
SECURITIES AND EXCHANGE COMMISSION WASHINGTON, D.C. 20549

SCHEDULE 13D Under the Securities Exchange Act of 1934 (Amendment No. 21)

REGENCY CENTERS CORPORATION
(FORMERLY REGENCY REALTY CORPORATION)
(Name of Issuer)

COMMON STOCK, PAR VALUE \$0.01 PER SHARE (Title of class of securities)

758849 10 3 (CUSIP number)

BRIAN T. MCANANEY, ESQ.
GENERAL ELECTRIC CAPITAL CORPORATION
260 LONG RIDGE ROAD
STAMFORD, CONNECTICUT 06927
(203) 357-4000

(Name, address and telephone number of person authorized to receive notices and communications)

SEPTEMBER 25, 2003

(Date of event which requires filing of this statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition which is the subject of this Schedule 13D, and is filing this schedule because of Rule 13d-1(e), 13d-1(f) or 13d-1(g), check the following box [].

NOTE: Schedules filed in paper format shall include a signed original and five copies of the schedule, including all exhibits. SEE Rule 13d-7(b) for other parties to whom copies are to be sent.

* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter disclosures provided in a prior cover page.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934 (the "Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act. (However, see the Notes.)

(Continued on following pages)
 (Page 1 of 14 pages)

1

CUSIP	number	758849 10 3	13D =======	Page 2 of 14 Page	S =======
	1	NAME OF REPORTING P	ERSON:	SECURITY CAPITAL INCORPORATED	GROUP
		S.S. OR I.R.S. IDEN OF ABOVE PERSON:	TIFICATION NO.	36-3692698	
	2	CHECK THE APPROPRIA	TE BOX IF A MEM	BER OF A GROUP:	(A) [] (B) []
	3	SEC USE ONLY			
	4	SOURCE OF FUNDS:	ВК,	00	
	5	CHECK BOX IF DISCLOS PURSUANT TO ITEM 2(ROCEEDINGS IS REQU	IRED []
	6	CTTTZENSHTP OR PLACE	 F		

	ORGANIZATION:	MARYLAND
NUMBER OF SHARES	7 SOLE VOTING POWER:	12,186,667 SHARES OF COMMON STOCK (SUBJECT TO AGREEMENT REGARDING VOTING OF SHARES DESCRIBED IN ITEM 4)
BENEFICIALLY OWNED BY	8 SHARED VOTING POWER:	
EACH REPORTING	9 SOLE DISPOSITIVE POWER	R: 12,186,667 SHARES OF COMMON STOCK
PERSON WITH	10 SHARED DISPOSITIVE POW	VER:
11	AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:	
12	CHECK BOX IF THE AGGREGATE AMOU IN ROW (11) EXCLUDES CERTAIN SH	
13	PERCENT OF CLASS REPRESENTED BY	AMOUNT IN ROW (11): 21.8%
14	TYPE OF REPORTING PERSON:	CO

CUSIP number	758849 10 3 ========	13D =========	Page 3 of 14 Pa	.ges ======
1	NAME OF REPOR S.S. OR I.R.S OF ABOVE PERS	RTING PERSON: S. IDENTIFICATIO SON:	SC CAPITAL INCO	RPORATED 8
	CHECK THE APP	PROPRIATE BOX IF	A MEMBER OF A GROUP:	(A) [] (B) []
	SEC USE ONLY			
4	SOURCE OF FUN		BK, 00	
5	CHECK BOX IF	DISCLOSURE OF L	EGAL PROCEEDINGS IS RE	QUIRED
		OR PLACE OF ORGA	NIZATION: NEVA	NDA
NUMBER OF SHARES	7 SOL	E VOTING POWER:	COMMON STOCK (S AGREEMENT REGAR VOTING OF SHARE DESCRIBED IN IT	RES OF SUBJECT TO DDING SS EM 4)
BENEFICIALLY OWNED BY		ARED VOTING POWE		
EACH REPORTING	9 S0L	LE DISPOSITIVE P	OWER: 12,186,667 SHAR	RES OF
PERSON WITH		ARED DISPOSITIVE	POWER:	
11	AGGREGATE AMO	OUNT BENEFICIALL	Y 12,186,667 SHAR COMMON STOCK	
12		THE AGGREGATE A		[]
13	PERCENT OF CL	ASS REPRESENTED	BY AMOUNT IN ROW (11)	: 21.8%
14	TYPE OF REPOR			CO

SIP number ========	758849 10 3 ==========	13D ========	Page 4 of 14 Pages	
1	NAME OF REPORTING S.S. OR I.R.S. OF ABOVE PERSON	NG PERSON: IDENTIFICATION NO. :	SC REALTY INCORPORA 88-0330184	
	CHECK THE APPROI	PRIATE BOX IF A ME	EMBER OF A GROUP: ((A) [] (B) []
3	SEC USE ONLY			
4	SOURCE OF FUNDS	: Вн		
5		SCLOSURE OF LEGAL	PROCEEDINGS IS REQUIF	
6	CITIZENSHIP OR I	PLACE OF ORGANIZAT	ION: NEVADA	
NUMBER OF SHARES			12,186,667 SHARES (COMMON STOCK (SUBJE AGREEMENT REGARDING VOTING OF SHARES DESCRIBED IN ITEM 4	OF ECT TO G
BENEFICIALLY OWNED BY		D VOTING POWER:		
EACH REPORTING	9 SOLE I	DISPOSITIVE POWER	12,186,667 SHARES ()F
PERSON WITH		D DISPOSITIVE POWE	:R:	
11	AGGREGATE AMOUN		12,186,667 SHARES (COMMON STOCK	
12		E AGGREGATE AMOUNT N SHARES:		[]
13	PERCENT OF CLASS	S REPRESENTED BY A	MOUNT IN ROW (11):	21.8%
14	TYPE OF REPORTI			

CUSIP number	758849 10 3 =========	13D =========	Page 5 c	f 14 Pages
1	NAME OF REPOR	RTING PERSON: G. IDENTIFICATI	SECURITY ON NO. OPERATIO	NS INCORPORATED
	CHECK THE APP	PROPRIATE BOX I		GROUP: (A) [] (B) []
-	SEC USE ONLY			
4	SOURCE OF FUN	IDS:	BK, 00	
5		DISCLOSURE OF	LEGAL PROCEEDING	S IS REQUIRED
6	CITIZENSHIP 0	OR PLACE OF ORG	ANIZATION:	MARYLAND
NUMBER OF SHARES	7 SOL	E VOTING POWER	COMMON S AGREEMEN VOTING C DESCRIBE	67 SHARES OF TOCK (SUBJECT TO IT REGARDING OF SHARES D IN ITEM 4)
BENEFICIALLY OWNED BY		ARED VOTING POW		
EACH REPORTING	9 S0L	E DISPOSITIVE	POWER: 12,186,6 COMMON S	TOCK
PERSON WITH		ARED DISPOSITIV	E POWER:	
11	AGGREGATE AMO	OUNT BENEFICIAL	LY 12,186,6 COMMON S	
12			AMOUNT IN ROW (1	
13	PERCENT OF CL	ASS REPRESENTE	D BY AMOUNT IN R	20W (11): 21.8%
14	TYPE OF REPOR	RTING PERSON:		CO

CUSIP number	758849 10 3 13D	
1	NAME OF REPORTING PERSON S.S. OR I.R.S. IDENTIFICOR ABOVE PERSON:	N: SECURITY CAPITAL SHOPPING CATION NO. MALL BUSINESS TRUST 74-2869169
2	CHECK THE APPROPRIATE BO	OX IF A MEMBER OF A GROUP: (A) [] (B) []
3	SEC USE ONLY	
4		BK, 00
5	CHECK BOX IF DISCLOSURE	OF LEGAL PROCEEDINGS IS REQUIRED []
6		ORGANIZATION: MARYLAND
NUMBER OF SHARES	7 SOLE VOTING PO	COMMON STOCK (SUBJECT TO AGREEMENT REGARDING VOTING OF SHARES DESCRIBED IN ITEM 4)
BENEFICIALLY OWNED BY	8 SHARED VOTING	
EACH REPORTING	9 SOLE DISPOSIT	IVE POWER: 12,186,667 SHARES OF COMMON STOCK
PERSON WITH	10 SHARED DISPOS	ITIVE POWER:
11		CIALLY 12,186,667 SHARES OF DN: COMMON STOCK
12	CHECK BOX IF THE AGGREGA EXCLUDES CERTAIN SHARES	· · · · · · · · · · · · · · · · · · ·
13	PERCENT OF CLASS REPRESI	ENTED BY AMOUNT IN ROW (11): 21.8%
14	TYPE OF REPORTING PERSON	N: CO

SIP number	758849 10 3 ========	13D ========	Page 7 of 14 Pages	=====
1	NAME OF REPORTI S.S. OR I.R.S. OF ABOVE PERSON	NG PERSON: IDENTIFICATION NO :	GE CAPITAL INTERNATI HOLDINGS CORPORATION	
	CHECK THE APPRO	PRIATE BOX IF A ME	EMBER OF A GROUP: (A) []
	SEC USE ONLY			
4	SOURCE OF FUNDS	: В	ζ, 00	
5		SCLOSURE OF LEGAL	PROCEEDINGS IS REQUIRE	
			TION: DELAWARE	
NUMBER OF SHARES	7 SOLE '		12,186,667 SHARES OF COMMON STOCK (SUBJEC AGREEMENT REGARDING VOTING OF SHARES DESCRIBED IN ITEM 4)	т то
BENEFICIALLY OWNED BY		D VOTING POWER:		
EACH REPORTING	9 SOLE	DISPOSITIVE POWER	12,186,667 SHARES OF COMMON STOCK	
PERSON WITH		D DISPOSITIVE POWE	ER:	
11	AGGREGATE AMOUN		12,186,667 SHARES OF COMMON STOCK	
12		E AGGREGATE AMOUN ^T N SHARES:		[]
13	PERCENT OF CLAS	S REPRESENTED BY A	AMOUNT IN ROW (11):	21.8%
14	TYPE OF REPORTI		 C0	

CUSIP number	758849 10 3 =========	13D ==========	Page 8 of 14 Pages	====
1	NAMES OF REPOR I.R.S. IDENTIF OF ABOVE PERSO	RTING PERSONS: FICATION NOS. DNS:	GENERAL ELECTRIC CAPI CORPORATION	TAL
	CHECK THE APPR	ROPRIATE BOX IF	A MEMBER OF A GROUP: (A)	[]
	SEC USE ONLY			
4	SOURCE OF FUND	os:	вк, 00	
5	CHECK BOX IF D	SISCLOSURE OF LE	GAL PROCEEDINGS IS REQUIRED)
	CITIZENSHIP OR			
NUMBER OF SHARES	7 SOLE	VOTING POWER:	COMMON STOCK (SUBJECT AGREEMENT REGARDING VOTING OF SHARES DESCRIBED IN ITEM 4)	т0
BENEFICIALLY OWNED BY		RED VOTING POWER		
EACH REPORTING	9 SOLE	DISPOSITIVE PO	OWER: 12,186,667 SHARES OF COMMON STOCK	
PERSON WITH		RED DISPOSITIVE	POWER:	
11	AGGREGATE AMOU	JNT BENEFICIALLY	12,186,667 SHARES OF COMMON STOCK	
12			OUNT IN ROW (11)	[]
13	PERCENT OF CLA	ASS REPRESENTED	BY AMOUNT IN ROW (11): 2	21.8%
14	TYPE OF REPORT	ING PERSON:	CO	

CUSIP number	758849 10 3	13D	Page 9 of 14 Pages
1	OF ABOVE PERSONS	CATION NOS. S:	GENERAL ELECTRIC CAPITAL SERVICES, INC.
2	CHECK THE APPROF	PRIATE BOX IF A	MEMBER OF A GROUP: (A) [] (B) []
3	SEC USE ONLY		
4	SOURCE OF FUNDS:	:	NOT APPLICABLE
5	CHECK BOX IF DIS		AL PROCEEDINGS IS REQUIRED
6	CITIZENSHIP OR F	PLACE OF ORGANIZ	ZATION: DELAWARE
NUMBER OF SHARES	7 SOLE VO	OTING POWER:	0
BENEFICIALLY OWNED BY	8 SHARED	VOTING POWER:	DISCLAIMED (SEE 11 BELOW)
EACH REPORTING	9 SOLE DI	ISPOSITIVE POWER	R: 0
PERSON WITH			WER: DISCLAIMED (SEE 11 BELOW)
11	AGGREGATE AMOUNT OWNED BY REPORTI	F BENEFICIALLY ING PERSON:	BENEFICIAL OWNERSHIP OF ALL SHARES DISCLAIMED BY GENERAL ELECTRIC CAPITAL SERVICES, INC.
12	CHECK BOX IF THE EXCLUDES CERTAIN	AGGREGATE AMOU	UNT IN ROW (11)
13	PERCENT OF CLASS AMOUNT IN ROW (1	S REPRESENTED BY	NOT APPLICABLE (SEE 11 ABOVE)
14	TYPE OF REPORTIN		СО

CUSIP number	758849 10 3 13D	Page 10 of 14 Pages
1	NAMES OF REPORTING PERSON I.R.S. IDENTIFICATION NOS OF ABOVE PERSONS:	
2	CHECK THE APPROPRIATE BOX	(IF A MEMBER OF A GROUP: (A) [] (B) []
3	SEC USE ONLY	
4	SOURCE OF FUNDS:	NOT APPLICABLE
5	CHECK BOX IF DISCLOSURE OF PURSUANT TO ITEM 2(d) OR	F LEGAL PROCEEDINGS IS REQUIRED
6		RGANIZATION: NEW YORK
NUMBER OF SHARES	7 SOLE VOTING POWE	R: 0
BENEFICIALLY OWNED BY	8 SHARED VOTING PO	DISCLAIMED (SEE 11 BELOW)
EACH REPORTING	9 SOLE DISPOSITIVE	POWER: 0
PERSON WITH		VE POWER: DISCLAIMED (SEE 11 BELOW)
11	AGGREGATE AMOUNT BENEFICI OWNED BY REPORTING PERSON	ALLY BENEFICIAL OWNERSHIP OF ALL SHARES DISCLAIMED BY GENERAL ELECTRIC COMPANY
12	CHECK BOX IF THE AGGREGAT EXCLUDES CERTAIN SHARES:	
13	PERCENT OF CLASS REPRESEN BY AMOUNT IN ROW (11):	ITED NOT APPLICABLE
14	TYPE OF REPORTING PERSON:	

This Amendment No. 21 ("Amendment No. 21") is filed by Security Capital Group Incorporated, a Maryland corporation ("Security Capital Group"), SC Capital Incorporated, a Nevada corporation ("SC Capital") and a wholly owned subsidiary of Security Capital Group, SC Realty Incorporated, a Nevada corporation ("SC-Realty") and a wholly owned subsidiary of SC Capital, Security Capital Operations Incorporated, a Maryland corporation ("Operations") and a wholly owned subsidiary of SC-Realty, Security Capital Shopping Mall Business Trust, a Maryland real estate investment trust and a subsidiary of Operations (f/k/a Midwest Mixed-Use Realty Investors Trust) ("SC Shopping Mall Business Trust" and, together with Security Capital Group, "Security Capital"), General Electric Company, a New York corporation ("GE"), General Electric Capital Services, Inc., a Delaware corporation ("GECS") and a wholly owned subsidiary of GE, General Electric Capital Corporation, a Delaware corporation ("GECC") and a wholly owned subsidiary of GECS, and GE Capital International Holdings Corporation, a Delaware corporation ("GE Holdings" and, together with GE, GECS, GECC, Security Capital Group, SC Capital, SC-Realty, Operations and SC Shopping Mall Business Trust, the "Reporting Persons") and a wholly owned subsidiary of GECC and the parent corporation of Security Capital Group.

This Amendment No. 21 amends the Schedule 13D originally filed by Security Capital U.S. Realty and Security Capital Holdings S.A. on June 21, 1996 (as previously amended, the "Schedule 13D"). This Amendment No. 21 relates to shares of common stock, par value \$0.01 per share ("Common Stock"), of Regency Centers Corporation, a Florida corporation (f/k/a Regency Realty Corporation) ("Regency"). Capitalized terms used herein without definition shall have the meanings ascribed thereto in the Schedule 13D, as amended.

Item 4. PURPOSE OF TRANSACTION

Item 4 is hereby amended and supplemented as follows:

As previously reported, on June 18, 2003, Security Capital entered into forward sales transactions with respect to 20,000,000 shares of Common Stock, representing all of the shares of Common Stock held of record by SC Shopping Mall Business Trust. Those forward sales contracts became effective on June 24, 2003. On September 25, 2003, Security Capital settled under its previously reported forward contract with Merrill Lynch International (the "ML Forward Contract"). In accordance with the terms of the ML Forward Contract, Security Capital delivered 3,906,667 shares of Common Stock, representing all of the shares of Common Stock subject to the ML Forward Contract, to Merrill Lynch International in exchange for a cash payment of approximately \$30.68 per share (which is equal to \$31.1355 per share of Common Stock, plus interest and minus the amount of dividends paid on the Common Stock with record dates between June 18, 2003 and the settlement date (plus interest on those dividends)). On September 26, 2003, Security Capital settled under its previously reported forward contract with Wachovia Bank, National Association (the "Wachovia Forward Contract"). In accordance with the terms of the Wachovia Forward Contract, Security Capital delivered 3,906,666 shares of Common Stock, representing all of the shares of Common Stock

subject to the Wachovia Forward Contract, to Wachovia Bank, National Association in exchange for a cash payment of approximately \$30.68 per share (which is equal to \$31.1355 per share of Common Stock, plus interest and minus the amount of dividends paid on the Common Stock with record dates between June 18, 2003 and the settlement date (plus interest on those dividends)).

Upon settlement of Security Capital's remaining three previously reported forward sales contracts, which provide for settlement at various times during the first half of 2004, or earlier at the election of Security Capital, Security Capital will no longer own any shares of Common Stock, unless Security Capital elects to settle one or more of the forward contracts in cash rather than by delivery of shares of Common Stock.

If Security Capital does not dispose of all of its shares pursuant to the remaining three previously reported forward contracts, the Reporting Persons will continue to review their investment in the Common Stock and evaluate their plans and intentions as previously described in this Schedule 13D (including, without limitation, Amendment No. 13 hereto). The Reporting Persons reserve the right, based on all relevant factors, and consistent with their contractual obligations, to change their investment intent with respect to Regency at any time in the future, to dispose of all or a portion of their remaining holdings of Common Stock, or to change their intention with respect to any or all of the matters referred to in this Schedule 13D. Any action or discussions taken in such connection will be subject to and conducted in accordance with all applicable legal rules and contractual agreements to which the Reporting Persons are subject or which otherwise apply to the purchase or sale of Common Stock or the Reporting Persons' investment in Regency.

Item 5. INTEREST IN SECURITIES OF THE ISSUER

As described in Item 4 above, on September 25, 2003 and September 26, 2003, Security Capital disposed of 3,906,667 and 3,906,666 shares of Common Stock, respectively, pursuant to the transactions described in Item 4. Accordingly, the aggregate number of shares that the Reporting Persons continue to beneficially own, with sole voting power and dispositive power, is 12,186,667, all of which are held of record by SC Shopping Mall Business Trust. As previously reported, pursuant to the Agreement Relating to Disposition of Shares, Security Capital has agreed to will vote any shares of Common Stock that are subject to forward contracts and over which it has voting power in the same proportion as shares are voted by other shareholders of Regency.

Item 6. CONTRACTS, ARRANGEMENTS, UNDERSTANDINGS OR RELATIONSHIPS WITH RESPECT TO SECURITIES OF THE ISSUER

The descriptions of the contracts, arrangements, understandings and relationships described above in the response to Item 4 are incorporated into this Item.

SIGNATURE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this Schedule 13D is true, complete and correct.

Date: September 29, 2003

GENERAL ELECTRIC COMPANY

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

GENERAL ELECTRIC CAPITAL SERVICES, INC.

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

GENERAL ELECTRIC CAPITAL CORPORATION

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

GE CAPITAL INTERNATIONAL HOLDINGS CORPORATION

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

SECURITY CAPITAL GROUP INCORPORATED

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

SC CAPITAL INCORPORATED

By: /s/ Kevin Korsh

Nama: Kavin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

SC REALTY INCORPORATED

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

SECURITY CAPITAL OPERATIONS INCORPORATED

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact

SECURITY CAPITAL SHOPPING MALL BUSINESS TRUST

By: /s/ Kevin Korsh

Name: Kevin Korsh Title: Attorney-in-fact