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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**

Washington, DC 20549

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**FORM 8-K**

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**CURRENT REPORT**

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

**Date of Report (Date of earliest event reported) December 9, 2010**

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**REGENCY CENTERS CORPORATION**

(Exact name of registrant as specified in its charter)

**Florida**  
(State or other jurisdiction  
of incorporation)

**001-12298**  
(Commission  
File Number)

**59-3191743**  
(IRS Employer  
Identification No.)

**One Independent Drive, Suite 114**  
**Jacksonville, Florida**  
(Address of principal executive offices)

**32202**  
(Zip Code)

**Registrant's telephone number including area code: (904)-598-7000**

**Not Applicable**

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

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

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 7.01 Regulation FD Disclosures**

On December 9, 2010 Regency Centers Corporation (“Regency”) affirmed 2010 earnings guidance, updated metrics for 2010 guidance, and provided full year 2011 guidance, which is attached as Exhibit 99.1.

On December 9, 2010 Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) the REG Investor and Analyst Day Presentation of which an excerpt is attached as Exhibit 99.2.

The information in this item shall not be deemed “filed” for the purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference into any disclosure document relating to the company, except to the extent, if any, expressly set forth by specific reference in such filing.

**Item 9.01 Financial Statements and Exhibits**

(d) Exhibits

Exhibit 99.1 Press release relating to guidance issued by Regency on December 9, 2010.

Exhibit 99.2 Excerpt from REG Investor and Analyst Day Presentation posted on Regency’s website on December 9, 2010.

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

**REGENCY CENTERS CORPORATION**

(registrant)

Date: December 9, 2010

By: \_\_\_\_\_ /s/ J. CHRISTIAN LEAVITT  
J. Christian Leavitt, Senior Vice President,  
Finance and Principal Accounting Officer

**Regency Centers Corporation**  
**Press Release**

[www.RegencyCenters.com](http://www.RegencyCenters.com)

CONTACT: LISA PALMER  
(904) 598-7636

**REGENCY CENTERS ANNOUNCES 2011 GUIDANCE**

**Jacksonville, Fla. (December 9, 2010)** — Regency Centers Corporation (NYSE: REG) today affirmed 2010 earnings guidance and updated 2010 guidance for the following metrics: same property percent leased at period end, same property NOI growth, and rental rate growth. The Company also provided full year 2011 guidance. Details of this guidance have been filed in a Form 8-K with the Securities and Exchange Commission. Full details are accessible on the [Investor Relations Home](#) page of the Company's corporate website ([www.regencycenters.com](http://www.regencycenters.com)) under the Quick Links section.

**Regency Centers Corporation (NYSE: REG)**

Regency is the leading national owner, operator, and developer of grocery-anchored and community shopping centers. At September 30, 2010, the Company owned 399 retail properties, including those held in co-investment partnerships. Including tenant-owned square footage, the portfolio encompassed 53.1 million square feet located in top markets throughout the United States. Since 2000 Regency has developed 201 shopping centers, including those currently in-process, representing an investment at completion of \$3.0 billion. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

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Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements. Please refer to the documents filed by Regency Centers Corporation 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.

[Slide 1, page 55 of the “REG Investor and Analyst Day Presentation”]

### Strategic Objectives: Grow Shareholder Value

#### Result of Achieving Strategic Objectives

- Generate per share earnings and NAV growth
  - 2011: expected to be in the range of 2010
  - 2011-2014: 5%-7%
    - Harvest embedded growth in NOI by achieving 95% occupancy
    - Ramp up development program
    - Continue to execute capital recycling strategy
  - Future: 4.5%-5.5%
    - Sustain 2.5%-3.0% NOI growth from even higher quality portfolio
    - Invest \$150-\$200 million per year in developments
- Strong balance sheet
- Exceptional and engaged management team
- **Total shareholder return in excess of peer average**

## 2011 Guidance

	2010E		2011E	
Recurring FFO/Share	\$2.35	- \$2.40	\$2.30	- \$2.45
FFO/Share	\$2.25	- \$2.30	\$2.28	- \$2.48
Same property percent leased at period end	92.5%	- 93.0%	92.0%	- 93.5%
Same property NOI growth	1.0%	- 1.5%	(1.0)%	- 1.5%
Same property NOI growth - excluding term fees	(0.2)%	- 0.3%	0.0%	- 2.5%
Development NOI		\$37,250	\$42,000	- \$43,000
Total NOI growth - excluding acquisitions	\$10,650	- \$12,500	\$9,400	- \$12,500
Rental rate growth	(2.0)%	- 0%	(6.0)%	- (1.0)%
Acquisitions - pro rata	\$25,125	- \$94,750	\$100,000	- \$200,000
Acquisitions - cap rate	6.5%	- 7.0%	6.0%	- 7.0%
Dispositions - pro rata	\$40,000	- \$75,000	\$100,000	- \$200,000
Dispositions - cap rate	8.5%	- 9.0%	8.0%	- 9.0%
Development starts	\$0	- \$10,000	\$25,000	- \$75,000
Development stabilizations - net costs	\$300,000	- \$310,000	\$200,000	- \$250,000
NOI yield on stabilizations (net development costs)	7.7%	- 8.0%	6.6%	- 7.2%
Completion yield on stabilizations (net development costs)	5.7%	- 6.0%	4.6%	- 5.3%
Capitalized interest on stabilizations	\$600	- \$950		\$0
Net interest expense		\$129,400	\$120,000	- \$121,000
Capitalized interest		\$5,200	\$1,500	- \$2,500
Recurring net G&A	\$57,500	- \$59,000	\$57,500	- \$60,000
Recurring 3rd party fees and commissions	\$25,000	- \$27,000	\$25,500	- \$27,500
Transaction profits net of taxes, acquisition costs and dead deal costs	\$0	- \$1,000	(\$1,750)	- \$3,750

\* \$000s except per share numbers

## 2011 Guidance Reconciliation

<b>2010 Recurring Range</b>	<b>\$ 2.35</b>	<b>\$ 2.40</b>
NOI*		
Same store NOI	(0.04)	0.06
Non same store NOI	0.01	0.01
Development NOI	0.06	0.07
2011 Net New Investment NOI	<u>(0.02)</u>	<u>(0.01)</u>
NOI subtotal*	0.01	0.13
Recurring net G&A	0.00	0.00
Change in interest expense	0.10	0.11
Recurring fees	<u>0.00</u>	<u>0.00</u>
Before weighted average shares	\$ 2.46	\$ 2.64
Impact from change in weighted average shares	<u>(0.16)</u>	<u>(0.19)</u>
<b>2011 Recurring FFO</b>	<b><u>\$ 2.30</u></b>	<b><u>\$ 2.45</u></b>

\* Wholly owned and Regency’s pro rata share of co-investment partnerships

**Strategic Objectives: the Roadmap to Growth**

**Annual Average Per Share Growth**

	2012-2014	Future	Assumptions
<b>Contribution from...</b>			
Net Operating Income (NOI)	5.5% - 7.5%	4% - 5%	Pro-rata NOI; growth in 2012-2014 averaging 3.5%-4%; Future growth at 2.5% - 3%
Acquisitions	3.5%	3%	\$125 million/yr @ 6.5% cap rate
Dispositions	(4.5%)	(4%)	\$125 million/yr @ 8.5% cap rate
New Developments	2%	5%	Ramp up development program from \$25-\$75 million in 2011, stabilizing at \$150 million by 2015
Net New NOI	1%	4%	
G&A	(1.0%)	(0.5%)	
Financing Costs	(0.5%)	(3%)	Future new development financed with \$50 million free and clear cash flow and remainder 60% equity/40% debt
<b>Annual FFO per Share Growth</b>	<b>5% - 7%</b>	<b>4.5% - 5.5%</b>	



**Reconciliation of FFO and Recurring FFO Guidance to Net Income**  
December 31, 2010 and 2011

All numbers are per share except weighted average shares

<u>Funds From Operations Guidance:</u>	<u>Full Year 2010</u>		<u>Full Year 2011</u>	
Net income attributable to common stockholders	\$ 0.31	\$ 0.36	\$ 0.44	\$ 0.64
Adjustments to reconcile net income to FFO:				
Depreciation expense and amortization	2.04	2.04	1.84	1.84
Loss (gain) on sale of operating properties	(0.10)	(0.10)	—	—
<b>Funds From Operations</b>	<u>\$ 2.25</u>	<u>2.30</u>	<u>\$ 2.28</u>	<u>2.48</u>
Adjustments to reconcile FFO to Recurring FFO:				
All non-recurring items as defined below	0.10	0.10	0.02	(0.03)
<b>Recurring Funds From Operations</b>	<u>\$ 2.35</u>	<u>2.40</u>	<u>\$ 2.30</u>	<u>2.45</u>
Weighted average shares (000's)	83,148		89,823	

Regency considers FFO to be an accurate benchmark to its peer group and a meaningful performance measurement for the company because it excludes various items in net income that do not relate to or are not indicative of the operating performance of the ownership, management and development of real estate. FFO is defined by the National Association of Real Estate Investment Trusts generally as net income attributable to common stockholders (computed in accordance with GAAP), (1) excluding real estate depreciation and amortization and gains and losses from sales of operating properties (excluding gains and losses from the sale of development properties or land), (2) after adjustment for unconsolidated partnerships and joint ventures computed on the same basis as item 1 and (3) excluding items classified by GAAP as extraordinary.

Regency also provides “Recurring FFO” for the purpose of excluding those items considered non-recurring that are included within FFO. Non-recurring income would include transaction profits, net, which is comprised of development and outparcel gains, and non-recurring transaction fees such as promote income, net of dead deal costs and applicable income taxes. Non-recurring expenses would include provisions for impairment, restructuring charges, losses on early debt stock extinguishments, and other significant one-time charges considered non-recurring.