

REGENCY CENTERS, L.P.  
\$325,000,000 5.100% Notes Due 2035

Pricing Term Sheet

Issuer:	Regency Centers, L.P.
Security:	5.100% Notes Due 2035 (the "Notes")
Guarantee:	Regency Centers Corporation, the general partner of Regency Centers, L.P., will guarantee the payment of principal and interest of the Notes.
Expected Ratings (Moody's / S&P)*:	A3 (stable) / BBB+ (positive)
Principal Amount:	\$325,000,000
Coupon (Interest Rate):	5.100% per annum
Interest Payment Dates:	January 15 and July 15, commencing January 15, 2025
Interest Record Dates:	The immediately preceding January 1 and July 1
Maturity:	January 15, 2035
Denominations:	\$2,000 x \$1,000 in excess thereof
Price to Public:	99.813% of principal amount, plus accrued interest, if any, from the date of original issuance
Trade Date:	August 12, 2024
Settlement Date:	T+3; August 15, 2024
Net Proceeds:	\$322,279,750 (after deducting underwriting discount and before expenses associated with the transaction).

Optional Redemption Provision:	In full or in part at any time, prior to October 15, 2034 (“Par Call Date”), make whole call based on U.S. Treasury plus 20 bps to the Par Call Date, and, on or after the Par Call Date, redeemable at 100% of the principal amount plus accrued and unpaid interest to the redemption date.
Benchmark Treasury:	3.875% due August 15, 2034
Spread to Benchmark Treasury:	T+122 bps
Benchmark Treasury Price / Yield:	99-24+ / 3.904%
Re-Offer Yield:	5.124%
CUSIP / ISIN:	75884RBC6 / US75884RBC60
Joint Book-Running Managers:	J.P. Morgan Securities LLC BofA Securities, Inc. PNC Capital Markets LLC Wells Fargo Securities, LLC Mizuho Securities USA LLC Truist Securities, Inc. U.S. Bancorp Investments, Inc.
Senior Co-Managers	BMO Capital Markets Corp. BNY Mellon Capital Markets, LLC RBC Capital Markets, LLC Regions Securities LLC Scotia Capital (USA) Inc. TD Securities (USA) LLC

\* Note: A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time.

The issuer has filed a registration statement (including a prospectus) with the Securities and Exchange Commission, or SEC, for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement, the prospectus supplement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC’s website at [www.sec.gov](http://www.sec.gov). Alternatively, the underwriters participating in the offering will arrange to send you the prospectus supplement and accompanying prospectus if you request it by calling J.P. Morgan Securities LLC collect at (212) 834-4533, by calling BofA Securities, Inc. toll-free at (800) 294-1322, by calling PNC Capital Markets LLC toll-free at (855) 881-0697, or by calling Wells Fargo Securities, LLC toll-free at (800) 645-3751.