

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, DC 20549

FORM 8-K

CURRENT REPORT

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

November 7, 2024 (November 5, 2024)

Date of Report (Date of earliest event reported)

REGENCY CENTERS CORPORATION

REGENCY CENTERS, L.P.

(Exact name of registrant as specified in its charter)



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

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

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

One Independent Drive, Suite 114  
Jacksonville, Florida 32202

(Address of principal executive offices) (Zip Code)

(904) 598-7000

(Registrant's telephone number, including area code)

Not Applicable

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

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

Title of each class	Trading Symbol	Name of each exchange on which registered
Common Stock, \$0.01 par value	REG	The Nasdaq Stock Market LLC
6.250% Series A Cumulative Redeemable Preferred Stock, par value \$0.01 per share	REGCP	The Nasdaq Stock Market LLC
5.875% Series B Cumulative Redeemable Preferred Stock, par value \$0.01 per share	REGCO	The Nasdaq Stock Market LLC
	<b>Regency Centers, L.P.</b>	
Title of each class	Trading Symbol	Name of each exchange on which registered
None	N/A	N/A

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

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

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

Emerging growth company

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

**Item 8.01 Other Events**

*Declaration of Dividend for Common Stock and Series A and Series B Preferred Stock*

On November 5, 2024, the Board of Directors (the “Board”) of Regency Centers Corporation (the “Company”):

1. Declared a dividend on the Company's common stock of \$0.705 per share, payable on January 3, 2025, to shareholders of record as of December 16, 2024.
2. Declared a dividend on the Company’s 6.250% Series A Cumulative Redeemable Preferred Stock (the “Series A Preferred Stock”), which will be paid at a rate of \$0.390625 per share on January 31, 2025. The dividend will be payable to holders of record of the Company’s Series A Preferred Stock as of the close of business on January 16, 2024; and
3. Declared a dividend on the Company’s 5.875% Series B Cumulative Redeemable Preferred Stock (the “Series B Preferred Stock”), which will be paid at a rate of \$0.367200 per share on January 31, 2025. The dividend will be payable to holders of record of the Company’s Series B Preferred Stock as of the close of business on January 16, 2024.

The information furnished above shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that section and shall not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act.

**Item 9.01 Financial Statements and Exhibits**

*(d) Exhibits*

Exhibit 99.1 [Press release issued by Regency Centers Corporation on November 7, 2024](#)  
104 Cover Page Interactive Data File (the cover page XBRL tags are embedded within the inline XBRL documents)

**SIGNATURES**

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

November 7, 2024

**REGENCY CENTERS CORPORATION**

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

November 7, 2024

**REGENCY CENTERS, L.P.**

**By: Regency Centers Corporation, its general partner**

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



**News Release**  
For immediate release

Christy McElroy  
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ChristyMcElroy@regencycenters.com

**Regency Centers Increases Common Stock Dividend by 5.2%**

**JACKSONVILLE, Fla.** (November 7, 2024) – Regency Centers Corporation (“Regency Centers”, “Regency” or the “Company”) (NASDAQ: REG) announced today that the Company’s Board of Directors (the “Board”) declared quarterly cash dividends on Regency’s common stock, Series A preferred stock, and Series B preferred stock.

- On November 5, 2024, the Board declared a quarterly cash dividend on the Company’s common stock of \$0.705 per share, representing an increase of \$0.035 per share, or 5.2%, from the prior quarterly dividend. The dividend is payable on January 3, 2025, to shareholders of record as of December 16, 2024.
- On November 5, 2024, the Board declared a quarterly cash dividend on the Company’s Series A preferred stock of \$0.390625 per share. The dividend is payable on January 31, 2025, to shareholders of record as of January 16, 2025.
- On November 5, 2024, the Board declared a quarterly cash dividend on the Company’s Series B preferred stock of \$0.367200 per share. The dividend is payable on January 31, 2025, to shareholders of record as of January 16, 2025.

“Following another strong quarter of exceptional operating results, we are pleased to announce a 5.2% increase to our quarterly common stock dividend, marking our 11<sup>th</sup> consecutive year of increases,” said Lisa Palmer, President and Chief Executive Officer.

**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](https://www.RegencyCenters.com)

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