (JV-CCV)                                                         | 1                               | 603                  | 96,880                  | 74,867                | 30.00%                        | 22,460                   | 6,061                           | 1,235                       |
|                                                                  | 25                              | 3,347                | 776,090                 | 386,185               |                               |                          |                                 |                             |
| <b>GRI</b>                                                       |                                 |                      |                         |                       |                               |                          |                                 |                             |
| (JV-GRI) <sup>(1)</sup>                                          | 54                              | 7,564                | 1,328,809               | 881,092               | 40.00%                        | 352,437                  | 110,758                         | 22,383                      |
| <b>Individual Investors</b>                                      |                                 |                      |                         |                       |                               |                          |                                 |                             |
| Ballard Blocks                                                   | 2                               | 249                  | 110,518                 | -                     | 49.90%                        | -                        | 57,076                          | 609                         |
| Bloom on Third                                                   | 1                               | 91                   | 287,865                 | 155,098               | 35.00%                        | 54,284                   | 47,878                          | 589                         |
| Others                                                           | 8                               | 1,076                | 207,556                 | 102,623               | 11.80% - 83.00%               | 49,058                   | 72,394                          | 11,713                      |
|                                                                  | <b>90</b>                       | <b>12,327</b>        | <b>\$2,710,838</b>      | <b>\$1,524,998</b>    |                               | <b>\$540,503</b>         | <b>\$362,810</b>                | <b>\$38,540</b>             |

- (1) Effective January 1, 2026, Regency purchased its partner's ownership interest in a property held within unconsolidated real estate partnership. Upon acquisition, this property was consolidated into Regency's financial statements.

## Property Transactions

June 30, 2026  
(in thousands)

### Acquisitions:

| Date   | Property Name                                               | Real Estate Partner<br>(REG %) | Market              | Total<br>GLA | REG Share<br>of Purchase<br>Price | Weighted<br>Average<br>Cap Rate | Anchor(s)    |
|--------|-------------------------------------------------------------|--------------------------------|---------------------|--------------|-----------------------------------|---------------------------------|--------------|
| Jan-26 | Haddon Commons                                              | 60% Partner Buyout             | Haddon Township, NJ | 54           | \$6,300                           |                                 | Acme Markets |
| May-26 | Berkshire Commons (Outparcel)                               |                                | Naples, FL          | 17           | \$9,000                           |                                 | Retail       |
| Jun-26 | Shops at Highland Walk                                      | State of Oregon (20%)          | Denver, CO          | 95           | \$7,420                           |                                 | King Soopers |
|        | All Other Acquisitions (each individually less than \$2.5M) |                                |                     | 7            | \$2,300                           |                                 |              |
|        | <b>Property Acquisitions</b>                                |                                |                     | <b>173</b>   | <b>\$25,020</b>                   | <b>5.9%</b>                     |              |

### Dispositions:

| Date   | Property Name                | Real Estate Partner<br>(REG %) | Market      | Total<br>GLA | REG Share<br>of Purchase<br>Price | Weighted<br>Average<br>Cap Rate | Anchor(s) |
|--------|------------------------------|--------------------------------|-------------|--------------|-----------------------------------|---------------------------------|-----------|
| Jun-26 | Shops at Hampton Oaks        |                                | Atlanta, GA | 21           | \$2,925                           |                                 | Retail    |
|        | <b>Property Dispositions</b> |                                |             | <b>21</b>    | <b>\$2,925</b>                    | <b>7.3%</b>                     |           |

## Summary of Developments and Redevelopments

June 30, 2026  
(in thousands)

| In-Process Developments and Redevelopments <sup>(1)</sup>      |                   |                      |                 |               |                                              |                                       |                                  |                     |                                 |
|----------------------------------------------------------------|-------------------|----------------------|-----------------|---------------|----------------------------------------------|---------------------------------------|----------------------------------|---------------------|---------------------------------|
| Shopping Center                                                | Market            | Grocer/Anchor Tenant | Center % Leased | Project Start | Est Initial Rent Commencement <sup>(a)</sup> | Est Stabilization Year <sup>(b)</sup> | Net Project Costs <sup>(c)</sup> | % of Costs Incurred | Stabilized Yield <sup>(d)</sup> |
| <b>Ground-up Developments</b>                                  |                   |                      | <b>79%</b>      |               |                                              |                                       | <b>\$394M</b>                    | <b>45%</b>          | <b>7% +/-</b>                   |
| Sienna Grande Shops <sup>(2)(3)</sup>                          | Houston, TX       | Retail               | 65%             | Q2-2023       | 1H-2025                                      | 2027                                  | \$9M                             | 92%                 | 8% +/-                          |
| The Shops at SunVet <sup>(2)</sup>                             | Long Island, NY   | Whole Foods          | 92%             | Q2-2023       | 1H-2026                                      | 2027                                  | \$96M                            | 92%                 | 7% +/-                          |
| The Village at Seven Pines <sup>(2)</sup>                      | Jacksonville, FL  | Publix               | 71%             | Q3-2025       | 1H-2027                                      | 2028                                  | \$112M                           | 23%                 | 8% +/-                          |
| Ellis Village Center - Phase 1 <sup>(2)</sup>                  | Bay Area, CA      | Sprouts              | 100%            | Q3-2025       | 2H-2026                                      | 2027                                  | \$30M                            | 55%                 | 7% +/-                          |
| Culver Commons <sup>(2)</sup>                                  | Los Angeles, CA   | Retail               | 73%             | Q4-2025       | 1H-2027                                      | 2028                                  | \$16M                            | 20%                 | 7% +/-                          |
| Lone Tree Village <sup>(2)</sup>                               | Denver, CO        | King Soopers         | 83%             | Q4-2025       | 1H-2027                                      | 2028                                  | \$31M                            | 51%                 | 7% +/-                          |
| Oak Valley Village <sup>(2)(3)</sup>                           | Los Angeles, CA   | Target, Sprouts      | 83%             | Q4-2025       | 2H-2027                                      | 2028                                  | \$45M                            | 27%                 | 7% +/-                          |
| The Berkeley at Durbin Park <sup>(2)</sup>                     | Jacksonville, FL  | Whole Foods          | 61%             | Q2-2026       | 2H-2028                                      | 2028                                  | \$55M                            | 15%                 | 7% +/-                          |
| <b>Redevelopments</b>                                          |                   |                      | <b>91%</b>      |               |                                              |                                       | <b>\$286M</b>                    | <b>54%</b>          | <b>10% +/-</b>                  |
| Bloom on Third <sup>(3)(4)</sup>                               | Los Angeles, CA   | Whole Foods          | 99%             | Q4-2022       | 2H-2026                                      | 2027                                  | \$26M                            | 75%                 | 16% +/-                         |
| Serramonte Center - Phase 3                                    | San Francisco, CA | Jagalchi             | 99%             | Q2-2023       | 1H-2025                                      | 2026                                  | \$43M                            | 58%                 | 11% +/-                         |
| West Chester Plaza                                             | Cincinnati, OH    | Kroger               | 89%             | Q4-2024       | 2H-2027                                      | 2028                                  | \$15M                            | 34%                 | 8% +/-                          |
| Willows Shopping Center                                        | Bay Area, CA      | Retail               | 85%             | Q4-2024       | 1H-2026                                      | 2027                                  | \$17M                            | 69%                 | 9% +/-                          |
| The Crossing Clarendon                                         | Metro DC          | Whole Foods          | 93%             | Q2-2025       | 1H-2026                                      | 2027                                  | \$14M                            | 53%                 | 7% +/-                          |
| East Meadow Plaza - Phase 2A                                   | Long Island, NY   | Lidl                 | 92%             | Q3-2025       | 2H-2026                                      | 2027                                  | \$16M                            | 70%                 | 8% +/-                          |
| Crystal Brook Corner <sup>(2)</sup>                            | Long Island, NY   | Whole Foods          | 66%             | Q1-2026       | 1H-2027                                      | 2028                                  | \$59M                            | 57%                 | 7% +/-                          |
| Ryanwood Square                                                | Palm Beach, FL    | Publix               | 91%             | Q2-2026       | 2H-2026                                      | 2027                                  | \$12M                            | 3%                  | 8% +/-                          |
| Various Redevelopments (est costs < \$10 million individually) |                   |                      | 89%             |               |                                              |                                       | \$85M                            | 53%                 | 13% +/-                         |
| <b>Total In-Process (In Construction)</b>                      |                   |                      |                 |               |                                              |                                       | <b>\$680M</b>                    | <b>49%</b>          | <b>9% +/-</b>                   |

| Current Year Development and Redevelopment Completions            |                 |               |                                              |                                       |                                  |                     |                                 |
|-------------------------------------------------------------------|-----------------|---------------|----------------------------------------------|---------------------------------------|----------------------------------|---------------------|---------------------------------|
| Shopping Center                                                   | Market          | Project Start | Est Initial Rent Commencement <sup>(a)</sup> | Est Stabilization Year <sup>(b)</sup> | Net Project Costs <sup>(c)</sup> | % of Costs Incurred | Stabilized Yield <sup>(d)</sup> |
| <b>Ground-up Developments</b>                                     |                 |               |                                              |                                       | <b>\$36M</b>                     | <b>95%</b>          | <b>7% +/-</b>                   |
| Oakley Shops at Laurel Fields <sup>(2)</sup>                      | Bay Area, CA    | Q3-2024       | 2H-2025                                      | 2026                                  | \$36M                            | 95%                 | 7% +/-                          |
| <b>Redevelopments</b>                                             |                 |               |                                              |                                       | <b>\$26M</b>                     | <b>94%</b>          | <b>13% +/-</b>                  |
| East Meadow Plaza - Phase 1                                       | Long Island, NY | Q3-2024       | 2H-2025                                      | 2026                                  | \$12M                            | 90%                 | 17% +/-                         |
| Redevelopment Completions (est costs < \$10 million individually) |                 |               |                                              |                                       | \$14M                            | 97%                 | 10% +/-                         |
| <b>Total Completions</b>                                          |                 |               |                                              |                                       | <b>\$62M</b>                     | <b>95%</b>          | <b>10% +/-</b>                  |

<sup>(a)</sup> Estimated Initial Rent Commencement represents the estimated date that the anchor or first tenants at each project will rent commence.

<sup>(b)</sup> Estimated Stabilization Year represents the estimated year that the project will reach the stated stabilized yield on an annualized basis.

<sup>(c)</sup> Represents Regency's pro-rata share of net project costs.

<sup>(d)</sup> A stabilized yield for a redevelopment property represents the incremental NOI (estimated stabilized NOI less NOI prior to project commencement) divided by the total project costs.

<sup>(1)</sup> Scope, economics and timing of development and redevelopment projects can change materially from estimates provided.

<sup>(2)</sup> Ground-up development or redevelopment that is excluded from the Same Property NOI pool.

<sup>(3)</sup> Estimated costs represent Regency's pro-rata share: Sienna Grande Shops (75%); Oak Valley Village (75%); and Bloom on Third (35%)

<sup>(4)</sup> % Leased represents: Bloom on Third – fully redeveloped center (existing center is 91k SF and 98% leased)

Note: Regency's Estimate of Net GAAP Project Costs, after additional interest and overhead capitalization, is \$750M for Ground-up Developments and Redevelopments In-Process. Percent of costs incurred is 49% for Ground-up Developments and Redevelopments In-Process.

## Summary of In-Process Developments and Redevelopments

June 30, 2026  
(in thousands)

| In-Process Development and Redevelopment Descriptions          |                                                                                                                                                                                           |
|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Ground-up Developments</b>                                  |                                                                                                                                                                                           |
| Sienna Grande Shops                                            | Phase 1 features approximately 30K SF of shop space and outparcels in a master-planned development outside of Houston, TX, ranked among the top-selling communities nationally.           |
| The Shops at SunVet                                            | Located in Long Island, NY, the project will transform a vacant enclosed mall into a 170K SF open-air center featuring Whole Foods, junior anchors, shop space, and outparcels.           |
| The Village at Seven Pines                                     | 239K SF center anchored by Publix, leading restaurants and retailers, and Class A office space that will serve as Regency's new corporate headquarters.                                   |
| Ellis Village Center (South)                                   | Located in the Bay Area, 49K SF shopping center anchored by Sprouts and multiple shop buildings.                                                                                          |
| Culver Commons                                                 | 13K SF retail center in extremely high barrier to entry West L.A. submarket.                                                                                                              |
| Lone Tree Village                                              | 158K SF development in a high-growth corridor of Denver, CO, featuring a best-in-class grocer.                                                                                            |
| Oak Valley Village                                             | Located east of L.A., the 230K SF ground-up development will feature Target and Sprouts.                                                                                                  |
| The Berkeley at Durbin Park                                    | Premier Whole Foods anchored development in Jacksonville, featuring a 106K SF center strategically positioned in one of the region's most affluent and fastest-growing markets.           |
| <b>Redevelopments</b>                                          |                                                                                                                                                                                           |
| Bloom on Third                                                 | Redevelopment in Los Angeles, CA, which includes new retail space and a ground lease for mid-rise luxury apartments constructed and operated by a leading multifamily developer.          |
| Serramonte Center - Phase 3                                    | Former J.C. Penney box and two exterior pads. The former J.C. Penney box will feature Jagalchi, a leading Asian grocer with locations in South Korea, China, and the US.                  |
| West Chester Plaza                                             | Redevelopment includes a new 123K SF Kroger and multiple shop buildings. The project will be staggered to accommodate continuous operation of Kroger in its existing location.            |
| Willows Shopping Center                                        | Redevelopment will revitalize the existing shopping center and include extensive site reconfiguration, construction of a new 14K SF building, and enhanced façades.                       |
| The Crossing Clarendon                                         | Reconfiguration of a two-level junior anchor box, with multiple leading retailers, plus façade enhancements and other site improvements.                                                  |
| East Meadow Plaza - Phase 2A                                   | Acquired in 2022 with the intention of redevelopment. Phase 2A includes demolition of a vacant office building, the addition of multiple outparcel buildings and other site enhancements. |
| Crystal Brook Corner                                           | 125K SF major redevelopment that will feature a new 36K SF Whole Foods, shop space, and multiple outparcels. The redevelopment will include new façades and extensive sitework.           |
| Ryanwood Square                                                | Redevelopment featuring a new 55K SF Publix and renovation of the entire façade, including significant sitework improvements.                                                             |
| Various Redevelopments (est costs < \$10 million individually) | Various Redevelopment properties where estimated incremental costs at each project are less than \$10 million.                                                                            |

## Leasing Statistics

June 30, 2026  
(Retail Operating Properties Only)

### Leasing Statistics - Comparable

| Total             | Leasing Transactions | GLA (in 000s) | New Base Rent/Sq. Ft | Rent Spread % (Cash) | Rent Spread % (Straight-lined) | Weighted Avg. Lease Term | Tenant Allowance & Landlord Work /Sq. Ft. |
|-------------------|----------------------|---------------|----------------------|----------------------|--------------------------------|--------------------------|-------------------------------------------|
| 2nd Quarter 2026  | 396                  | 2,098         | \$25.60              | 10.4%                | 19.5%                          | 5.7                      | \$7.42                                    |
| 1st Quarter 2026  | 354                  | 1,494         | 32.10                | 12.1%                | 24.3%                          | 6.3                      | 9.41                                      |
| 4th Quarter 2025  | 377                  | 1,652         | 29.22                | 12.0%                | 24.5%                          | 6.8                      | 8.92                                      |
| 3rd Quarter 2025  | 366                  | 1,821         | 27.88                | 12.8%                | 22.9%                          | 6.6                      | 6.29                                      |
| Total - 12 months | 1,493                | 7,064         | \$28.43              | 11.8%                | 22.7%                          | 6.3                      | \$7.92                                    |

| New Leases        | Leasing Transactions | GLA (in 000s) | New Base Rent/Sq. Ft | Rent Spread % (Cash) | Rent Spread % (Straight-lined) | Weighted Avg. Lease Term | Tenant Allowance & Landlord Work /Sq. Ft. |
|-------------------|----------------------|---------------|----------------------|----------------------|--------------------------------|--------------------------|-------------------------------------------|
| 2nd Quarter 2026  | 79                   | 228           | \$38.33              | 15.8%                | 27.0%                          | 7.7                      | \$61.82                                   |
| 1st Quarter 2026  | 82                   | 261           | 38.54                | 26.6%                | 43.1%                          | 11.3                     | 46.07                                     |
| 4th Quarter 2025  | 106                  | 366           | 37.21                | 10.2%                | 24.6%                          | 8.9                      | 39.99                                     |
| 3rd Quarter 2025  | 92                   | 339           | 32.80                | 28.3%                | 41.9%                          | 10.7                     | 29.73                                     |
| Total - 12 months | 359                  | 1,194         | \$36.54              | 19.3%                | 33.3%                          | 9.7                      | \$42.94                                   |

| Renewals          | Leasing Transactions | GLA (in 000s) | New Base Rent/Sq. Ft | Rent Spread % (Cash) | Rent Spread % (Straight-lined) | Weighted Avg. Lease Term | Tenant Allowance & Landlord Work /Sq. Ft. |
|-------------------|----------------------|---------------|----------------------|----------------------|--------------------------------|--------------------------|-------------------------------------------|
| 2nd Quarter 2026  | 317                  | 1,871         | \$23.99              | 9.4%                 | 18.0%                          | 5.5                      | \$0.54                                    |
| 1st Quarter 2026  | 272                  | 1,233         | 30.69                | 8.6%                 | 19.7%                          | 5.2                      | 1.41                                      |
| 4th Quarter 2025  | 271                  | 1,286         | 27.08                | 12.6%                | 24.5%                          | 6.2                      | 0.59                                      |
| 3rd Quarter 2025  | 274                  | 1,481         | 26.80                | 9.3%                 | 18.3%                          | 5.7                      | 1.13                                      |
| Total - 12 months | 1,134                | 5,871         | \$26.80              | 9.9%                 | 19.9%                          | 5.6                      | \$0.88                                    |

### Leasing Statistics - Comparable and Non-comparable

| Total             | Leasing Transactions | GLA (in 000s) | New Base Rent/Sq. Ft | Weighted Avg. Lease Term | Tenant Allowance & Landlord Work /Sq. Ft. |
|-------------------|----------------------|---------------|----------------------|--------------------------|-------------------------------------------|
| 2nd Quarter 2026  | 471                  | 2,383         | \$25.50              | 5.8                      | \$10.84                                   |
| 1st Quarter 2026  | 433                  | 1,788         | 31.22                | 7.0                      | 17.90                                     |
| 4th Quarter 2025  | 448                  | 1,959         | 29.84                | 7.2                      | 16.79                                     |
| 3rd Quarter 2025  | 452                  | 2,265         | 25.92                | 7.5                      | 8.35                                      |
| Total - 12 months | 1,804                | 8,395         | \$27.87              | 6.8                      | \$13.11                                   |

### Notes:

- Represents Regency's consolidated and pro-rata share of real estate partnerships. Number of leasing transactions and GLA leased reported at 100%; All other statistics reported at pro-rata share.
- All amounts reported at execution.
- Rent Spreads are calculated on a comparable-space, cash basis for new and renewal leases executed and include all leasing transactions, including spaces vacant > 12 months.
- Rent Spreads % (Cash) represent the percentage change between the initial 12 months of rent of the executed lease and the last contractual rent as of the move out date of the prior lease.
- Rent Spreads % (Straight-lined) represent the percentage change between the average rent over the duration of the executed lease and the average rent over the duration of the prior lease.
- Tenant Allowance & Landlord Work includes costs for landlord work required to return space to a baseline condition, as well as tenant allowances and improvements as it relates to a specific lease.

## New Lease Net Effective Rent and Leases Signed Not Yet Commenced

June 30, 2026  
(Retail Operating Properties Only)

### New Lease Net Effective Rent <sup>(1)</sup>

|                                                   | Trailing Twelve Months | Three Months Ended |                |                |                |                |
|---------------------------------------------------|------------------------|--------------------|----------------|----------------|----------------|----------------|
|                                                   | 6/30/2026              | 6/30/2026          | 3/31/2026      | 12/31/2025     | 9/30/2025      | 6/30/2025      |
| <b>New Leases weighted avg. over lease term:</b>  |                        |                    |                |                |                |                |
| Base rent                                         | \$36.40                | \$39.16            | \$36.48        | \$40.50        | \$30.29        | \$42.01        |
| Tenant allowance and landlord work <sup>(2)</sup> | (5.13)                 | (5.90)             | (5.49)         | (6.14)         | (3.25)         | (6.00)         |
| Third party leasing commissions                   | (1.14)                 | (1.39)             | (1.11)         | (1.30)         | (0.82)         | (1.40)         |
| <b>Net Effective Rent</b>                         | <b>\$30.13</b>         | <b>\$31.88</b>     | <b>\$29.87</b> | <b>\$33.06</b> | <b>\$26.22</b> | <b>\$34.62</b> |
| <b>Net effective rent/base rent</b>               | <b>83%</b>             | <b>81%</b>         | <b>82%</b>     | <b>82%</b>     | <b>87%</b>     | <b>82%</b>     |
| Weighted avg. lease term (years)                  | 10.6                   | 8.2                | 11.3           | 9.6            | 12.8           | 9.5            |
| <b>Percent of New Leases by Anchor &amp; Shop</b> |                        |                    |                |                |                |                |
| Anchor                                            | 46%                    | 32%                | 46%            | 44%            | 56%            | 27%            |
| Shop                                              | 54%                    | 68%                | 54%            | 56%            | 44%            | 73%            |

### Leases Signed Not Yet Commenced <sup>(3)</sup>

| As of 6/30/2026: | Leases     | GLA<br>(in 000s) | Annual ABR<br>(\$ in 000s) | Annual ABR<br>(\$ PSF) |
|------------------|------------|------------------|----------------------------|------------------------|
| Anchor           | 25         | 536              | \$11,590                   | \$22.91                |
| Shop             | 283        | 767              | 29,655                     | 42.59                  |
| <b>Total</b>     | <b>308</b> | <b>1,303</b>     | <b>\$41,245</b>            | <b>\$34.31</b>         |

<sup>(1)</sup> Includes comparable and non-comparable leasing transactions.

<sup>(2)</sup> Tenant Allowance & Landlord Work includes costs for landlord work required to return space to a baseline condition, as well as tenant allowances and improvements as it relates to a specific lease.

<sup>(3)</sup> Only represents leases on spaces that are currently vacant.

Note: Represents Regency's wholly owned and pro-rata share of real estate partnerships, except GLA which is shown at 100%.

## Annual Base Rent by State

June 30, 2026  
(in thousands)

| State                       | Number of Properties | GLA           | % Leased <sup>(1)</sup> | ABR                | ABR/Sq. Ft.    | % of Number of Properties | % of GLA    | % of ABR    |
|-----------------------------|----------------------|---------------|-------------------------|--------------------|----------------|---------------------------|-------------|-------------|
| California                  | 78                   | 10,193        | 95.7%                   | \$315,255          | \$32.43        | 16.2%                     | 20.0%       | 24.5%       |
| Florida                     | 92                   | 10,977        | 96.4%                   | 240,130            | 22.86          | 19.1%                     | 21.6%       | 18.6%       |
| New York                    | 47                   | 3,794         | 95.3%                   | 115,631            | 32.09          | 9.8%                      | 7.5%        | 9.0%        |
| Connecticut                 | 42                   | 3,954         | 96.6%                   | 107,510            | 28.92          | 8.7%                      | 7.8%        | 8.3%        |
| Texas                       | 33                   | 3,927         | 97.2%                   | 84,522             | 22.33          | 6.8%                      | 7.7%        | 6.6%        |
| Georgia                     | 21                   | 2,131         | 98.0%                   | 53,249             | 25.92          | 4.4%                      | 4.2%        | 4.1%        |
| Virginia                    | 18                   | 1,631         | 97.4%                   | 50,146             | 31.92          | 3.7%                      | 3.2%        | 3.9%        |
| New Jersey                  | 20                   | 1,729         | 96.3%                   | 42,286             | 25.39          | 4.1%                      | 3.4%        | 3.3%        |
| North Carolina              | 17                   | 1,611         | 97.3%                   | 38,104             | 24.36          | 3.5%                      | 3.2%        | 3.0%        |
| Washington                  | 17                   | 1,268         | 95.3%                   | 36,466             | 30.73          | 3.5%                      | 2.5%        | 2.8%        |
| Illinois                    | 11                   | 1,362         | 98.5%                   | 30,589             | 22.81          | 2.3%                      | 2.7%        | 2.4%        |
| Massachusetts               | 8                    | 905           | 96.2%                   | 28,941             | 33.37          | 1.7%                      | 1.8%        | 2.2%        |
| Colorado                    | 20                   | 1,559         | 96.2%                   | 26,264             | 17.46          | 4.1%                      | 3.1%        | 2.0%        |
| Pennsylvania                | 8                    | 747           | 96.8%                   | 20,062             | 27.74          | 1.7%                      | 1.5%        | 1.6%        |
| Maryland                    | 11                   | 638           | 96.9%                   | 19,581             | 32.22          | 2.3%                      | 1.3%        | 1.5%        |
| Ohio                        | 8                    | 1,296         | 97.0%                   | 17,712             | 14.20          | 1.7%                      | 2.5%        | 1.4%        |
| Oregon                      | 8                    | 784           | 95.8%                   | 16,936             | 22.54          | 1.7%                      | 1.5%        | 1.3%        |
| Tennessee                   | 4                    | 638           | 91.4%                   | 12,841             | 20.26          | 0.8%                      | 1.3%        | 1.0%        |
| Indiana                     | 3                    | 428           | 97.5%                   | 8,226              | 19.79          | 0.6%                      | 0.8%        | 0.6%        |
| Minnesota                   | 5                    | 384           | 99.6%                   | 7,499              | 21.39          | 1.0%                      | 0.8%        | 0.6%        |
| Delaware                    | 2                    | 256           | 96.0%                   | 5,142              | 20.88          | 0.4%                      | 0.5%        | 0.4%        |
| Missouri                    | 4                    | 408           | 99.7%                   | 4,634              | 11.39          | 0.8%                      | 0.8%        | 0.4%        |
| Rhode Island                | 1                    | 111           | 100.0%                  | 2,418              | 21.76          | 0.2%                      | 0.2%        | 0.2%        |
| South Carolina              | 2                    | 83            | 100.0%                  | 2,345              | 28.28          | 0.4%                      | 0.2%        | 0.2%        |
| Washington, D.C.            | 2                    | 30            | 100.0%                  | 1,607              | 54.33          | 0.4%                      | 0.1%        | 0.1%        |
| <b>Total All Properties</b> | <b>482</b>           | <b>50,846</b> | <b>96.5%</b>            | <b>\$1,288,095</b> | <b>\$26.46</b> | <b>100%</b>               | <b>100%</b> | <b>100%</b> |

Note: Represents Regency's consolidated and pro-rata share of real estate partnerships.

<sup>(1)</sup> Includes Properties in Development and leases that are executed but have not commenced.

**Annual Base Rent by CBSA**  
June 30, 2026  
(in thousands)

| <b>Largest CBSAs by Population<sup>(1)</sup></b> | <b>Number of Properties</b> | <b>GLA</b>    | <b>% Leased<sup>(2)</sup></b> | <b>ABR</b>         | <b>ABR/Sq. Ft.</b> | <b>% of Number of Properties</b> | <b>% of GLA</b> | <b>% of ABR</b> |
|--------------------------------------------------|-----------------------------|---------------|-------------------------------|--------------------|--------------------|----------------------------------|-----------------|-----------------|
| 1) New York-Newark-Jersey City                   | 66                          | 5,470         | 95.5%                         | \$157,041          | \$30.11            | 13.7%                            | 10.8%           | 12.2%           |
| 2) Los Angeles-Long Beach-Anaheim                | 30                          | 3,175         | 97.7%                         | \$108,300          | \$35.17            | 6.2%                             | 6.2%            | 8.4%            |
| 3) Chicago-Naperville-Elgin                      | 12                          | 1,651         | 98.6%                         | \$35,851           | \$22.02            | 2.5%                             | 3.2%            | 2.8%            |
| 4) Dallas-Fort Worth-Arlington                   | 11                          | 917           | 99.0%                         | \$22,001           | \$24.37            | 2.3%                             | 1.8%            | 1.7%            |
| 5) Houston-Woodlands-Sugar Land                  | 16                          | 2,129         | 95.8%                         | \$42,939           | \$21.21            | 3.3%                             | 4.2%            | 3.3%            |
| 6) Atlanta-Sandy Springs-Alpharet                | 21                          | 2,131         | 98.0%                         | \$53,249           | \$25.92            | 4.4%                             | 4.2%            | 4.1%            |
| 7) Washington-Arlington-Alexandri                | 25                          | 1,869         | 97.6%                         | \$59,374           | \$33.07            | 5.2%                             | 3.7%            | 4.6%            |
| 8) Philadelphia-Camden-Wilmington                | 8                           | 807           | 96.3%                         | \$21,104           | \$27.16            | 1.7%                             | 1.6%            | 1.6%            |
| 9) Miami-Ft. Lauderdale-PompanoBch               | 39                          | 4,995         | 96.0%                         | \$122,698          | \$25.63            | 8.1%                             | 9.8%            | 9.5%            |
| 10) Phoenix-Mesa-Chandler                        | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 11) Boston-Cambridge-Newton                      | 7                           | 807           | 96.9%                         | \$25,821           | \$33.16            | 1.5%                             | 1.6%            | 2.0%            |
| 12) San Francisco-Oakland-Berkeley               | 19                          | 3,450         | 93.5%                         | \$106,001          | \$32.89            | 3.9%                             | 6.8%            | 8.2%            |
| 13) Rvrside-San Bernardino-Ontario               | 2                           | 344           | 88.4%                         | \$5,943            | \$19.53            | 0.4%                             | 0.7%            | 0.5%            |
| 14) Detroit-Warren-Dearborn                      | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 15) Seattle-Tacoma-Bellevue                      | 17                          | 1,268         | 95.3%                         | \$36,466           | \$30.73            | 3.5%                             | 2.5%            | 2.8%            |
| 16) Minneapolis-St. Paul-Bloomington             | 5                           | 384           | 91.4%                         | \$7,499            | \$21.39            | 1.0%                             | 0.8%            | 0.6%            |
| 17) Tampa-St. Petersburg-Clearwater              | 9                           | 1,309         | 99.4%                         | \$28,627           | \$22.15            | 1.9%                             | 2.6%            | 2.2%            |
| 18) San Diego-Chula Vista-Carlsbad               | 10                          | 1,383         | 97.8%                         | \$44,363           | \$32.89            | 2.1%                             | 2.7%            | 3.4%            |
| 19) Denver-Aurora-Lakewood                       | 12                          | 1,091         | 95.7%                         | \$17,726           | \$16.97            | 2.5%                             | 2.1%            | 1.4%            |
| 20) Orlando-Kissimmee-Sanford                    | 7                           | 833           | 97.4%                         | \$17,629           | \$21.79            | 1.5%                             | 1.6%            | 1.4%            |
| 21) Charlotte-Concord-Gastonia                   | 4                           | 609           | 96.6%                         | \$15,811           | \$26.89            | 0.8%                             | 1.2%            | 1.2%            |
| 22) Baltimore-Columbia-Towson                    | 4                           | 267           | 97.3%                         | \$7,582            | \$29.21            | 0.8%                             | 0.5%            | 0.6%            |
| 23) St. Louis                                    | 4                           | 408           | 99.7%                         | \$4,634            | \$11.39            | 0.8%                             | 0.8%            | 0.4%            |
| 24) San Antonio-New Braunfels                    | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 25) Austin-Round Rock-Georgetown                 | 6                           | 881           | 98.4%                         | \$19,582           | \$22.83            | 1.2%                             | 1.7%            | 1.5%            |
| 26) Portland-Vancouver-Hillsboro                 | 5                           | 442           | 95.0%                         | \$9,899            | \$23.56            | 1.0%                             | 0.9%            | 0.8%            |
| 27) Sacramento-Roseville-Folsom                  | 4                           | 318           | 98.6%                         | \$7,585            | \$24.21            | 0.8%                             | 0.6%            | 0.6%            |
| 28) Pittsburgh                                   | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 29) Las Vegas-Henderson-Paradise                 | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 30) Cincinnati                                   | 5                           | 968           | 96.3%                         | \$13,567           | \$14.62            | 1.0%                             | 1.9%            | 1.1%            |
| 31) Kansas City                                  | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 32) Nashvil-Davdsn-Murfrees-Franklin             | 4                           | 638           | 99.6%                         | \$12,841           | \$20.26            | 0.8%                             | 1.3%            | 1.0%            |
| 33) Indianapolis-Carmel-Anderson                 | 2                           | 139           | 93.6%                         | \$2,964            | \$23.05            | 0.4%                             | 0.3%            | 0.2%            |
| 34) Cleveland-Elyria                             | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 35) San Jose-Sunnyvale-Santa Clara               | 6                           | 653           | 97.6%                         | \$21,686           | \$34.09            | 1.2%                             | 1.3%            | 1.7%            |
| 36) Virginia Beach-Norfolk-Newport News          | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 37) Jacksonville                                 | 21                          | 2,266         | 94.6%                         | \$42,576           | \$20.42            | 4.4%                             | 4.5%            | 3.3%            |
| 38) Providence-Warwick                           | 1                           | 111           | 100.0%                        | \$2,418            | \$21.76            | 0.2%                             | 0.2%            | 0.2%            |
| 39) Raleigh-Cary                                 | 9                           | 704           | 98.2%                         | \$16,757           | \$24.37            | 1.9%                             | 1.4%            | 1.3%            |
| 40) Milwaukee-Waukesha                           | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 41) Oklahoma City                                | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 42) Louisville/Jefferson County                  | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 43) Memphis                                      | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 44) Salt Lake City                               | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 45) Birmingham-Hoover                            | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 46) Fresno                                       | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 47) Grand Rapids-Kentwood                        | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 48) Buffalo-Cheektowaga                          | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| 49) Hartford-E. Hartford-Middletown              | 2                           | 304           | 97.4%                         | \$6,285            | \$21.23            | 0.4%                             | 0.6%            | 0.5%            |
| 50) Tucson                                       | -                           | -             | -                             | -                  | -                  | -                                | -               | -               |
| <b>Top 50 CBSAs by Population</b>                | <b>393</b>                  | <b>42,719</b> | <b>96.4%</b>                  | <b>\$1,096,819</b> | <b>\$26.78</b>     | <b>81.5%</b>                     | <b>84.0%</b>    | <b>85.2%</b>    |
| CBSAs Ranked 51 - 75 by Population               | 47                          | 4,093         | 96.8%                         | \$116,413          | \$30.23            | 9.8%                             | 8.1%            | 9.0%            |
| CBSAs Ranked 76 - 100 by Population              | 22                          | 2,015         | 96.9%                         | \$39,772           | \$20.32            | 4.6%                             | 4.0%            | 3.1%            |
| Other CBSAs                                      | 20                          | 2,019         | 95.8%                         | \$35,091           | \$18.20            | 4.1%                             | 4.0%            | 2.7%            |
| <b>Total All Properties</b>                      | <b>482</b>                  | <b>50,846</b> | <b>96.5%</b>                  | <b>\$1,288,095</b> | <b>\$26.46</b>     | <b>100.0%</b>                    | <b>100.0%</b>   | <b>100.0%</b>   |

Note: Represents Regency's consolidated and pro-rata share of real estate partnerships

<sup>(1)</sup> Population Data Source: ESRI

<sup>(2)</sup> Includes Properties in Development and leases that are executed but have not commenced.

## Annual Base Rent By Tenant Category

June 30, 2026

| Tenant Category Exposure               | % of ABR <sup>(1)</sup> |
|----------------------------------------|-------------------------|
| Grocery                                | 20%                     |
| Restaurant - Quick Service/Fast Casual | 14%                     |
| Personal Services                      | 7%                      |
| Medical                                | 7%                      |
| Restaurant - Full Service              | 6%                      |
| Fitness                                | 6%                      |
| Off-Price                              | 5%                      |
| Apparel/Accessories                    | 5%                      |
| Banks                                  | 5%                      |
| Business Services                      | 4%                      |
| Hobby/Sports                           | 3%                      |
| Pet                                    | 3%                      |
| Other                                  | 3%                      |
| Home                                   | 3%                      |
| Pharmacy                               | 2%                      |
| Office/Communications                  | 2%                      |
| Home Improvement/Auto                  | 2%                      |
| Liquor/Wine/Beer                       | 2%                      |
| Beauty/Cosmetics                       | 1%                      |
| Entertainment                          | 1%                      |

| Anchor/Shop Exposure | % of ABR |
|----------------------|----------|
| Shop                 | 58%      |
| Anchor               | 42%      |

<sup>(1)</sup> Represents Regency's consolidated and pro-rata share of real estate partnerships; includes properties in development, excludes leases that are executed but have not rent commenced.

**Significant Tenant Rents**  
**(Includes Tenants  $\geq$  0.5% of ABR)**  
June 30, 2026  
(in thousands)

| #                  | Tenant                                                | Tenant GLA    | % of Company-Owned GLA | Total Annualized Base Rent | % of Total Annualized Base Rent | Total # of Leased Stores |
|--------------------|-------------------------------------------------------|---------------|------------------------|----------------------------|---------------------------------|--------------------------|
| 1                  | Publix                                                | 2,936         | 5.8%                   | \$36,006                   | 2.8%                            | 67                       |
| 2                  | TJX Companies, Inc. <sup>(1)</sup>                    | 1,865         | 3.7%                   | 34,795                     | 2.7%                            | 77                       |
| 3                  | Albertsons Companies, Inc. <sup>(2)</sup>             | 2,074         | 4.1%                   | 34,708                     | 2.7%                            | 52                       |
| 4                  | Amazon/Whole Foods <sup>(3)</sup>                     | 1,377         | 2.7%                   | 33,965                     | 2.6%                            | 41                       |
| 5                  | Kroger Co. <sup>(4)</sup>                             | 3,042         | 6.0%                   | 32,253                     | 2.5%                            | 52                       |
| 6                  | Ahold Delhaize <sup>(5)</sup>                         | 924           | 1.8%                   | 23,211                     | 1.8%                            | 20                       |
| 7                  | CVS                                                   | 790           | 1.6%                   | 21,567                     | 1.7%                            | 64                       |
| 8                  | JPMorgan Chase Bank                                   | 231           | 0.5%                   | 12,952                     | 1.0%                            | 65                       |
| 9                  | Trader Joe's                                          | 346           | 0.7%                   | 12,336                     | 1.0%                            | 32                       |
| 10                 | Ross Dress For Less                                   | 627           | 1.2%                   | 11,271                     | 0.9%                            | 26                       |
| 11                 | Nordstrom <sup>(6)</sup>                              | 402           | 0.8%                   | 11,134                     | 0.9%                            | 12                       |
| 12                 | L.A. Fitness Sports Club                              | 482           | 0.9%                   | 10,888                     | 0.8%                            | 13                       |
| 13                 | Starbucks                                             | 162           | 0.3%                   | 10,560                     | 0.8%                            | 99                       |
| 14                 | H.E. Butt Grocery Company <sup>(7)</sup>              | 699           | 1.4%                   | 10,206                     | 0.8%                            | 8                        |
| 15                 | Target                                                | 919           | 1.8%                   | 9,412                      | 0.7%                            | 8                        |
| 16                 | Bank of America                                       | 159           | 0.3%                   | 8,841                      | 0.7%                            | 39                       |
| 17                 | Wells Fargo Bank                                      | 152           | 0.3%                   | 8,818                      | 0.7%                            | 49                       |
| 18                 | Gap, Inc. <sup>(8)</sup>                              | 259           | 0.5%                   | 8,800                      | 0.7%                            | 20                       |
| 19                 | JAB Holding Company <sup>(9)</sup>                    | 162           | 0.3%                   | 7,177                      | 0.6%                            | 57                       |
| 20                 | Walgreens Boots Alliance <sup>(10)</sup>              | 255           | 0.5%                   | 6,804                      | 0.5%                            | 22                       |
| 21                 | Petco Health & Wellness Company, Inc. <sup>(11)</sup> | 275           | 0.5%                   | 6,762                      | 0.5%                            | 26                       |
| 22                 | Ulta                                                  | 224           | 0.4%                   | 6,752                      | 0.5%                            | 25                       |
| 23                 | Kohl's                                                | 526           | 1.0%                   | 6,419                      | 0.5%                            | 7                        |
| 24                 | Xponential Fitness <sup>(12)</sup>                    | 150           | 0.3%                   | 6,260                      | 0.5%                            | 92                       |
| 25                 | Chipotle Mexican Grill, Inc.                          | 113           | 0.2%                   | 6,025                      | 0.5%                            | 57                       |
| 26                 | Five Below                                            | 201           | 0.4%                   | 5,853                      | 0.5%                            | 26                       |
| <b>Top Tenants</b> |                                                       | <b>19,352</b> | <b>38.0%</b>           | <b>\$383,775</b>           | <b>29.8%</b>                    | <b>1,056</b>             |

<sup>(1)</sup> TJ Maxx 29 / Marshalls 24 / Homegoods 21 / Homesense 2 / Sierra Trading Post 1

<sup>(2)</sup> Safeway 20 / VONS 8 / Acme 7 / Albertson's 4 / Shaw's 3 / Tom Thumb 3 / Pavilions 2 / King's Food Market 2 / Randalls 1 / Star Market 1 / Jewel-Osco 1

<sup>(3)</sup> Whole Foods 36 / Amazon Fresh 4 / Amazon 1

<sup>(4)</sup> Kroger 18 / King Soopers 12 / Ralphs 9 / Harris Teeter 8 / Mariano's Fresh Market 3 / Quality Food Centers 2

<sup>(5)</sup> Stop & Shop 10 / Giant 9 / Food Lion 1

<sup>(6)</sup> Nordstrom Rack 12

<sup>(7)</sup> H.E.B. 7 / Central Market 1

<sup>(8)</sup> Old Navy 12 / Athleta 2 / The Gap 4 / Banana Republic 2

<sup>(9)</sup> Panera 26 / Peet's Coffee & Tea 11 / Einstein Bros Bagels 10 / Bruegger's Bagel 4 / Krispy Kreme 3 / Noah's NY Bagels 3

<sup>(10)</sup> Walgreens 22

<sup>(11)</sup> Petco 23 / Unleashed by Petco 3

<sup>(12)</sup> Club Pilates 51 / Pure Barre 17 / Stretchlab 13 / Yoga Six 9 / BFT 2

Note: Represents Regency's consolidated and pro-rata share of real estate partnerships, includes properties in development and leases that are executed but have not rent commenced. Amounts may not foot due to rounding.

## Tenant Lease Expirations

June 30, 2026  
(GLA in thousands)

### Anchor Tenants

| Year               | GLA           | Percent of<br>GLA | Percent of<br>Total ABR <sup>(1)</sup> | ABR            |
|--------------------|---------------|-------------------|----------------------------------------|----------------|
| MTM <sup>(2)</sup> | 46            | 0.1%              | 0.1%                                   | \$18.60        |
| 2026               | 221           | 0.5%              | 0.4%                                   | 22.16          |
| 2027               | 2,981         | 6.2%              | 3.9%                                   | 16.68          |
| 2028               | 3,435         | 7.1%              | 4.8%                                   | 17.65          |
| 2029               | 4,476         | 9.3%              | 5.5%                                   | 15.54          |
| 2030               | 3,730         | 7.7%              | 5.5%                                   | 18.51          |
| 2031               | 3,660         | 7.6%              | 4.9%                                   | 16.89          |
| 2032               | 1,605         | 3.3%              | 2.3%                                   | 18.14          |
| 2033               | 1,258         | 2.6%              | 2.1%                                   | 20.86          |
| 2034               | 1,039         | 2.2%              | 1.5%                                   | 18.79          |
| 2035               | 1,432         | 3.0%              | 2.0%                                   | 17.78          |
| 10 Year Total      | 23,884        | 49.5%             | 33.0%                                  | \$17.45        |
| Thereafter         | 6,281         | 13.0%             | 8.5%                                   | 17.18          |
|                    | <b>30,165</b> | <b>62.5%</b>      | <b>41.5%</b>                           | <b>\$17.40</b> |

### Shop Tenants

| Year               | GLA           | Percent of<br>GLA | Percent of<br>Total ABR <sup>(1)</sup> | ABR            |
|--------------------|---------------|-------------------|----------------------------------------|----------------|
| MTM <sup>(2)</sup> | 145           | 0.3%              | 0.3%                                   | \$28.17        |
| 2026               | 663           | 1.4%              | 2.1%                                   | 40.63          |
| 2027               | 2,447         | 5.1%              | 7.5%                                   | 38.61          |
| 2028               | 2,559         | 5.3%              | 8.2%                                   | 40.43          |
| 2029               | 2,385         | 4.9%              | 7.6%                                   | 40.22          |
| 2030               | 2,282         | 4.7%              | 7.5%                                   | 41.31          |
| 2031               | 2,175         | 4.5%              | 6.8%                                   | 39.56          |
| 2032               | 1,193         | 2.5%              | 3.8%                                   | 40.81          |
| 2033               | 1,056         | 2.2%              | 3.5%                                   | 41.95          |
| 2034               | 850           | 1.8%              | 2.9%                                   | 43.23          |
| 2035               | 988           | 2.0%              | 3.4%                                   | 43.08          |
| 10 Year Total      | 16,742        | 34.7%             | 53.6%                                  | \$40.46        |
| Thereafter         | 1,346         | 2.8%              | 5.0%                                   | 46.60          |
|                    | <b>18,088</b> | <b>37.5%</b>      | <b>58.5%</b>                           | <b>\$40.92</b> |

### All Tenants

| Year               | GLA           | Percent of<br>GLA | Percent of<br>Total ABR <sup>(1)</sup> | ABR            |
|--------------------|---------------|-------------------|----------------------------------------|----------------|
| MTM <sup>(2)</sup> | 191           | 0.4%              | 0.4%                                   | \$25.85        |
| 2026               | 884           | 1.8%              | 2.5%                                   | 36.01          |
| 2027               | 5,428         | 11.2%             | 11.4%                                  | 26.56          |
| 2028               | 5,994         | 12.4%             | 13.0%                                  | 27.37          |
| 2029               | 6,861         | 14.2%             | 13.1%                                  | 24.12          |
| 2030               | 6,012         | 12.5%             | 12.9%                                  | 27.16          |
| 2031               | 5,835         | 12.1%             | 11.7%                                  | 25.34          |
| 2032               | 2,798         | 5.8%              | 6.2%                                   | 27.81          |
| 2033               | 2,314         | 4.8%              | 5.6%                                   | 30.48          |
| 2034               | 1,889         | 3.9%              | 4.4%                                   | 29.79          |
| 2035               | 2,420         | 5.0%              | 5.4%                                   | 28.11          |
| 10 Year Total      | 40,627        | 84.2%             | 86.5%                                  | \$26.94        |
| Thereafter         | 7,627         | 15.8%             | 13.5%                                  | 22.37          |
|                    | <b>48,254</b> | <b>100%</b>       | <b>100%</b>                            | <b>\$26.21</b> |

Notes: Reflects commenced leases only. Does not account for contractual rent steps and assumes that no tenants exercise renewal options. Amounts may not foot due to rounding.

<sup>(1)</sup> Total Annual Base Rent ("ABR") excludes additional rent such as percentage rent, common area maintenance, real estate taxes, and insurance reimbursements. Represents Regency's consolidated and pro-rata share of real estate partnerships.

<sup>(2)</sup> Month to month lease or in process of renewal.

## Components of Net Asset Value (NAV)

As of June 30, 2026  
(unaudited and in thousands)

| <b>Current Quarter Net Operating Income (NOI)</b>                                  | <b>Three Months Ended 6/30/2026</b> |
|------------------------------------------------------------------------------------|-------------------------------------|
| Consolidated NOI (page 6)                                                          | \$275,504                           |
| Share of Unconsolidated JV NOI (page 7)                                            | \$26,900                            |
| Less: Noncontrolling Interests (page 7)                                            | (\$2,298)                           |
| <b>NOI</b>                                                                         | <b>\$300,106</b>                    |
| <b>Current Quarter Fee Income</b>                                                  |                                     |
| Third-Party Management Fees and Commissions (page 6)                               | \$7,192                             |
| Less: Unconsolidated JV share of Fee Income (page 7)                               | (275)                               |
| <b>Quarterly Base Rent From Leases Signed But Not Yet Commenced (page 20)</b>      |                                     |
| Retail Operating Properties <i>Excluding</i> In-Process Redevelopments (Quarterly) | \$7,936                             |
| Retail Operating Properties <i>Including</i> In-Process Redevelopments (Quarterly) | \$10,311                            |
| <b>In-Process Ground-Up Developments (page 17)</b>                                 |                                     |
| REG's Estimated Net Project Costs                                                  | \$394,000                           |
| % of Costs Incurred                                                                | 45%                                 |
| <b>Construction in Progress</b>                                                    | <b>\$177,300</b>                    |
| Estimated Stabilized Yield                                                         | 7%                                  |
| <b>Annualized Proforma Stabilized NOI</b>                                          | <b>\$27,580</b>                     |
| Current Quarter In-Place NOI from In-Process Projects                              | \$1,408                             |
| Current Quarter In-Place NOI from YTD Completions                                  | \$611                               |
| <b>In-Process Redevelopments (page 17)</b>                                         |                                     |
| REG's Estimated Net Project Costs                                                  | \$286,000                           |
| % of Costs Incurred                                                                | 54%                                 |
| <b>Construction in Progress</b>                                                    | <b>\$154,440</b>                    |
| Estimated Stabilized Yield                                                         | 10%                                 |
| <b>Annualized Proforma Stabilized NOI</b>                                          | <b>\$28,600</b>                     |
| Current Quarter In-Place NOI from In-Process Projects                              | \$301                               |
| Current Quarter In-Place NOI from YTD Completions                                  | \$206                               |
| <b>Estimated Market Value of Land</b>                                              |                                     |
| Land held for sale or future development                                           | \$12,036                            |
| Vacant outparcels at retail operating properties                                   | \$5,741                             |
| <b>Other Balance Sheet Items (pages 3-4) <sup>(1)</sup></b>                        |                                     |
| Cash and Cash Equivalents                                                          | \$171,809                           |
| Tenant and other receivables, excluding Straight line rent receivables             | \$104,690                           |
| Other Assets, excluding Goodwill                                                   | \$150,815                           |
| Notes payable                                                                      | (\$5,418,419)                       |
| Accounts payable and other liabilities                                             | (\$424,116)                         |
| Tenants' security, escrow deposits                                                 | (\$92,893)                          |
| Preferred Stock                                                                    | (\$225,000)                         |
| <b>Common Shares and Equivalents Outstanding (page 1)</b>                          | <b>186,956</b>                      |

Note: While we disclose components of our business that are relevant in calculating NAV for our Company, each individual investor must determine the specific methodology and assumptions used to calculate an estimated NAV. The components of NAV do not consider potential changes in our portfolio. The components include non-GAAP financial measures, such as NOI. Although these measures are not presented in accordance with GAAP, investors can use these non-GAAP financial measures as supplemental information to evaluate our business. Investors should refer to the non-GAAP reconciliation on page 8 for a reconciliation of NOI to its most directly comparable GAAP financial measure.

<sup>(1)</sup> Figures represent Regency's consolidated entities net of noncontrolling interests, plus its share of unconsolidated real estate partnerships

## 2026 Earnings Guidance

| <b>Full Year 2026 Guidance</b> (in thousands, except per share data) | <b>YTD Actual</b> | <b>Current<br/>2026 Guidance</b> | <b>Prior<br/>2026 Guidance</b> |
|----------------------------------------------------------------------|-------------------|----------------------------------|--------------------------------|
| Net Income Attributable to Common Shareholders per diluted share     | \$1.30            | <b>\$2.48 - \$2.52</b>           | <b>\$2.45 - \$2.49</b>         |
| Nareit Funds From Operations ("Nareit FFO") per diluted share        | \$2.41            | <b>\$4.84 - \$4.88</b>           | <b>\$4.83 - \$4.87</b>         |
| Core Operating Earnings per diluted share <sup>(1)</sup>             | \$2.32            | <b>\$4.62 - \$4.66</b>           | <b>\$4.59 - \$4.63</b>         |
| Same property NOI growth                                             | 4.1%              | <b>+3.7% to +4.1%</b>            | <b>+3.25% to +3.75%</b>        |
| Non-cash revenues <sup>(2)</sup>                                     | \$20,173          | <b>\$46,000-\$49,000</b>         | <b>+/- \$51,000</b>            |
| G&A expense, net <sup>(3)</sup>                                      | \$50,609          | <b>\$98,000-\$100,000</b>        | <b>\$96,000-\$100,000</b>      |
| Interest expense, net and Preferred stock dividends <sup>(4)</sup>   | \$123,594         | \$250,000-\$252,000              | \$250,000-\$252,000            |
| Management, transaction and other fees                               | \$13,569          | +/- \$27,000                     | +/- \$27,000                   |
| Development and Redevelopment spend                                  | \$169,187         | +/- \$350,000                    | +/- \$350,000                  |
| Acquisitions                                                         | \$25,020          | <b>+/- \$70,000</b>              | <b>+/- \$25,000</b>            |
| Cap rate (weighted average)                                          | 5.9%              | <b>+/- 6.3%</b>                  | <b>+/- 5.9%</b>                |
| Dispositions                                                         | \$2,925           | <b>+/- \$5,000</b>               | <b>\$0</b>                     |
| Cap rate (weighted average)                                          | 7.3%              | <b>+/- 6.2%</b>                  | <b>0.0%</b>                    |

### Reconciliation of Net Income to Earnings Guidance (per diluted share)

|                                                                 | <b>Full Year 2026</b> |             |
|-----------------------------------------------------------------|-----------------------|-------------|
|                                                                 | <b>Low</b>            | <b>High</b> |
| Net income attributable to common shareholders                  | \$2.48                | 2.52        |
| Adjustments to reconcile net income to Nareit FFO:              |                       |             |
| Depreciation and amortization (excluding FF&E)                  | 2.42                  | 2.42        |
| Gain on sale of real estate, net of tax                         | (0.11)                | (0.11)      |
| Exchangeable operating partnership units                        | 0.05                  | 0.05        |
| Nareit Funds From Operations                                    | <u>\$4.84</u>         | <u>4.88</u> |
| Adjustments to reconcile Nareit FFO to Core Operating Earnings: |                       |             |
| Straight line rent, net                                         | (0.15)                | (0.15)      |
| Above/below market rent amortization, net                       | (0.11)                | (0.11)      |
| Debt and derivative mark-to-market amortization                 | 0.04                  | 0.04        |
| Core Operating Earnings                                         | <u>\$4.62</u>         | <u>4.66</u> |

Note: Figures above represent 100% of Regency's consolidated entities and its pro-rata share of unconsolidated real estate partnerships, with the exception of items that are net of noncontrolling interests including per share data, "Development and Redevelopment spend," "Acquisitions," and "Dispositions".

(1) Core Operating Earnings excludes from Nareit FFO: (i) transaction related income or expenses; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash components of earnings derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other amounts as they occur.

(2) Includes above and below market rent amortization and straight-line rents, and excludes debt and derivative mark to market amortization.

(3) Represents 'General & administrative, net' before gains or losses on deferred compensation plan, as reported on supplemental pages 6 and 7 and calculated on a pro - rata basis.

(4) Includes debt and derivative mark to market amortization, and is net of interest income.

Forward-looking statements involve risks, uncertainties and assumptions. 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 with the 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.

## Glossary of Terms

June 30, 2026

### Non-GAAP Financial Measures

The Company provides the following non-GAAP financial measures as supplemental information to enhance investors' understanding of its financial performance and liquidity. These measures are not intended to replace or be considered more meaningful than net income or cash flow from operating activities, as calculated in accordance with GAAP. Non-GAAP measures have inherent limitations, as they exclude certain income and expense items that impact operating results. As such, they should be viewed in conjunction with GAAP results. Additionally, the Company's methodology for calculating these measures may differ from that used by other REITs, making comparisons to similarly titled metrics potentially inconsistent. Investors should be aware that the excluded items remain relevant to a comprehensive assessment of financial performance.

**Adjusted Funds From Operations (AFFO):** An additional performance measure used by Regency that reflects cash available to fund the Company's business needs and distribution to shareholders. AFFO is calculated by adjusting Core Operating Earnings for (i) capital expenditures necessary to maintain and lease the Company's portfolio of properties, (ii) debt cost and derivative adjustments and (iii) stock-based compensation.

**Core Operating Earnings:** An additional non-GAAP performance measure that adjusts Nareit Funds from Operations ("Nareit FFO") to exclude certain non-cash and other items that impact the comparability of the Company's period-over-period performance. Core Operating Earnings excludes from Nareit FFO: (i) certain income or expenses related to non-comparable events and transactions; (ii) gains or losses from the early extinguishment of debt; (iii) certain non-cash items derived from straight-line rents, above and below market rent amortization, and debt and derivative mark-to-market amortization; and (iv) other non-cash or non-comparable amounts as they occur.

**Fixed Charge Coverage Ratio:** Operating EBITDA are divided by the sum of the gross interest and scheduled mortgage principal paid to our lenders. We use the Fixed Charge Coverage Ratio as a key performance indicator to assess our ability to meet fixed financing obligations. Management, creditors, and rating agencies commonly rely on this ratio to evaluate our financial flexibility and overall creditworthiness. It also allows us and our investors to gauge how effectively our ongoing operating performance supports the fulfillment of fixed commitments. We believe this metric offers valuable insight into the strength and sustainability of our capital structure and liquidity position.

**Nareit Funds From Operations (Nareit FFO):** Nareit FFO is a commonly used measure of REIT performance, which Nareit defines as net income, computed in accordance with GAAP, excluding gains on sales and impairments of real estate, net of tax, plus depreciation and amortization related to real estate, and after adjustments for unconsolidated real estate investment partnerships and joint ventures. Regency computes Nareit FFO for all periods presented in accordance with Nareit's definition. 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 on sale and impairments of real estate, it provides a performance measure that, when compared year over year, reflects the impact on operations from trends in percent leased, 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.

**Pro-rata Net Debt and Preferreds-to-Operating EBITDA:** Net debt plus preferred stock divided by Operating EBITDA. Net debt is calculated as the sum of consolidated debt and Regency's pro-rata share of unconsolidated debt, less cash, cash equivalents, and restricted cash. This metric is used by management and investors to evaluate Regency's leverage and capital structure in relation to its earnings-generating capacity. We believe this ratio is useful to investors as it provides insight into Regency's financial leverage, independent of fluctuations in cash levels, and allows for consistent period-over-period comparison. The pro-rata share presentation reflects the economic impact of Regency's unconsolidated joint ventures.

**Net Operating Income (NOI):** The sum of base rent, percentage rent, termination fee income, tenant recoveries, other lease income, and other property income, less operating and maintenance expenses, real estate taxes, ground rent, termination expense, and uncollectible lease income. NOI excludes straight-line rental income and expense, above and below market rent and ground rent amortization, tenant lease inducement amortization, and other fees. Management believes that NOI is a useful measure for investors because it provides insight into the core operations and performance of our properties, independent of the capital structure, financing activities, and non-operating factors. By focusing on property-level performance, NOI allows investors to compare the performance of our real estate assets across periods and with those of other REIT peers in the industry, facilitating a clearer understanding of trends in occupancy, rental income, and operating expense management. In addition to its relevance for investors, management uses NOI as a key performance metric in making operational and strategic decisions. NOI is used to evaluate income generated from shopping centers (i.e., return on assets) and to guide decisions on capital investments. These decisions may include acquisitions, redevelopments, and investments in capital improvements.

**Operating EBITDAre:** Nareit EBITDAre is a measure of REIT performance, which the Nareit defines as net income, computed in accordance with GAAP, excluding (i) interest expense; (ii) income tax expense; (iii) depreciation and amortization; (iv) gains on sales of real estate; (v) impairments of real estate; and (vi) adjustments to reflect the Company's share of unconsolidated partnerships and joint ventures. Operating EBITDAre excludes from Nareit EBITDAre certain non-cash components of earnings derived from straight-line rents and above and below market rent amortization. The Company provides a reconciliation of Net Income to Nareit EBITDAre to Operating EBITDAre.

**Pro-rata information:** includes 100% of the Company's consolidated properties plus its economic share (based on the ownership interest) in the unconsolidated real estate investment partnerships. The Company provides Pro-rata financial information because Regency believes it assists investors and analysts in estimating the economic interest in the consolidated and unconsolidated real estate investment partnerships, when read in conjunction with the Company's reported results under GAAP. The Company believes presenting its Pro-rata share of assets, liabilities, operating results, and other metrics, along with certain other non-GAAP financial measures, makes comparisons of its operating results to those of other REITs more meaningful. The Pro-rata information provided is not, nor is it intended to be, presented in accordance with GAAP. The Pro-rata supplemental details of assets and liabilities and supplemental details of operations reflect the Company's proportionate economic ownership of the assets, liabilities, and operating results of the properties in our portfolio.

The Pro-rata information is prepared on a basis consistent with the comparable consolidated amounts and is intended to more accurately reflect the Company's proportionate economic interest in the assets, liabilities, and operating results of properties in its portfolio. The Company does not control the unconsolidated real estate partnerships, and the Pro-rata presentations of the assets and liabilities, and revenues and expenses do not represent our legal claim to such items. The partners are entitled to profit or loss allocations and distributions of cash flows according to the operating agreements, which generally provide for such allocations according to their invested capital. The Company's share of invested capital establishes the ownership interests Regency uses to prepare its Pro-rata share.

The presentation of Pro-rata information has limitations which include, but are not limited to, the following:

- The amounts shown on the individual line items were derived by applying our overall economic ownership interest percentage determined when applying the equity method of accounting and do not necessarily represent our legal claim to the assets and liabilities, or the revenues and expenses; and
- Other companies in our industry may calculate their Pro-rata interest differently, limiting the comparability of Pro-rata information.

Because of these limitations, the Pro-rata financial information should not be considered independently or as a substitute for the financial statements as reported under GAAP. The Company compensates for these limitations by relying primarily on our GAAP financial statements, using the Pro-rata information as a supplement.

**Same Property NOI:** a key non-GAAP financial measure commonly used by real estate investment trusts (REITs) to evaluate operating performance. It is calculated on a Pro-rata ownership basis for properties owned and operated for the entirety of both the current and prior comparable reporting periods.

Same Property NOI includes revenues and operating expenses associated with these properties but excludes items that are not indicative of ongoing operating performance. These include, without limitation, termination fees, as well as corporate-level expenses, financing costs, and other non-operating items.

Management believes this measure provides investors with a useful and consistent comparison of the Company's operating performance and trends. Management uses Same Property NOI as a supplemental measure to assess property-level performance and to compare the performance of its stabilized property portfolio across reporting periods. This measure allows investors to evaluate trends in revenue and expense growth for properties that have been consistently operated during the periods.

## Other Defined Terms

**Anchor Space:** A space equal to or greater than 10,000 SF.

**Development Completion:** A Property in Development that is deemed complete upon the earlier of (i) 90% of total estimated net development costs have been incurred and percent leased equals or exceeds 95%, or (ii) the property features at least two years of anchor operations. Once deemed complete, the property is termed a Retail Operating Property.

**Expense Recovery Ratio:** Represents the percentage of real estate operating expenses, excluding ground rent, that is reimbursed by tenants. Expense Recovery Ratio is calculated as recoveries from tenants divided by total real estate operating expenses, excluding ground rent.

**NOI Margin:** The ratio of Same Property NOI to total real estate revenues.

**Non-Same Property:** Any property, during either calendar year period being compared, that was acquired, sold, a Property in Development, a Development Completion, or a property under, or being positioned for, significant redevelopment that distorts comparability between periods. Non-retail properties and corporate activities, including the captive insurance program, are part of Non-Same Property. Please refer to the footnote on Property Summary Report for Non-Same Property detail.

**Other lease income:** includes revenue derived from various lease-related activities beyond standard base or percentage rent. This primarily includes income from temporary tenants, late fees, signage and marketing fees, sustainability income, land/building rentals, communications tower leases, tenant/employee parking fees, incidental income, and other ancillary charges generally outlined in lease agreements.

**Other property income:** includes parking fees and other incidental income from the properties and is generally recognized at the point in time that the performance obligation is met.

**Property In Development:** Properties in various stages of ground-up development.

**Property In Redevelopment:** Retail Operating Properties under redevelopment or being positioned for redevelopment. Unless otherwise indicated, a Property in Redevelopment is included in the Same Property pool.

**Redevelopment Completion:** A Property in Redevelopment that is deemed complete upon the earlier of (i) 90% of total estimated project costs have been incurred and percent leased equals or exceeds 95% for the Company owned GLA related to the project, or (ii) the property features at least two years of anchor operations, if applicable.

**Retail Operating Property:** Any retail property not termed a Property In Development. A retail property is any property where the majority of the income is generated from retail uses.

**Same Property:** Retail Operating Property that was owned and operated for the entirety of both calendar year periods being compared. This term excludes Property in Development, prior year Development Completions, and Non-Same Properties. Property in Redevelopment is included unless otherwise indicated.

**Shop Space:** A space under 10,000 SF.