

SECURITIES AND EXCHANGE COMMISSION  
UNITED STATES  
Washington, DC 20549

FORM 8-K

CURRENT REPORT

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

Date of Report (Date of earliest event reported) August 12, 2003  
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REGENCY CENTERS CORPORATION  
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(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.)
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121 West Forsyth Street, Suite 200  Jacksonville, Florida (Address of principal executive offices)	32202 ----- (Zip Code)
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Registrant's telephone number including area code: (904) 598-7000  
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Not Applicable  
(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits

(c) Exhibits

Exhibit 99.1 Earnings release issued August 12, 2003, by  
Regency Centers Corporation for the three  
months ended June 30, 2003.

Exhibit 99.2 Supplemental Information.

Item 12. Disclosure of Results of Operations and Financial Condition

On August 12, 2003, Regency issued an earnings release for the three months  
ended June 30, 2003, which is attached as Exhibit 99.1.

On August 12, 2003, Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) the  
supplemental information attached as Exhibit 99.2 relating to the three months  
ended June 30, 2003.

Pursuant to the requirements of the Securities and 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)

August 19, 2003

By: /s/ J. Christian Leavitt

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J. Christian Leavitt, Senior Vice  
President and Chief Accounting  
Officer

REGENCY CENTERS ANNOUNCES SECOND QUARTER RESULTS

Core Fundamentals Healthy, Growth in Net Income and Funds From Operations

Jacksonville, Fla. (August 12, 2003) -- Regency Centers Corporation announced today financial and operating results for the quarter ended June 30, 2003.

Income from continuing operations for the second quarter was \$22.4 million, or \$0.34 per diluted share, compared to \$15.3 million, or \$0.25 per diluted share in 2002. For the six months ended June 30, 2003, income from continuing operations was \$40.5 million, or \$0.65 per diluted share, compared to \$33.2 million and \$0.54 per diluted share in 2002.

Net income for common stockholders for the quarter rose to \$25.6 million or \$0.42 per diluted share, compared to \$22.2 million and \$0.38 per diluted share for the same period last year. For the six months ended June 30, 2003, net income was \$43.6 million, or \$0.72 per diluted share, compared to \$46.7 million, or \$0.80 per diluted share last year.

Regency reports Funds From Operations (FFO) in accordance with the standards established by the National Association of Real Estate Investment Trusts as a supplemental earnings measure. The Company uses FFO as an important indicator of business performance and considers this a meaningful performance measurement in the Real Estate Investment Trust industry. For the quarter ended June 30, 2003, FFO was \$43.3 million, or \$0.70 on a diluted per share basis, compared to \$42.3 million and \$0.69 per diluted share for the same period last year. For the six month period, FFO was \$83.6 million, or \$1.35 per diluted share, up from \$82.2 million, or \$1.34 per diluted share.

Portfolio Results

Same property NOI growth for the second quarter was 3.2% and was 2.4% year to date. Rent growth remained strong at 9% for the quarter and 9.3% year to date. Occupancy of the operating portfolio increased to 95.3% at June 30, 2003 from 94.9% at March 31, 2003. During the quarter Regency completed 275 new and renewal lease transactions totaling over 1.1 million square feet. For the year, Regency has completed

631 transactions, leasing 2.3 million square feet. At June 30, 2003, Regency's investment in real estate before depreciation was approximately \$3.2 billion. At quarter end, the Company owned 262 shopping centers and single tenant properties, including those held in joint ventures, totaling 29.9 million square feet located in top markets across the nation.

"The fundamentals of our core business are extremely healthy and position Regency to increase our FFO per share growth rate and generate attractive returns on equity. The quality of our portfolio has been enhanced by our Premier Customer Initiative, development program, and capital recycling strategy whereby we are selling lower quality and lower growth assets and reinvesting in high quality new developments," said Martin E. Stein, Jr., Chairman and Chief Executive Officer. "Our experience is that excellent real estate, attractive demographics, dominant anchors, leading side-shop retailers and superior operating capabilities and systems produce sustainable net operating income."

Investment and Development Activity

During the second quarter Regency acquired two new properties. Addison Town Center was purchased in May through Columbia Regency Retail Partners, Regency's joint venture with the state of Oregon. Addison is a redevelopment that is located in the Dallas metropolitan area and is anchored by Kroger and Target. With the second acquisition, Regency increased its presence in the Washington, D.C. market through the purchase of Market at Opitz Crossing, a Safeway-anchored center in Woodbridge, VA.

During the quarter Regency sold six completed shopping center developments, five of these were sold into the joint venture with Macquarie-CountryWide. Two new projects were started during the quarter. The additions represent \$19 million in estimated net development costs. As of June 30, 2003, the Company had 32 properties under development for an estimated total net investment at completion of nearly \$441 million. Demand for development space remains strong with over 400,000 square feet leased during the quarter. The development portfolio is 80% leased and committed and 57% funded. "We will continue to deploy capital into developments as a key ingredient of our business model that creates significant value and generates attractive returns on equity," added Mr. Stein.

Capital Markets Activity

On June 19, 2003 Regency and Security Capital announced the successful completion of an underwritten offering to sell all of GE Capital's 57% ownership stake in Regency's shares. In connection with the transaction, Regency purchased 4,606,880 shares from Security Capital at the public offering price of \$32.56 per share. Upon closing of the transaction, the Stockholders Agreement between Security Capital and Regency terminated and Joseph E. Parsons, President, North America Equity Holdings, GE Capital Real Estate resigned from Regency's Board of Directors.

Commenting on the sale of GE's ownership stake, Mr. Stein said, "We are extremely pleased to have worked with GE Capital to resolve the question of Security Capital's ownership in Regency in a manner that we feel was beneficial to all shareholders."

Subsequent to quarter end, Regency entered into a \$96.5 million forward starting swap transaction to partially hedge the ten-year fixed rate financing expected to occur in April 2004. Regency locked an

underlying 10-year treasury rate of 3.9525% and a 10-year swap spread of 0.39%. With the forward carry cost and fees, the swap fixed rate is 4.745%.

#### Dividend

On August 11, 2003, the Board of Directors declared a quarterly cash dividend of \$0.52 per share, payable on September 9, 2003 to shareholders of record on August 26, 2003. The Board also declared a quarterly cash dividend of \$0.46563 on the Series 3 Preferred stock, payable on September 30, 2003 to shareholders of record on August 29, 2003.

#### Conference Call

In conjunction with Regency's second quarter results, you are invited to listen to its conference call that will be broadcast live over the internet on Tuesday, August 12, 2003 at 4:00 pm EST at the Company's web site [www.RegencyCenters.com](http://www.RegencyCenters.com). If you are unable to participate during the live webcast, the call will also be archived on the web site.

The Company has published additional forward-looking statements in its second quarter 2003 supplemental information package that may help investors estimate earnings for 2003. A copy of the Company's second quarter 2003 supplemental information will be available from the Company's web site at [www.RegencyCenters.com](http://www.RegencyCenters.com) or by written request to Diane Ortolano, Investor Relations, Regency Centers Corporation, 121 West Forsyth Street, Suite 200, Jacksonville, Florida, 32202. The supplemental information package contains more detailed financial and property results including financial statements, an outstanding debt summary, acquisition and development activity, investments in joint ventures, information pertaining to securities issued other than common stock, property details, a significant tenant report and a lease expiration table in addition to earnings and valuation guidance assumptions. The information provided in the supplemental package is unaudited and there can be no assurance that the information will not vary from the final information for the quarter ended June 30, 2003. Regency may, but assumes no obligation to, update information in the supplemental package from time to time.

#### Funds From Operations Reconciliation to Net Income--Actual Results

For the Periods Ended June 30, 2003 and 2002  
(\$000s)

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
Funds From Operations:				
Net income for common stockholders	25,632	22,232	43,556	46,750
Add (Less):				
Depreciation expense - real property	17,710	16,613	35,260	32,602
Amortization of leasing commissions	1,648	1,284	3,340	2,493
(Gain) loss on sale of operating properties	(4,336)	(1,581)	(3,533)	(4,740)
Provision for loss on operating properties	1,969	2,364	1,969	2,364
Convertible preferred stock dividends	0	759	0	1,517
Preferred unit issuance costs	0	0	1,922	0
Minority interest of exchangeable partnership units	655	582	1,092	1,233
Funds from Operations	43,278	42,253	83,606	82,220

Regency reports Funds From Operations (FFO) as a supplemental earnings measure. The Company uses FFO as an important indicator of business performance and 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 earnings (computed in accordance with GAAP), (1) excluding real estate depreciation and amortization, gains and losses from sales of properties (except those gains and losses sold by Regency's taxable REIT subsidiary), after adjustment for unconsolidated partnerships and joint ventures and (2) excluding items classified by GAAP as extraordinary or unusual, along with significant non-recurring events. Regency also adjusts for the payment of convertible preferred stock dividends.

Regency Centers Corporation (NYSE: REG)

Regency is the leading national owner, operator, and developer focused on grocery-anchored, neighborhood retail centers. Regency's total assets before depreciation exceed \$3.2 billion. As of June 30, 2003, the Company owned 262 retail properties, including those held in joint ventures, totaling 29.9 million square feet located in high growth markets throughout the United States. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

###

In addition to historical information, the information in this press release contains forward-looking statements under the federal securities law. These statements are based on current expectations, estimates and projections about the industry and markets in which Regency operates, management's beliefs and assumptions. Forward-looking statements are not guarantees of future performance and involve certain known and unknown risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such statements. Such risks and uncertainties include, but are not limited to, changes in national and local economic conditions, financial difficulties of tenants, competitive market conditions including pricing of acquisitions and sales of properties and out parcels, changes in expected leasing activity and market rents, timing of acquisitions, development starts and sales of properties and out parcels, weather, obtaining governmental approvals and meeting development schedules.

During the quarter, Regency's corporate representatives may reiterate these forward-looking statements during private meetings with investors, investment analysts, the media and others. At the same time, Regency will keep this information publicly available on its web site [www.regencycenters.com](http://www.regencycenters.com). The public can continue to rely on this information as still being Regency's current expectations, unless Regency publishes a notice stating otherwise.

## Regency Centers

June 30, 2003  
Supplemental Information

INVESTOR RELATIONS  
Diane Ortolano  
121 W. Forsyth St., Suite 200  
Jacksonville, FL 32202  
904.598.7727

### ABOUT REGENCY

Regency Centers Corporation is the leading national owner, operator, and developer focused on grocery-anchored, neighborhood and community retail centers. Regency's total assets before depreciation exceed \$3.2 billion.

As of June 30, 2003, the Company owned 262 retail properties, including those held in joint venture partnerships, totaling 29.9 million square feet and located in high growth markets throughout the United States. Founded in 1963 and operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

The quality of Regency's portfolio, anchored by preeminent supermarket chains such as Kroger, Publix, Safeway and Albertson's, draws nearly 15,000 shopper visits per week. In addition, 77% of the portfolio is leased to national and regional retailers. This quality combination of tenants has enabled occupancy rates to remain above 93% for the past seven years.

Regency's operating and development expertise continues to create value from the operating portfolio and from new development opportunities. In 2002 Regency successfully leased 84% of space in \$505 million of developments in process. At the end of the second quarter of 2003, Regency had 32 properties under development for an estimated total investment at completion of \$441 million.

Regency engages in a self-funding capital structure for its development program by selling non-strategic operating assets and developments and selling an interest in operating centers and completed developments to joint venture partners then using these proceeds to fund our new investments and developments. This program has afforded the Company an investment grade-rated balance sheet.

Regency's portfolio of market-dominant anchors and above average demographic locations attract nearly 15,000 customer visits per week into each of our shopping centers. We also have a proprietary database that helps build and nourish relationships with premier side shop retailers to ensure a quality tenant mix.

Regency has centers located in the top markets in the country and has 19 offices nationwide. The Company is listed on the New York Stock Exchange and is traded under the symbol REG. There is also a preferred class of shares that trade under REG PrC.

Please visit our web site at [www.RegencyCenters.com](http://www.RegencyCenters.com) for more information.

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## QUARTER HIGHLIGHTS

### Operating Results

For the second quarter of 2003, same property NOI growth was 3.2%. Operating properties were 95.3% leased, with a renewal percentage of 73%. As of June 30, 2003, 1.1 million square feet of GLA was renewed or newly leased through 358 leasing transactions. Rent growth remained strong at 9% for the quarter.

### Financial Results

Net income for the quarter was \$25.6 million, or \$0.42 per diluted share. Funds From Operations were \$43.2 million, or \$0.70 per diluted share.

### Development Activity

Regency began development of two new centers in the second quarter: Phase II of Vista Village in Vista, California and Phenix Crossing in Phenix City, Alabama. For more information, please see page 13.

### Acquisition Activity

During the quarter, Regency purchased Market at Opitz Crossing, a Safeway-anchored center in the Washington D.C. market. Columbia Regency Retail Partners acquired Addison Town Center in the Dallas metropolitan area which is anchored by Kroger and Target. For more information, please see pages 10 & 11.

### Disposition Activity

Regency sold six development properties in the second quarter: Carefree Marketplace in Phoenix, AZ, Hillsboro Market Center in Portland, OR, Killian Hill in Atlanta, GA, Lynn Haven Shopping Center in Panama City, FL, Rosewood Shopping Center in Columbia, SC and Southgate Village in Birmingham, AL. The last five were sold into the Macquarie-CountryWide joint venture. For more information on the dispositions, please see page 12.

SUMMARY FINANCIAL INFORMATION  
June 30, 2003

Financial Results

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
Net Income for common stockholders	\$25,632,015	\$22,231,589	\$43,556,467	\$46,749,624
-----				
Basic EPS	\$0.43	\$0.38	\$0.72	\$0.81
Diluted EPS	\$0.42	\$0.38	\$0.72	\$0.80
Diluted EPS per share growth rate	10.5%		-10.0%	
Funds from Operations (FFO)	\$43,277,759	\$42,253,254	\$83,606,066	\$82,219,868
-----				
FFO per share - Basic	\$0.71	\$0.70	\$1.37	\$1.37
FFO per share - Diluted	\$0.70	\$0.69	\$1.35	\$1.34
Diluted FFO per share growth rate	1.4%		0.7%	
Dividends paid per share and unit	\$0.520	\$0.510	\$1.040	\$1.020
-----				
Payout ratio of Diluted FFO per share	74.3%	73.9%	77.0%	76.1%
Interest Coverage Ratios				
Interest only	3.0	3.2	3.0	3.1
Capitalized interest	\$3,407,561	\$4,072,764	\$6,192,236	\$7,870,311
Fixed Charge (debt svc + preferred dividends)	2.2	2.1	2.1	2.0

Capital Information

	Current	YTD Change	12/31/02	12/31/01
	=====	=====	=====	=====
Closing common stock price per share	\$34.98	\$2.58	\$32.40	\$27.75
High	\$35.72		\$32.40	\$27.75
Low	\$32.41		\$25.22	\$20.75
=====				
TD Shareholder Return	11.2%			
Common shares and Equivalents Outstanding	57,350,130	(4,161,764)	61,511,894	60,644,594
Market equity value of Common and Convertible shares	\$2,006,108	\$13,122	\$1,992,985	\$1,682,887
Non-Convertible Preferred Units and shares	\$384,000	\$0	\$384,000	\$384,000
Outstanding debt (000's)	\$1,485,823	\$152,299	\$1,333,524	\$1,396,721
-----				
Total market capitalization (000's)	\$3,875,930	\$165,421	\$3,710,509	\$3,463,608
Debt to Total Market Capitalization	38.3%		35.9%	40.3%
=====				
Total real estate investments at cost (000's)	\$3,174,661	\$78,678	\$3,095,983	\$3,156,831
Debt to Total Assets, at Cost before Depreciation	44.8%		40.2%	42.2%
=====				
Outstanding Classes of Stock and Partnership Units:				
Common Shares Outstanding	55,918,293	-	59,557,036	57,601,451
Exchangeable O.P Units held by minority interests	1,431,837	-	1,504,458	1,555,636
Series 2 Cumulative Convertible Preferred Stock	0		450,400	1,487,507
-----				
Total Common Shares & Equivalents	57,350,130	-	61,511,894	60,644,594
=====				

(a) includes all capitalized costs on all operating properties not undergoing development or significant revenue enhancing redevelopment.

CONSOLIDATED BALANCE SHEET  
For the Periods Ended June 30, 2003 and December 31, 2002 and 2001

Assets	2003	2002	2001
- - - - -	- - - -	- - - -	- - - -
Real Estate Investments:			
Operating properties	\$ 2,743,980,779	2,688,756,594	2,515,042,827
Properties in development	288,396,034	276,085,435	408,437,476
	-----	-----	-----
	3,032,376,813	2,964,842,029	2,923,480,303
Operating properties held for sale	10,685,396	5,658,905	158,121,462
Less: accumulated depreciation	273,193,132	244,595,928	202,325,324
	-----	-----	-----
	2,769,869,077	2,725,905,006	2,879,276,441
Investments in real estate partnerships	131,599,044	125,482,151	75,229,636
	-----	-----	-----
Net real estate investments	2,901,468,121	2,851,387,157	2,954,506,077
Cash and cash equivalents	45,926,882	56,447,329	27,853,264
Notes receivable	11,400,667	56,630,876	32,504,941
Tenant receivables, net of allowances for uncollectible accounts	32,449,975	47,983,160	47,723,145
Deferred costs, less accumulated amortization	36,439,470	37,367,196	34,399,242
Other assets	17,004,287	19,112,148	12,327,567
	-----	-----	-----
	\$ 3,044,689,402	3,068,927,866	3,109,314,236
	=====	=====	=====
Liabilities and Stockholders' Equity			
Notes payable	\$ 1,257,822,840	1,253,524,045	1,022,720,748
Unsecured line of credit	228,000,000	80,000,000	374,000,000
	-----	-----	-----
Total Notes Payable	1,485,822,840	1,333,524,045	1,396,720,748
	-----	-----	-----
Tenant security and escrow deposits	9,393,165	8,847,603	8,656,456
Accounts payable and other liabilities	74,589,988	83,977,263	73,434,322
	-----	-----	-----
Total liabilities	1,569,805,993	1,426,348,911	1,478,811,526
	-----	-----	-----
Preferred units	302,325,891	375,403,652	375,403,652
Exchangeable operating partnership units	26,985,381	30,629,974	32,108,191
Limited partners' interest in consolidated partnerships	16,697,663	14,825,256	3,940,011
	-----	-----	-----
Total minority interests	346,008,935	420,858,882	411,451,854
	-----	-----	-----
Stockholders' Equity			
Preferred stock	75,000,000	10,505,591	34,696,112
Common stock, \$.01 par	645,040	634,804	609,955
Additional paid in capital, net of Treasury stock	1,152,038,247	1,290,109,653	1,260,233,020
Distributions in excess of net income	(98,808,813)	(79,529,975)	(68,226,276)
Stock loans	0	0	(8,261,955)
	-----	-----	-----
Total Stockholders' Equity	1,128,874,474	1,221,720,073	1,219,050,856
	-----	-----	-----
	\$ 3,044,689,402	3,068,927,866	3,109,314,236
	=====	=====	=====
Other Summary Information			
	2003	2002	
	- - - -	- - - -	
Debt to Real Estate Assets, at cost before depreciation	46.8%	43.1%	
Unsecured Assets to Total Real Estate Assets	79.9%	81.9%	
Unsecured NOI to Total NOI	80.7%	85.0%	

CONSOLIDATED STATEMENTS OF OPERATIONS  
(Asset sales not separated as discontinued operations as  
required by GAAP - See Form 10Q and Form 10K)  
For the Periods Ended June 30, 2003 and 2002

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
Real Estate Revenues:				
Minimum rent	\$70,793,345	\$72,225,531	140,958,686	144,163,960
Percentage rent	453,019	340,436	762,914	994,017
Recoveries from tenants	18,249,429	18,983,000	37,366,733	37,826,462
Other tenant income	1,181,134	1,445,710	3,048,155	3,377,580
	-----	-----	-----	-----
	90,676,927	92,994,677	182,136,488	186,362,019
Real Estate Operating Expenses:				
Operating and maintenance	13,580,364	13,512,704	27,043,480	25,977,772
Real estate taxes	9,952,188	10,292,201	20,179,218	21,122,286
	-----	-----	-----	-----
	23,532,552	23,804,905	47,222,698	47,100,058
	-----	-----	-----	-----
Net Operating Income	67,144,375	69,189,772	134,913,790	139,261,961
	-----	-----	-----	-----
Service Operations Revenue:				
Development profits	6,402,755	748,297	6,029,457	1,496,910
Fees and commissions	1,884,096	1,037,371	3,444,944	1,784,434
Gains on sales of outparcels	779,044	1,572,693	3,262,358	1,740,283
Provision for income tax (expense)	0	0	0	0
	-----	-----	-----	-----
	9,065,895	3,358,361	12,736,759	5,021,627
	-----	-----	-----	-----
Other Operating Expense (Income):				
General and administrative excluding franchise taxes	6,066,842	5,516,095	10,143,888	9,509,520
Franchise taxes	99,033	(294,536)	156,886	(298,366)
Depreciation and amortization	18,899,455	18,023,931	37,762,851	35,413,474
Net interest expense	21,002,583	18,271,988	41,770,702	38,446,948
Loss (gain) on sale of operating properties	(4,335,872)	(1,581,207)	(3,533,268)	(4,739,645)
Provision for loss on operating properties	1,968,520	2,364,480	1,968,520	2,364,480
	-----	-----	-----	-----
	43,700,561	42,300,751	88,269,579	80,696,411
	-----	-----	-----	-----
Minority interests (income)				
Equity in income of unconsolidated partnerships	(1,984,089)	(1,819,700)	(4,320,068)	(2,885,211)
Preferred unit distributions	6,706,251	8,368,752	17,488,630	16,737,504
Exchangeable operating partnership units	655,237	582,240	1,091,938	1,233,019
Limited partners' interest in consolidated partnerships	140,415	125,873	204,123	234,985
	-----	-----	-----	-----
Net income	26,991,895	22,990,217	44,916,347	48,266,880
Preferred stock dividends	1,359,880	758,628	1,359,880	1,517,256
	-----	-----	-----	-----
Net income for common stockholders	\$25,632,015	\$22,231,589	\$43,556,467	\$46,749,624
	=====	=====	=====	=====

RECONCILIATION OF FFO TO NET INCOME  
For the Periods Ended June 30, 2003 and 2002

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
<b>Funds From Operations:</b>				
Net income for common stockholders	\$25,632,015	\$22,231,589	\$43,556,467	\$46,749,624
Add (Less):				
Depreciation expense - real property	\$17,709,724	\$16,613,138	35,260,225	32,601,747
Amortization of leasing commissions	\$1,648,135	\$1,284,386	3,339,945	2,493,387
(Gain) loss on sale of operating properties	(\$4,335,872)	(\$1,581,207)	(3,533,268)	(4,739,645)
Provision for loss on sale of operating properties	\$1,968,520	\$2,364,480	1,968,520	2,364,480
Convertible preferred stock dividends	\$0	\$758,628	0	1,517,256
Preferred unit issuance costs	\$0	\$0	1,922,239	0
Minority interest of exchangeable partnership units	\$655,237	\$582,240	1,091,938	1,233,019
	-----	-----	-----	-----
Funds from Operations*	\$43,277,759	\$42,253,254	\$83,606,066	\$82,219,868
	=====	=====	=====	=====
<b>Capital Expenditures:</b>				
Leasing commissions - Non-revenue enhancing	\$1,960,321	\$531,353	\$3,346,962	\$3,049,241
Tenant improvements - Non-revenue enhancing	\$1,770,322	\$1,670,369	\$3,330,481	\$3,981,877
Building improvements - Non-revenue enhancing	\$1,658,583	\$957,470	\$2,671,882	\$1,749,936
Total Capital Expenditures:				
Leasing commissions	\$3,167,093	\$2,830,680	\$5,404,589	\$5,743,087
Tenant improvements	\$1,957,366	\$3,256,572	\$3,671,868	\$6,120,206
Building improvements	\$1,704,125	\$1,142,833	\$2,829,717	\$1,935,299
<b>Additional Disclosure:</b>				
Straight-lining of rents adjustment	\$938,672	\$1,230,995	\$2,042,523	\$2,635,272

\*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 earnings (computed in accordance with GAAP), (1) excluding real estate depreciation and amortization, gains and losses from sales of properties (except those gains and losses sold by Regency's taxable REIT subsidiary), after adjustment for unconsolidated partnerships and joint ventures and (2) excluding items classified by GAAP as extraordinary or unusual, along with significant non-recurring events. Regency also adjusts for the payment of convertible preferred stock dividends.

CONSOLIDATED STATEMENTS OF OPERATIONS (GAAP BASIS)  
For the Periods Ended June 30, 2003 and 2002

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
<b>Revenues:</b>				
Minimum rent	\$70,253,844	\$65,965,120	\$139,434,434	\$130,086,563
Percentage rent	460,837	338,004	767,638	931,035
Recoveries from tenants	19,458,337	18,609,279	40,173,705	37,311,177
Service operations revenue (third party income)	9,311,296	2,420,368	13,248,411	4,134,738
Equity in income of investments in real estate partnerships	1,984,089	1,819,700	4,320,068	2,885,210
<b>Total revenues</b>	<b>101,468,403</b>	<b>89,152,471</b>	<b>197,944,256</b>	<b>175,348,723</b>
<b>Expenses:</b>				
Depreciation and amortization	18,670,025	16,618,214	37,202,820	32,543,397
Operating and maintenance	13,435,961	12,274,526	26,596,379	23,347,831
General and administrative	6,165,875	5,221,559	10,300,774	9,211,154
Real estate taxes	9,849,357	9,406,449	20,005,375	19,016,729
Net interest expense	20,902,459	21,166,320	41,570,463	41,029,660
(Gain) loss on sale of operating properties	0	0	0	(1,494,225)
Provision for loss on real estate	1,968,520	2,364,480	1,968,520	2,364,480
Other operating expenses (income)	677,699	(2,033,275)	1,104,438	(1,673,932)
<b>Total expenses</b>	<b>71,669,896</b>	<b>65,018,273</b>	<b>138,748,769</b>	<b>124,345,094</b>
<b>Income before minority interests</b>	<b>29,798,507</b>	<b>24,134,198</b>	<b>59,195,487</b>	<b>51,003,629</b>
Minority interest preferred unit distributions	(6,706,251)	(8,368,752)	(17,488,630)	(16,737,504)
Minority interest of exchangeable partnership units	(542,962)	(386,298)	(984,255)	(847,846)
Minority interest of limited partners	(140,415)	(125,873)	(204,123)	(234,985)
<b>Income from continuing operations</b>	<b>22,408,879</b>	<b>15,253,275</b>	<b>40,518,479</b>	<b>33,183,294</b>
<b>Discontinued Operations:</b>				
Income from discontinued operations	(71,136)	4,938,368	370,428	10,362,248
Gain from sale of operating or development properties	4,654,152	2,798,574	4,027,440	4,721,338
<b>Income from discontinued operations</b>	<b>4,583,016</b>	<b>7,736,942</b>	<b>4,397,868</b>	<b>15,083,586</b>
<b>Net Income</b>	<b>26,991,895</b>	<b>22,990,217</b>	<b>44,916,347</b>	<b>48,266,880</b>
Preferred stock dividends	(1,359,880)	(758,628)	(1,359,880)	(1,517,256)
<b>Net income for common stockholders</b>	<b>\$25,632,015</b>	<b>\$22,231,589</b>	<b>\$43,556,467</b>	<b>\$46,749,624</b>

CALCULATION OF EARNINGS AND FFO PER SHARE  
For the Periods Ended June 30, 2003 and 2002

	Three Months Ended		Year to Date		
	2003 Actual	2002 Actual	2003 Actual	2002 Actual	
Earnings Per Share					
Net Income for Basic EPS	\$25,632,015	\$22,231,589	\$43,556,467	\$46,749,624	
Increases to Diluted EPS as a result of Dilutive CSE's Convertible Preferred stock dividends	\$0	\$0	\$0	\$0	
Minority interests of exchangeable partnership units	655,237	582,240	1,091,938	1,233,019	
Net Income for Diluted EPS	\$26,287,252	\$22,813,829	\$44,648,405	\$47,982,643	
Net Income from discontinued operations for Basic EPS	4,583,016	7,736,942	4,397,868	15,083,586	
Minority Interests of exchangeable O.P. units	112,275	195,942	107,683	385,173	
Net Income from discontinued operations for Diluted EPS	\$4,695,291	\$7,932,884	\$4,505,551	\$15,468,759	
Earnings Per Share:					
Basic	NI for CS before Disc. Ops.	\$0.35	\$0.25	\$0.65	\$0.55
Diluted	NI for CS before Disc. Ops.	\$0.34	\$0.25	\$0.65	\$0.54
Basic	Discontinued Operations	\$0.08	\$0.13	\$0.07	\$0.26
Diluted	Discontinued Operations	\$0.08	\$0.13	\$0.07	\$0.26
Basic	NI for common stockholders	\$0.43	\$0.38	\$0.72	\$0.81
Diluted	NI for common stockholders	\$0.42	\$0.38	\$0.72	\$0.80
Funds From Operations Per Share					
Funds from Operations for Basic FFO per share	\$42,622,522	\$40,912,386	\$82,514,128	\$79,469,593	
Increases to Diluted FFO as a result of Dilutive CSE's Convertible Preferred stock dividends	0	758,628	0	1,517,256	
Minority interests of exchangeable partnership units	655,237	582,240	1,091,938	1,233,019	
Funds from Operations for Diluted FFO per share	\$43,277,759	\$42,253,254	\$83,606,066	\$82,219,868	
FFO Per Share:					
Basic		\$0.71	\$0.70	\$1.37	\$1.37
Diluted		\$0.70	\$0.69	\$1.35	\$1.34
Weighted Average Shares Outstanding					
Weighted Average Shares for Basic Net Income and FFO Per Share	60,162,166	58,120,377	60,167,336	57,952,550	
Dilutive Common Stock Equivalents for EPS:					
O.P. Unit equivalents after conversion to common	1,462,560	1,519,347	1,480,087	1,529,304	
Compensation based stock options (Treasury Method)	386,424	458,986	411,721	425,636	
Weighted Average Shares for Diluted EPS	62,011,150	60,098,710	62,059,144	59,907,490	
Dilutive Common Stock Equivalents for FFO:					
Series 2 Cumulative Convertible Preferred Stock	0	1,487,507	0	1,487,507	
Weighted Average Shares for Diluted Funds from Operations Per Share	62,011,150	61,586,217	62,059,144	61,394,997	

SUMMARY OF OUTSTANDING DEBT

Total Debt Outstanding		06/30/03	12/31/02
-----		-----	-----
Mortgage Loans Payable:			
Fixed rate secured loans	\$	234,373,411	229,551,448
Variable rate secured loans		24,388,886	24,998,148
Unsecured debt offering fixed rate		999,060,543	998,974,449
Unsecured line of credit variable rate		228,000,000	80,000,000
		-----	-----
Total	\$	1,485,822,840	1,333,524,045
		=====	=====

Schedule of Maturities by Year:	Scheduled Amortization	Unsecured Line of Credit	Term Maturities	Total
-----	-----	-----	-----	-----
2003	\$ 2,862,098	-	20,802,197	23,664,295
2004	5,252,991	228,000,000	222,557,906	455,810,897
2005	4,060,095	-	147,630,090	151,690,185
2006	3,376,455	-	24,043,349	27,419,804
2007	2,786,970	-	25,647,371	28,434,341
2008	2,500,843	-	24,269,989	26,770,832
2009	2,448,304	-	53,078,211	55,526,515
2010	2,231,094	-	177,101,413	179,332,507
2011	2,172,794	-	250,977,157	253,149,951
2012	2,228,583	-	255,387,603	257,616,186
>10 years	8,125,712	-	12,042,351	20,168,063
Net unamortized debt premiums	-	-	6,239,264	6,239,264
	-----	-----	-----	-----
	\$ 38,045,939	228,000,000	1,219,776,901	1,485,822,840
	=====	=====	=====	=====

Percentage of Total Debt:	06/30/03	12/31/02
-----	-----	-----
Fixed	83.01%	92.13%
Variable	16.99%	7.87%
Current Average Interest Rate:		
Fixed	7.50%	7.51%
Variable	2.06%	2.60%
Effective Interest Rate	6.58%	6.93%



SUMMARY OF OUTSTANDING DEBT  
Consolidated debt by maturity date

Lender	Secured Property	Rate	Maturity	06/30/03	12/31/02
Fixed Rate Loans:					
Nationwide Life Insurance Company	Glenwood Village	8.625%	06/01/03	\$ -	1,803,015
G.E. Capital	Pike Creek	9.040%	11/21/03	11,352,762	11,497,054
Debt Offering	Unsecured	7.400%	04/01/04	199,975,300	199,959,700
Community Dev. Comm. City of Vista	Vista Village	7.100%	07/01/04	2,000,000	-
Principal Mutual Life Insurance Co.	Cochran's Crossing	8.410%	12/01/04	5,769,222	5,816,004
Ellen Kelly Woolaver	Hillsboro Pike	7.100%	01/15/05	403,200	604,800
Nationwide Life Insurance Co.	Friar's Mission	9.500%	06/10/05	15,331,324	15,510,135
IDS Certificate Co.	St. Ann Square	9.500%	07/01/05	4,415,866	4,488,979
Debt Offering	Unsecured	7.125%	07/15/05	99,930,859	99,913,573
Teachers Ins & Annuity of America	Westchester Plaza	8.010%	09/05/05	5,278,293	5,348,002
Teachers Ins & Annuity of America	East Pointe Crossing	8.010%	09/05/05	4,507,509	4,566,501
Allstate Insurance Company of America	Memorial Bend	7.920%	10/01/05	7,055,487	7,221,233
DLJ Commercial Mortgage	Northlake Village	8.780%	11/01/05	6,585,050	6,648,152
Woodmen of the World Life Ins. Society	Market at Round Rock	8.625%	09/01/05	6,781,263	6,865,056
Allstate Life Insurance Company	Highlands Square	8.450%	02/01/06	3,382,226	3,455,408
Principal Mutual Life Insurance Co.	Briarcliff Village	7.040%	02/01/06	12,421,456	12,531,048
Teachers Ins & Annuity of America	Statler Square	8.110%	05/01/06	5,057,711	5,111,624
Teachers Ins & Annuity of America	Northgate Plaza/Maxtown	7.050%	08/01/06	4,923,712	4,989,474
Teachers Ins & Annuity of America	Kernersville Plaza	8.730%	04/01/07	4,840,313	4,890,002
Teachers Ins & Annuity of America	Maynard Crossing	8.735%	04/01/07	10,863,233	10,974,680
Principal Mutual Life Ins.	Lakeshore	7.240%	12/10/07	3,414,975	3,455,153
Principal Mutual Life Ins.	Shoppes at Mason	7.240%	12/10/07	3,594,710	3,637,003
Principal Mutual Life Ins.	Lake Pine Plaza	7.240%	12/10/07	5,481,933	5,546,430
Northwestern Mutual Life Insurance Co.	Sterling Ridge	6.640%	07/01/08	10,773,982	10,839,265
Allstate Insurance Company of America	Alden Bridge	6.750%	08/01/08	10,352,626	10,429,774
Laureate Capital LLC	Southgate Village	6.820%	10/01/08	-	5,309,307
Nationwide Life Insurance Co.	West Hills Plaza	7.990%	12/10/08	5,002,592	5,031,871
Debt Offering	Unsecured	7.750%	04/01/09	50,000,000	50,000,000
Allstate Insurance Company of America	Ashford Place	8.950%	08/01/09	4,115,649	4,186,394
Northwestern Mutual Life Insurance Co.	Panther Creek	7.830%	04/01/10	10,456,364	10,489,641
Debt Offering	Unsecured	8.450%	08/29/10	149,805,442	149,791,864
Principal Mutual Life Insurance Co.	Cumming 400	7.970%	12/15/10	6,053,737	6,101,134
Debt Offering	Unsecured	8.000%	12/15/10	10,000,000	10,000,000
Principal Mutual Life Insurance Co.	Powers Ferry Village	7.970%	12/15/10	2,751,698	2,773,243
Debt Offering	Unsecured	7.950%	01/22/11	219,773,936	219,759,308
Wachovia Bank	Market at Opitz Crossing	7.300%	03/01/11	12,544,586	-
Debt Offering	Unsecured	7.250%	12/12/11	19,893,756	19,887,504
Debt Offering	Unsecured	6.750%	01/15/12	249,681,250	249,662,500
Prudential Mortgage Capital Co.	Tall Oaks Village Center	7.600%	05/01/12	6,342,970	6,373,672
Allstate Life Insurance Company	North Hills Town Center	7.370%	01/01/14	7,561,156	7,740,499
United of Omaha Life Insurance Co.	Fleming Island	7.400%	03/05/15	2,918,085	2,995,516
Municipal Tax Bonds Payable	Friar's Mission	7.600%	09/02/15	1,202,154	1,202,154
Aid Association of Lutherans	Woodman Van-Nuys	8.800%	09/15/15	5,184,252	5,299,635
Jefferson Pilot	Peartree Village	8.400%	06/01/17	11,914,834	12,027,522
Aid Association of Lutherans	Murrayhill Marketplace	8.050%	05/01/19	7,499,217	7,613,250
Net unamortized premiums on assumed debt of acquired properties				6,239,264	6,178,818
Total Fixed Rate Debt				1,233,433,954	1,228,525,897
Variable Rate Loans:					
First Star Bank	Hampstead Village	LIBOR + 1.35%	10/31/04	8,501,109	9,088,701
Suntrust	Delk Spectrum	LIBOR + 1.30%	12/01/03	9,449,435	9,563,345
AmSouth	Trace Crossing	LIBOR + 1.50%	11/05/04	6,438,342	6,346,102
Wells Fargo Bank	\$600 Million Line of Credit	LIBOR + 0.85%	04/30/04	228,000,000	80,000,000
Total Variable Rate Debt				252,388,886	104,998,148
Total				\$1,485,822,840	1,333,524,045

2003 SHOPPING CENTER ACQUISITIONS  
 Regency's 100% Owned Only

Date ----	Property -----	City/State -----	GLA ---	Regency Cost ----- (in thousands)	Yield -----	Anchor Tenant -----
Feb-03	Frankfort Crossing	Frankfort, IL	107,734	\$15,494,300	8.69%	Jewel Osco
Jun-03	Market at Opitz Crossing	Woodbridge, VA	158,254	\$19,700,000	8.93%	Safeway
Total Acquisitions				----- \$35,194,300	8.82%	
				=====		

JOINT VENTURE 2003 SHOPPING CENTER ACQUISITIONS

Date	Property Name	Joint Venture	City/State	GLA	Cost	Yield	Anchor Tenant
(in thousands)							
May-03	Addison Town Center	OPERF	Addison, TX	183,432	\$20,000,000	9.21%	Kroger, Target
Jun-03	Hillsboro Market Center	MCW	Portland, OR	150,356	\$19,118,384	8.40%	Albertson's
Jun-03	Killian Hill	MCW	Atlanta, GA	113,216	\$13,506,606	8.40%	Publix
Jun-03	Lynn Haven Shopping Center	MCW	Panama City, FL	63,871	\$7,912,630	8.40%	Publix
Jun-03	Rosewood Shopping Center	MCW	Columbia, SC	36,887	\$5,997,867	8.40%	Publix
Jun-03	Southgate Village	MCW	Birmingham, AL	75,092	\$8,791,847	8.40%	Publix
Total JV Acquisitions				622,854	\$75,327,334	8.62%	

2003 SHOPPING CENTER SALES  
Non-Development

Date ----	Property Name -----	City/State -----	GLA ---	Proceeds ----- (in thousands)	Regency Sales Yield -----	Anchor Tenant -----
Jan-03	Tequesta Shoppes	West Palm Beach, FL	109,937	\$7,500,000	7.43%	Publix
Feb-03	Oakley Plaza *	Asheville, NC	118,728	\$9,400,000	9.62%	Bi-Lo
Mar-03	Redlands Marketplace	Grand Junction, CO	14,659	\$1,665,000	10.00%	Albertsons
May-03	Sandy Plains Village	Atlanta, GA	175,035	\$18,000,000	8.90%	Kroger
Total Dispositions			----- 418,359 =====	----- \$36,565,000 =====	----- 8.83%	

\* sold from the MCW joint venture in which Regency has a 25% minority interest

2003 DEVELOPMENT SALES

Date	Property Name	City/State	GLA	Regency Proceeds	Yield	Anchor Tenant
----	-----	-----	---	-----	-----	-----
				(in thousands)		
March 20, 2003	Sedgefield Village	Greensboro, NC	56,630	\$4,520,000	7.48%	Food Lion
May 1, 2003	Carefree Marketplace	Phoenix, AZ	24,697	\$7,425,000	9.01%	Fry's
June 26, 2003	Hillsboro Market Center*	Portland, OR	150,356	\$14,338,788	8.40%	Albertson's
June 26, 2003	Killian Hill*	Atlanta, GA	113,216	\$10,129,955	8.40%	Publix
June 26, 2003	Lynn Haven Shopping Center*	Panama City, FL	63,871	\$5,934,473	8.40%	Publix
June 26, 2003	Rosewood Shopping Center*	Columbia, SC	36,887	\$4,498,400	8.40%	Publix
June 26, 2003	Southgate Village*	Birmingham, AL	75,092	\$6,593,885	8.40%	Publix
Total Development Sales			520,749	\$53,440,501	8.40%	

\* 75% interest sold to Macquarie-Countrywide joint venture

IN-PROCESS DEVELOPMENTS  
June 30, 2003

Project Name	City	State	Anchor/Tenant	Anchor Opens
Phenix Crossing	Phenix City	AL	Publix	07/01/04
Trace Crossing	Hoover	AL	Publix	10/09/02
Valleydale Village Shopping Center	Hoover	AL	Publix	06/25/03
230th & Hawthorne (Strouds)	Torrance	CA	Sav-On or CVS	01/01/04
Gelson's Westlake	Thousand Oaks	CA	Gelson's	06/28/02
Gilroy	Gilroy	CA	Kohl's, Target	05/01/04
Hermosa-PCH & 2nd	Hermosa	CA	Sav-On	05/01/04
McBean & Valencia	Valencia	CA	Kohl's	03/07/03
Rosecrans & Inglewood	Hawthorne	CA	CVS	11/01/03
Slatten Ranch	Antioch	CA	BBB, Barnes & Nobles, Sport Chalet, Cost Plus	04/01/04
Vista Village Phase I	Vista	CA	Krikorian Theatres	01/01/04
Vista Village Phase I I	Vista	CA	Staples	01/01/04
Westridge Center Phase I & II	Valencia	CA	Albertsons / Beverages & More	09/01/03
Centerplace of Greeley	Greeley	CO	Safeway	11/01/03
Hilltop Center	Thornton	CO	King Soopers	10/01/03
New Windsor	Windsor	CO	King Soopers	11/01/03
East Towne Center	Clermont	FL	Publix	10/15/03
Vineyard Shopping Center	Tallahassee	FL	Publix	11/14/02
Echelon Village Plaza	Voorhees	NJ	Genuardi's	08/22/01
McMinnville Market Center	McMinnville	OR	Albertson's	07/01/04
Murray Landing	Irmo	SC	Publix	09/24/03
Pelham Commons	Greenville	SC	Publix	06/26/03
Atascocita Center	Atascocita	TX	Kroger	11/01/03
Indian Springs	The Woodlands	TX	HEB	05/01/04
Kleinwood Center	Spring	TX	HEB	10/01/03
Legacy Center	Frisco	TX	Albertson's	06/01/03
Main Street Center	Frisco	TX	Albertson's	10/01/03
Rockwall	Rockwall	TX	Tom Thumb	07/01/04
Somerset	Gainesville	VA	Shoppers Food Warehouse	11/01/03
Padden Parkway (Phase I only)	Vancouver	WA	Albertson's	05/01/03
-----				
Total Consolidated				
-----				
Regency Village (Tinwood) Ph I & II	Orlando	FL	Publix	06/27/02
Shops of San Marco	Delray Beach	FL	Publix	05/24/03
-----				
Total Unconsolidated				
-----				
Total In-Process Developments				
-----				

Project Name	Est. Net Development Costs	Est. Gross Costs	Est. Gross Costs to Complete	Est. NOI Yield on Net Dev Costs(2)	Company GLA	Company Owned % Leased	Gross GLA	% Leased
Phenix Crossing	6,784,535	8,744,520	6,609,455	10.22%	56,564	69%	56,564	69%
Trace Crossing	8,660,625	10,880,832	136,803	9.66%	74,130	87%	74,130	87%
Valleydale Village Shopping Center	12,197,676	14,451,836	1,421,499	10.24%	118,466	77%	118,466	77%
230th & Hawthorne (Strouds)	3,885,895	3,885,895	287,845	10.29%	13,860	100%	13,860	100%
Gelson's Westlake	12,716,615	12,716,615	1,667,370	9.11%	84,831	82%	84,831	82%
Gilroy	45,175,928	65,544,395	37,723,960	10.90%	330,635	55%	475,601	69%
Hermosa-PCH & 2nd	5,472,264	5,472,264	1,960,252	11.06%	13,212	100%	13,212	100%
McBean & Valencia	36,396,658	36,666,714	14,284,474	10.26%	180,519	98%	180,519	98%
Rosecrans & Inglewood	4,683,399	4,717,693	789,639	10.00%	12,000	100%	12,000	100%
Slatten Ranch	39,264,475	52,580,232	34,403,516	11.01%	207,197	86%	441,622	93%
Vista Village Phase I	21,863,167	22,358,167	15,815,365	11.35%	129,615	72%	129,615	72%
Vista Village Phase I I	12,244,679	12,625,679	9,507,604	10.05%	73,388	43%	73,388	43%
Westridge Center Phase I & II	21,507,609	22,005,109	10,895,240	10.50%	97,286	84%	97,286	84%
Centerplace of Greeley	19,028,899	27,541,564	12,072,401	10.30%	148,475	47%	273,475	71%
Hilltop Center	7,126,463	14,216,222	7,311,740	11.44%	99,892	77%	99,892	77%
New Windsor	5,474,394	12,154,239	6,840,025	11.75%	94,950	69%	94,950	69%
East Towne Center	8,739,740	10,393,609	6,085,022	10.07%	69,841	70%	69,841	70%
Vineyard Shopping Center	6,204,239	9,114,265	412,530	10.63%	62,821	82%	62,821	82%
Echelon Village Plaza	13,882,520	16,434,725	599,456	9.30%	88,993	87%	88,993	87%
McMinnville Market Center	6,974,848	7,474,848	7,119,541	10.57%	73,959	75%	73,959	75%
Murray Landing	7,037,791	9,920,391	4,525,513	10.20%	64,441	81%	64,441	81%
Pelham Commons	8,687,420	9,598,496	1,139,559	10.49%	76,541	71%	76,541	71%
Atascocita Center	11,393,646	16,179,898	9,145,925	10.46%	94,180	70%	94,180	70%
Indian Springs	19,095,630	25,171,000	13,528,126	10.48%	135,977	57%	135,977	57%
Kleinwood Center	23,213,729	26,774,493	10,364,975	10.10%	152,906	67%	152,906	67%
Legacy Center	9,353,077	16,081,305	1,604,750	11.11%	56,685	55%	119,489	78%
Main Street Center	5,099,341	9,850,918	2,192,895	11.10%	32,605	55%	94,927	85%
Rockwall	9,939,708	14,158,817	7,882,601	10.61%	65,644	0%	122,661	46%
Somerset	17,872,482	18,702,482	10,009,124	10.51%	104,530	70%	104,530	70%
Padden Parkway (Phase I only)	5,981,790	6,804,790	3,354,763	10.09%	54,473	96%	54,473	96%
<b>Total Consolidated</b>	<b>415,959,242</b>	<b>523,222,013</b>	<b>239,691,967</b>	<b>10.5%</b>	<b>2,868,616</b>	<b>70%</b>	<b>3,555,150</b>	<b>76%</b>
Regency Village (Tinwood) Ph I & II	12,216,324	23,446,890	958,737	10.06%	83,170	89%	83,170	89%
Shops of San Marco	12,753,343	14,474,195	1,002,762	11.58%	91,538	100%	91,538	100%
<b>Total Unconsolidated</b>	<b>24,969,667</b>	<b>37,921,085</b>	<b>1,961,499</b>	<b>10.8%</b>	<b>174,708</b>	<b>95%</b>	<b>174,708</b>	<b>95%</b>
<b>Total In-Process Developments</b>	<b>440,928,909</b>	<b>561,143,098</b>	<b>241,653,466</b>	<b>10.5%</b>	<b>3,043,324</b>	<b>72.0%</b>	<b>3,729,858</b>	<b>77%</b>

Notes:

- (1) Construction in progress (CIP) balance and costs to date on in process developments are not equal. CIP balance contains costs of land held for development, deposits on contracts and other pre-closing costs.
- (2) The NOI Yield on total costs after allocating land basis for outparcel proceeds is estimated to be 9.6%.

IN-PROCESS DEVELOPMENTS FUNDING & STABILIZATION SCHEDULE  
 June 30, 2003

In-Process Developments Projected Funding (1)  
 (\$ Thousands)

	Q3 2003E	Q4 2003E	2004+E
Properties in development	\$75,000 - \$85,000	\$55,000 - \$65,000	\$92,000 - \$112,000

(1) Funding for in-process consolidated and unconsolidated developments, excludes projected funding of future developments.

Estimated Property Stabilization  
 (\$ Thousands)

	Q3 2003E	Q4 2003E	2004+E
Properties in development (2)			
Gross Dev. Costs:	\$30,000 - \$35,000	\$65,000 - \$70,000	\$456,000 - \$466,000
Net Dev. Costs:	\$30,000 - \$35,000	\$55,000 - \$60,000	\$346,000 - \$356,000

(2) 40%- 80% of properties in development are expected to be sold within 6 months of stabilization at a 10-20% profit margin and between 7-12% after out parcel allocation and income taxes.



INVESTMENTS IN REAL ESTATE PARTNERSHIPS  
June 30, 2003

Legal Entity -----	Property Name -----	Number of Properties -----	Total Assets -----	Total Debt -----	Lender -----
RRG-RMC Tracy, LLC	Corral Hollow	1	\$ 24,409,434	\$ -	-
OTR/Regency Texas Realty Holdings, L.P.	Village Ctr. Southlake and Creekside	2	20,448,857	-	-
Tinwood LLC	Regency Village	1	19,828,964	-	-
Columbia Regency Retail Partners, LLC	Various	13	311,482,686	78,213,640	Various
Macquarie CountryWide- Regency, LLC	Various	20	231,250,703	117,155,768	Various
Jog Road, LLC	Shoppes of San Marco	1	16,094,325	9,165,085	Union Bank
Regency Woodlands/Kuykendahl Retail, Ltd.	Indian Springs	1	16,711,345	-	-
		39	\$ 640,226,314	\$204,534,493	

Legal Entity -----	Maturity -----	RRC Ownership Interest -----	Regency Share of Debt -----	Investment 06/30/03 -----	Equity Pick-up -----
RRG-RMC Tracy, LLC	-	50.00%	\$ -	\$ 23,640,017	\$ 1,294,296
OTR/Regency Texas Realty Holdings, L.P.	-	30.00%	-	16,023,979	\$ 201,267
Tinwood LLC	-	50.00%	-	10,477,719	\$ 104,977
Columbia Regency Retail Partners, LLC	-	20.00%	15,642,728	46,300,616	\$ 1,377,310
Macquarie CountryWide- Regency, LLC	-	25.00%	29,288,942	23,535,432	\$ 1,340,599
Jog Road, LLC	May-07	50.00%	4,582,543	2,938,859	\$ 1,616
Regency Woodlands/Kuykendahl Retail, Ltd.	-	50.00%	-	8,682,422	\$ 3
			\$ 49,514,213	\$ 131,599,044	\$ 4,320,068

UNCONSOLIDATED REAL ESTATE PARTNERSHIPS  
Balance Sheet  
June 30, 2003 and December 31, 2002  
(in thousands)

	2003 ----	2002 ----
<b>Assets</b>		
-----		
Real estate, at cost		
Land	\$ 246,679	207,002
Buildings and improvements	370,672	329,022
	-----	-----
	617,351	536,025
Less: accumulated depreciation	17,268	11,228
	-----	-----
	600,083	524,796
Properties in development	20,978	28,322
	-----	-----
Net real estate investments	621,061	553,118
Cash and cash equivalents	5,145	6,914
Tenant receivables, net of allowance for uncollectible accounts	7,136	3,960
Deferred costs, less accumulated amortization	6,455	4,680
Other assets	429	167
	-----	-----
	\$ 640,226	568,839
	=====	=====
 <b>Liabilities and Equity</b>		
-----		
<b>Liabilities:</b>		
Notes payable	\$ 204,534	167,071
Accounts payable and other liabilities	11,341	8,899
Tenants' security and escrow deposits	1,721	1,487
	-----	-----
Total liabilities	217,596	177,457
	-----	-----
 <b>Equity:</b>		
Equity - Regency Centers	131,599	125,482
Equity - Third parties	291,031	265,900
	-----	-----
Total equity	422,630	391,382
	-----	-----
	\$ 640,226	568,839
	=====	=====

DEBT: (in thousands)	Average Interest Rate -----	Average Maturity -----	2003 ----	2002 ----
Fixed	5.832%	01/16/09	144,534	102,019
Variable	LIBOR + 1.39%	11/14/03	60,000	65,052

UNCONSOLIDATED REAL ESTATE PARTNERSHIPS  
 Statements of Operations  
 June 30, 2003 and 2002  
 (in thousands)

	Three Months Ended		Year to Date	
	2003	2002	2003	2002
Revenues:				
Property revenues	\$ 17,110	9,350	33,374	18,648
Service operations revenue	-	1,850	(18)	1,824
Total revenues	17,110	11,200	33,356	20,472
Operating expenses:				
Operating and maintenance	2,462	1,235	4,759	2,440
Real estate taxes	2,083	1,406	3,969	2,724
Total operating expenses	4,545	2,641	8,728	5,164
Net operating income	12,565	8,559	24,628	15,308
Other expense (income):				
General and administrative	674	282	1,167	509
Depreciation and amortization expense	3,442	1,366	6,740	2,845
Interest expense, net	2,308	1,201	4,604	2,280
Gain on sale of operating properties	6	48	(687)	(750)
Total other expenses	6,430	2,897	11,824	4,884
Net income	\$ 6,135	5,662	12,804	10,424

SECURITIES ISSUED OTHER THAN COMMON STOCK

Security Issued:  
 -----

SERIES 3 CUMULATIVE REDEEMABLE PREFERRED STOCK

-Regency Centers Corporation

0	Issuance Date	April 3, 2003
0	Conversion	Nonconvertible
0	Dividend	7.45% annual dividend
0	Redeemable	On or after April 3, 2008

Security Issued:  
 -----

PERPETUAL PREFERRED UNITS

- Regency Centers, L.P.

0	Issuance Dates	Jun-98, Sep-99, May-00, Sep-00
0	Original Amount Issued	\$384 Million
0	Redemption	\$75 Million
0	Average Rate	8.68%
0	Current Balance	\$309 Million

Security Issued:  
 -----

EXCHANGEABLE OPERATING PARTNERSHIP UNITS

-Regency Centers, L.P.

0	Issuance Date	Variable
0	Units Outstanding	1,431,837 OP Units
0	Conversion	Convertible into Common Stock 1:1
0	Dividend	Equal to current Common Dividend

SUMMARY RETAIL PROPERTY INFORMATION  
For the Periods Ended June 30, 2003 and December 31, 2002

Retail Real Estate Portfolio	Current	TD Change	12/31/02
Company owned GLA (including joint ventures)	29,879,706	397,080	29,482,626
GLA under Development, Redevelopment, or Renovation	3,043,324	(83,159)	3,126,483
Company owned GLA Growth	1.3%	-	1.4%
Total GLA including anchor owned stores	31,687,589	287,166	31,400,423
Retail Properties Operating or Under Development	262	0	262
Retail Properties in Development included above	32	(2)	34
Grocery anchored shopping centers	224	(1)	225
Grocery centers ranked #1, #2 or #3 in market	195	(1)	196
Percent leased - All Properties including Development	92.9%	NA	91.5%
Percent leased - Operating Properties excluding development	95.3%	0.5%	94.8%
Net Operating Income	\$134,913,790	-	\$282,136,389
NOI growth	-3.2%	-	6.2%
Base rent growth on leasing and transactions (YTD)	9.3%	-	10.8%
NOI - same property growth (YTD)	2.4%	-	3.0%

PORTFOLIO SUMMARY REPORT BY REGION  
June 30, 2003

Property Name	JV	State	MSA	Region	Yr Const or Last Rnvtn	Year Acquired	Dec-02
-----							
Mid- Atlantic Region							
-----							
Pike Creek Shopping Center		DE	Wilmington	Mid-Atlantic	1981	1998	229,510
White Oak - Dover DE		DE	Dover	Mid-Atlantic	2000	2000	10,908
							240,418
=====							
Echelon Village Plaza		NJ	Philadelphia	Mid-Atlantic	2000	2000	88,993
Hershey - Goodyear		PA		Mid-Atlantic	2000	2000	6,000
Ashburn Farm Market Center		VA	Washington DC	Mid-Atlantic	2000	2000	92,019
Brookville Plaza	JV-M	VA	Lynchburg	Mid-Atlantic	1991	1998	63,664
Cheshire Station		VA	Washington DC	Mid-Atlantic	2000	2000	97,249
Opitz Crossing		VA	Washington DC	Mid-Atlantic	1991	2003	-
Somerset	JV-O	VA	Washington DC	Mid-Atlantic	2002	2002	108,400
Statler Square Shopping Ctr		VA	None	Mid-Atlantic	1996	1998	133,660
Tall Oaks Village Center		VA	Washington DC	Mid-Atlantic	1998	2002	69,331
Village Center at Dulles	JV-C	VA	Washington DC	Mid-Atlantic	1991	2002	308,473
							872,796
-----							
Regional Totals				Mid-Atlantic			1,208,207
=====							
Midwest Region							
-----							
Frankfort Crossing Shopping Ctr		IL	Chicago	Midwest	1992	2003	
Hinsdale Lake Commons		IL	Chicago	Midwest	1986	1998	178,975
Westbrook Commons		IL	Chicago	Midwest	1984	2001	121,502
							300,477
=====							
Franklin Square Shopping Center		KY	Lexington	Midwest	1988	1998	205,307
Silverlake Shopping Center	JV-M	KY	Cincinnati	Midwest	1988	1998	99,352
							304,659
=====							
Fenton Village Marketplace		MI	Flint	Midwest	1999	1999	97,224
Lakeshore Village Shopping Ctr		MI	Detroit	Midwest	1996	1998	85,940
Waterford Towne Center		MI	Detroit	Midwest	1998	1998	96,101
							279,265
=====							
St. Ann Square		MO	St. Louis	Midwest	1986	1998	82,498
Beckett Commons Shopping Ctr		OH	Cincinnati	Midwest	1995	1998	121,497
Cherry Grove Plaza		OH	Cincinnati	Midwest	1997	1998	195,497
Cherry Street Center		OH	Toledo	Midwest	2000	2000	54,660
East Pointe Crossing Shopping Ctr		OH	Columbus	Midwest	1993	1998	86,524
Hyde Park Plaza		OH	Cincinnati	Midwest	1995	1997	397,893
Kingsdale Shopping Center		OH	Columbus	Midwest	1999	1997	270,470
Kroger New Albany Center	JV-O	OH	Columbus	Midwest	1999	1999	91,722
Northgate Plaza		OH	Columbus	Midwest	1996	1998	85,100
Park Place Center		OH	Columbus	Midwest	1988	1998	106,833
Regency Milford Center		OH	Cincinnati	Midwest	2001	2001	108,903
Shoppes at Mason		OH	Cincinnati	Midwest	1997	1998	80,800
Westchester Plaza		OH	Cincinnati	Midwest	1988	1998	88,181
Windmill Square		OH	Columbus	Midwest	1997	1998	120,509
Worthington Park Centre		OH	Columbus	Midwest	1991	1998	93,095
							1,901,684
-----							
Regional Totals				Midwest			2,868,583
=====							

Property Name	JV	State	MSA	Region	Yr Const or Last Rnvtn	Year Acquired	Dec-02
-----							
Pacific Region							
-----							
230th & Hawthorne		CA	Los Angeles	Pacific	2002	2002	13,860
Amerige Heights Town Center		CA	Los Angeles	Pacific	2000	2000	96,679
Blossom Valley Shopping Ctr		CA	San Jose	Pacific	1990	1999	93,314
Campus Marketplace	JV-M	CA	San Diego	Pacific	2000	2000	144,288
Corral Hollow	JV-O	CA	Stockton	Pacific	2000	2000	168,238
Costa Verde		CA	San Diego	Pacific	1988	1999	178,621
Country Club Village - Calif		CA	Oakland	Pacific	1994	1999	111,251
Diablo Plaza		CA	Oakland	Pacific	1982	1999	63,214
El Camino Shopping Center		CA	Los Angeles	Pacific	1995	1999	135,883
El Cerrito Plaza		CA	San Francisco	Pacific	2000	2000	254,840
El Norte Parkway Plaza		CA	San Diego	Pacific	1984	1999	87,990
Encina Grande		CA	Oakland	Pacific	1965	1999	102,499
Friars-Mission Center		CA	San Diego	Pacific	1989	1999	146,898
Garden Village Shopping Center	JV-M	CA	Los Angeles	Pacific	2000	2000	112,957
Gelson's Westlake		CA	Ventura	Pacific	2002	2002	82,315
Gilroy		CA	San Jose	Pacific	2002	2002	123,709
Heritage Plaza		CA	Orange County	Pacific	1981	1999	231,102
Hermosa Beach	JV-O	CA	Los Angeles	Pacific	2003	2003	-
Loehmann's Plaza Calif		CA	San Jose	Pacific	1983	1999	113,310
McBean & Valencia		CA	Los Angeles	Pacific	2002	2002	179,227
Morningside Plaza		CA	Orange County	Pacific	1996	1999	91,600
Newland Center		CA	Orange County	Pacific	1985	1999	166,492
Oakbrook Plaza		CA	Ventura	Pacific	1982	1999	83,279
Park Plaza Shopping Center	JV-C	CA	Los Angeles	Pacific	1991	2001	193,529
Plaza Hermosa		CA	Los Angeles	Pacific	1984	1999	94,940
Powell Street Plaza		CA	Oakland	Pacific	1987	2001	165,920
Prairie City Crossing		CA	Sacramento	Pacific	1999	1999	82,503
Rona Plaza		CA	Orange County	Pacific	1989	1999	51,754
Rosecrans & Inglewood		CA	Los Angeles	Pacific	2002	2002	12,000
San Leandro Plaza		CA	Oakland	Pacific	1982	1999	50,432
Santa Ana Downtown Plaza		CA	Orange County	Pacific	1987	1999	100,305
Seal Beach	JV-C	CA	Orange County	Pacific	1966	2002	85,910
Sequoia Station		CA	San Francisco	Pacific	1996	1999	103,148
Slatten Ranch	JV-O	CA	Oakland	Pacific	2002	2002	220,162
Strawflower Village		CA	San Francisco	Pacific	1985	1999	78,827
Tassajara Crossing		CA	Oakland	Pacific	1990	1999	146,188
Twin Peaks Plaza		CA	San Diego	Pacific	1988	1999	198,139
Ventura Village Shopping Ctr		CA	Ventura	Pacific	1984	1999	76,070
Vista Village Phase I		CA	San Diego	Pacific	2002	2002	129,520
Vista Village Phase II		CA	San Diego	Pacific	2002	2002	-
West Park Plaza		CA	San Jose	Pacific	1996	1999	88,103
Westlake Plaza and Center		CA	Ventura	Pacific	1975	1999	190,525
Westridge Center		CA	Los Angeles	Pacific	2001	2001	87,284
Woodman - Van Nuys		CA	Los Angeles	Pacific	1992	1999	107,614
Woodside Central Plaza		CA	San Francisco	Pacific	1993	1999	80,591
-----							
		CA					5,125,030
=====							

Property Name	JV	State	MSA	Region	Yr Const or Last Rvtn	Year Acquired	Dec-02
Cherry Park Market Center		OR	Portland	Pacific	1997	1999	113,518
Hillsboro Market Center	JV-M	OR	Portland	Pacific	2000	2000	67,240
Hillsboro Market Center Phase II		OR	Portland	Pacific	2002	2002	83,116
McMinnville Market Center		OR	Portland	Pacific	2003	2003	-
Murrayhill Marketplace		OR	Portland	Pacific	1988	1999	149,214
Sherwood Crossroads		OR	Portland	Pacific	1999	1999	88,489
Sherwood Market Center		OR	Portland	Pacific	1995	1999	124,256
Sunnyside 205		OR	Portland	Pacific	1988	1999	53,094
Walker Center		OR	Portland	Pacific	1987	1999	89,609
West Hills Plaza		OR	Portland	Pacific	1998	1999	53,579
-----							822,115
=====							
Cascade Plaza	JV-C	WA	Seattle	Pacific	1999	1999	217,657
Inglewood Plaza		WA	Seattle	Pacific	1985	1999	17,253
James Center	JV-M	WA	Tacoma	Pacific	1999	1999	140,240
Padden Parkway		WA	Portland	Pacific	2002	2002	54,473
Pine Lake Village		WA	Seattle	Pacific	1989	1999	102,953
Sammamish Highland		WA	Seattle	Pacific	1992	1999	101,289
South Point Plaza		WA	Seattle	Pacific	1997	1999	190,355
Southcenter Plaza		WA	Seattle	Pacific	1990	1999	58,282
Thomas Lake Center		WA	Seattle	Pacific	1998	1999	103,872
-----							986,374
=====							
Regional Totals				Pacific			6,933,519
=====							



Property Name	JV	State	MSA	Region	Yr Const or Last Rvtn	Year Acquired	Dec-02
-----							
Southeast Region							
-----							
Bonner's Point		AL	None	Southeast	1985	1993	87,282
Country Club Ala		AL	Montgomery	Southeast	1991	1993	67,622
Southgate Village Shopping Center	JV-M	AL	Birmingham	Southeast	1988	2001	-
The Marketplace - Alexander City		AL	None	Southeast	1987	1993	75,392
Phenix Crossing		AL	None	Southeast	2003	2003	162,723
Trace Crossing Shopping Center		AL	Birmingham	Southeast	2001	2001	74,130
Valleydale Village Shopping Center		AL	Birmingham	Southeast	2002	2002	118,466
Village in Trussville, The		AL	Birmingham	Southeast	1987	1993	59,281
-----							
		AL					644,896
=====							
Anastasia Plaza	JV-M	FL	Jacksonville	Southeast	1988	1993	102,342
Aventura		FL	Miami	Southeast	1974	1994	102,876
Beneva Village Shops		FL	Sarasota	Southeast	1987	1998	141,532
Berkshire Commons		FL	Naples	Southeast	1992	1994	106,354
Bloomington Square		FL	Tampa	Southeast	1987	1998	267,935
Bolton Plaza		FL	Jacksonville	Southeast	1988	1994	172,938
Boynton Lakes Plaza		FL	West Palm Beach	Southeast	1993	1997	130,924
Carriage Gate		FL	Tallahassee	Southeast	1978	1994	76,833
Center of Seven Springs		FL	Tampa	Southeast	1986	1994	162,580
Chasewood Plaza		FL	West Palm Beach	Southeast	1986	1993	141,178
Chasewood Storage		FL	West Palm Beach	Southeast	1986	1993	42,810
Courtyard, The		FL	Jacksonville	Southeast	1987	1993	137,256
East Port Plaza		FL	Fort Pierce	Southeast	1991	1997	235,842
East Towne Shopping Center		FL	Orlando	Southeast	2002	2002	69,841
Fleming Island Shopping Ctr		FL	Jacksonville	Southeast	2000	1998	136,662
Garden Square Shopping Ctr		FL	Miami	Southeast	1991	1997	90,258
Grande Oaks		FL	Ft Myers-Cape Coral	Southeast	2000	2000	78,784
Highlands Square Shopping Ctr		FL	Jacksonville	Southeast	1999	1998	272,554
Julington Village	JV-C	FL	Jacksonville	Southeast	1999	1999	81,821
Kings Crossing - Sun City	JV-M	FL	Tampa	Southeast	1999	1999	75,020
Lynn Haven	JV-M	FL	Panama City	Southeast	2001	2001	63,871
Mainstreet Square Shopping Ctr		FL	Orlando	Southeast	1988	1997	107,134
Mariner's Village Shopping Ctr		FL	Orlando	Southeast	1986	1997	117,690
Market Place - St. Petersburg		FL	Tampa	Southeast	1983	1995	90,296
Martin Downs Village Center		FL	Fort Pierce	Southeast	1985	1993	121,946
Martin Downs Village Shoppes		FL	Fort Pierce	Southeast	1998	1993	49,773
Millhopper Shopping Center		FL	Gainesville	Southeast	1974	1993	84,065
Newberry Square		FL	Gainesville	Southeast	1986	1994	180,524
Ocala Corners	JV-M	FL	Tallahassee	Southeast	2000	2000	86,772
Ocean Breeze Plaza		FL	Fort Pierce	Southeast	1985	1993	108,209
Old St. Augustine Plaza		FL	Jacksonville	Southeast	1990	1996	175,459
Palm Harbour Shopping Ctr		FL	Daytona Beach	Southeast	1991	1996	172,758
Palm Trails Plaza		FL	Fort Lauderdale	Southeast	1998	1997	76,067
Peachland Promenade		FL	Punta Gorda	Southeast	1991	1995	82,082
Pebblebrooke Plaza	JV-M	FL	Naples	Southeast	2000	2000	76,767
Pine Tree Plaza		FL	Jacksonville	Southeast	1999	1997	60,787

Property Name	JV	State	MSA	Region	Yr Const or Last Rvtn	Year Acquired	Dec-02
Regency Court		FL	Jacksonville	Southeast	1992	1997	218,648
Regency Square at Brandon		FL	Tampa	Southeast	1986	1993	349,848
Regency Village	JV-O	FL	Orlando	Southeast	2000	2000	83,170
Shoppes at 104	JV-M	FL	Miami	Southeast	1990	1998	108,190
Shops of San Marco	JV-O	FL	West Palm Beach	Southeast	2002	2002	91,538
Starke (US 301 & SR 100)		FL	Jacksonville	Southeast	2000	2000	12,738
Tequesta Shoppes		FL	West Palm Beach	Southeast	1986	1996	109,937
Terrace Walk		FL	Tampa	Southeast	1990	1993	50,936
Town Center at Martin Downs		FL	Fort Pierce	Southeast	1996	1996	64,546
Town Square		FL	Tampa	Southeast	1999	1997	44,679
University Collection		FL	Tampa	Southeast	1984	1996	106,899
University Marketplace		FL	Miami	Southeast	1990	1993	129,121
Village Center 6 -Tampa		FL	Tampa	Southeast	1993	1995	181,110
Vineyard Shopping Center		FL	Tallahassee	Southeast	2001	2001	62,821
Welleby Plaza		FL	Fort Lauderdale	Southeast	1982	1996	109,949
Wellington Town Square		FL	West Palm Beach	Southeast	1982	1996	105,150
Willa Springs		FL	Orlando	Southeast	2000	2000	83,730
-----							
		FL					6,193,550
=====							
Ashford Place		GA	Atlanta	Southeast	1993	1997	53,450
Briarcliff LaVista Shopping Ctr		GA	Atlanta	Southeast	1962	1997	39,203
Briarcliff Village		GA	Atlanta	Southeast	1990	1997	187,156
Buckhead Court		GA	Atlanta	Southeast	1984	1997	55,229
Cambridge Square Shopping Ctr		GA	Atlanta	Southeast	1979	1996	77,629
Cromwell Square		GA	Atlanta	Southeast	1990	1997	70,282
Cumming 400		GA	Atlanta	Southeast	1994	1997	126,900
Delk Spectrum		GA	Atlanta	Southeast	1991	1998	100,880
Dunwoody Hall		GA	Atlanta	Southeast	1986	1997	89,511
Dunwoody Village		GA	Atlanta	Southeast	1975	1997	120,597
Killian Hill Market	JV-M	GA	Atlanta	Southeast	2000	2000	113,227
LaGrange Marketplace		GA	Augusta-Aiken	Southeast	1989	1993	76,327
Loehmann's Plaza Georgia		GA	Atlanta	Southeast	1986	1997	137,601
Lovejoy Station	JV-M	GA	Atlanta	Southeast	1995	1997	77,336
Memorial Bend		GA	Atlanta	Southeast	1995	1997	177,283
Orchard Square	JV-M	GA	Atlanta	Southeast	1987	1995	93,222
Paces Ferry Plaza		GA	Atlanta	Southeast	1987	1997	61,696
Parkway Station		GA	Macon	Southeast	1983	1996	94,290
Powers Ferry Square		GA	Atlanta	Southeast	1987	1997	97,704
Powers Ferry Village		GA	Atlanta	Southeast	1994	1997	78,995
Rivermont Station		GA	Atlanta	Southeast	1996	1997	90,267
Roswell Village	JV-C	GA	Atlanta	Southeast	1997	1997	145,334
Russell Ridge		GA	Atlanta	Southeast	1995	1994	98,558
Sandy Plains Village I & II		GA	Atlanta	Southeast	1992	1996	175,035
-----							
		GA					2,437,712
=====							

Property Name	JV	State	MSA	Region	Yr Const or Last Rvtn	Year Acquired	Dec-02
Bent Tree Plaza		NC	Raleigh	Southeast	1994	1998	79,503
Carmel Commons		NC	Charlotte	Southeast	1979	1997	132,651
Garner Towne Square		NC	Raleigh	Southeast	1998	1998	221,576
Glenwood Village		NC	Raleigh	Southeast	1983	1997	42,864
Kernersville Marketplace SC		NC	Greensboro	Southeast	1997	1998	72,590
Lake Pine Plaza		NC	Raleigh	Southeast	1997	1998	87,691
Maynard Crossing Shopping Ctr		NC	Raleigh	Southeast	1997	1998	122,814
Oakley Plaza	JV-M	NC	Asheville	Southeast	1988	1997	118,728
Sedgefield Village		NC	Greensboro	Southeast	2000	2000	56,630
Southpoint Crossing		NC	Raleigh	Southeast	1998	1998	103,128
Union Square Shopping Center		NC	Charlotte	Southeast	1989	1996	97,191
Woodcroft Shopping Center		NC	Raleigh	Southeast	1984	1996	89,835
=====							1,225,201
Merchants Village	JV-M	SC	Charleston	Southeast	1997	1997	79,724
Murray Landing		SC	Columbia	Southeast	2002	2002	64,041
Pelham Commons		SC	Greenville	Southeast	2002	2002	76,271
Queensborough Shopping Ctr	JV-O	SC	Charleston	Southeast	1993	1998	82,333
Rosewood Shopping Center	JV-M	SC	Columbia	Southeast	2001	2001	36,887
=====							339,256
Dickson (Hwy 46 & 70)		TN		Southeast	1998	1998	10,908
Harpeth Village		TN	Nashville	Southeast	1998	1997	70,091
Nashboro Village		TN	Nashville	Southeast	1998	1998	86,811
Northlake Village		TN	Nashville	Southeast	1988	2000	151,629
Peartree Village		TN	Nashville	Southeast	1997	1997	114,795
West End Avenue		TN	Nashville	Southeast	1998	1998	10,000
=====							444,234
Regional Totals				Southeast			11,284,849
=====							
Southwest Region							
Carefree Marketplace		AZ	Phoenix	Southwest	2000	2000	24,697
Palm Valley Marketplace	JV-C	AZ	Phoenix	Southwest	1999	2001	107,630
Paseo Village		AZ	Phoenix	Southwest	1998	1999	92,399
Pima Crossing		AZ	Phoenix	Southwest	1996	1999	236,539
Stonebridge Center		AZ	Phoenix	Southwest	2000	2000	30,235
The Provinces Shopping Ctr		AZ	Phoenix	Southwest	2000	2000	34,201
=====							525,701

Property Name	JV	State	MSA	Region	Yr Const or Last Rvtn	Year Acquired	Dec-02
Boulevard Center		CO	Denver	Southwest	1986	1999	88,511
Buckley Square		CO	Denver	Southwest	1978	1999	111,146
Centerplace of Greeley		CO	Greeley	Southwest	2002	2002	148,110
Cheyenne Meadows Center	JV-M	CO	Colorado Springs	Southwest	1998	1998	89,893
Crossroads Commons	JV-C	CO	Boulder	Southwest	1986	2001	144,288
Hilltop Village		CO	Denver	Southwest	2002	2002	99,836
Jackson Creek Crossing		CO	Colorado Springs	Southwest	1999	1998	85,263
Leetsdale Marketplace		CO	Denver	Southwest	1993	1999	119,916
Littleton Square		CO	Denver	Southwest	1997	1999	94,257
Lloyd King Center		CO	Denver	Southwest	1998	1998	83,326
New Windsor Marketplace		CO	Greeley	Southwest	2002	2002	94,950
Redlands Marketplace		CO	Grand Junction	Southwest	1999	1999	14,659
Stroh Ranch Center		CO	Denver	Southwest	1998	1998	93,436
Willow Creek Center	JV-C	CO	Denver	Southwest	1985	2001	166,421
Woodmen Plaza		CO	Colorado Springs	Southwest	1998	1998	104,558
							1,538,570
Addison Town Center	JV-C	TX	Dallas	Southwest	1993	2003	
Alden Bridge		TX	Houston	Southwest	1998	2002	138,952
Arapaho Village		TX	Dallas	Southwest	1997	1999	103,033
Atascocita Center		TX	Houston	Southwest	2002	2002	94,180
Bethany Park Place Shopping Ctr		TX	Dallas	Southwest	1998	1998	74,067
Casa Linda Plaza		TX	Dallas	Southwest	1997	1999	324,639
Champion Forest Shopping Ctr		TX	Houston	Southwest	1983	1999	115,247
Cochran's Crossing		TX	Houston	Southwest	1994	2002	138,192
Coles Center		TX	Houston	Southwest	2001	2001	42,063
Cooper Street Plaza		TX	Fort Worth	Southwest	1992	1999	133,196
Creekside Plaza	JV-O	TX	Fort Worth	Southwest	1998	1998	96,816
Fort Bend Market		TX	Houston	Southwest	2000	2000	30,158
Hancock Center		TX	Austin	Southwest	1998	1999	410,438
Hebron Parkway Plaza	JV-M	TX	Dallas	Southwest	1999	1999	46,800
Hillcrest Village		TX	Dallas	Southwest	1991	1999	14,530
Indian Springs Center	JV-O	TX	Houston	Southwest	2002	2002	135,977
Keller Town Center		TX	Fort Worth	Southwest	1999	1999	114,937
Kleinwood Center		TX	Houston	Southwest	2002	2002	152,959
Lebanon/Legacy Center		TX	Dallas	Southwest	2000	2000	56,802
MacArthur Park - Phase 2	JV-C	TX	Dallas	Southwest	1999	1999	198,443
Main Street Center		TX	Dallas	Southwest	2002	2002	32,680
Market at Preston Forest, The		TX	Dallas	Southwest	1990	1999	90,171
Market at Round Rock, The		TX	Austin	Southwest	1987	1999	123,347
Matlock Center		TX	Dallas	Southwest	2000	2000	40,139
Mills Pointe		TX	Dallas	Southwest	1986	1999	126,186
Mockingbird Commons		TX	Dallas	Southwest	1987	1999	121,564

Property Name	JV	State	MSA	Region	Yr Const or Last Rvtn	Year Acquired	Dec-02
North Hills Town Center		TX	Austin	Southwest	1995	1999	144,019
Northview Plaza		TX	Dallas	Southwest	1991	1999	116,016
Overton Park Plaza	JV-C	TX	Fort Worth	Southwest	1991	2001	350,856
Panther Creek		TX	Houston	Southwest	1994	2002	164,080
Preston Park Village		TX	Dallas	Southwest	1985	1999	273,396
Prestonbrook Crossing		TX	Dallas	Southwest	1998	1998	91,274
Prestonwood Park		TX	Dallas	Southwest	1999	1999	101,024
Rockwall		TX	Dallas	Southwest	2002	2002	65,644
Shiloh Springs		TX	Dallas	Southwest	1998	1998	110,040
Southlake - Village Center	JV-O	TX	Fort Worth	Southwest	1998	1998	118,092
Southpark		TX	Tyler	Southwest	1997	1999	146,758
Sterling Ridge		TX	Houston	Southwest	2000	2002	128,643
Sweetwater Plaza	JV-C	TX	Houston	Southwest	2000	2001	134,045
Trophy Club		TX	Fort Worth	Southwest	1999	1999	106,607
Valley Ranch Centre		TX	Dallas	Southwest	1997	1999	117,187
		TX					5,123,197
Regional Totals				Southwest			7,187,468
Regency Centers Total							29,482,626

Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA					
	Jun '03	Dec-'02	Jun '03	Jun '03		
-----						
Mid- Atlantic Region						
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Pike Creek Shopping Center	229,510	99.0%	99.5%	49,069	Acme	
White Oak - Dover DE	10,908	100.0%	100.0%	-	--	
-----						
	240,418	99.0%	99.5%	49,069	1	
=====						
Echelon Village Plaza	88,993	79.7%	86.6%	48,776	Genuardi's	
Hershey - Goodyear	6,000	100.0%	100.0%	-	--	
Ashburn Farm Market Center	91,905	100.0%	100.0%	48,999	Giant	
Brookville Plaza	63,664	98.1%	98.1%	52,864	Kroger	
Cheshire Station	97,156	97.8%	100.0%	55,256	Safeway	
Opitz Crossing	158,254	NA	99.0%	51,922	Safeway	
Somerset	104,530	61.8%	69.9%	67,000	Shoppers Food Warehouse	
Statler Square Shopping Ctr	133,660	100.0%	100.0%	65,003	Kroger	
Tall Oaks Village Center	69,331	100.0%	100.0%	38,763	Giant	
Village Center at Dulles	298,601	93.1%	99.2%	48,424	Shoppers Food Warehouse	
-----						
	1,017,101	92.4%	96.4%	428,231	8	
-----						
Regional Totals	1,352,512	92.8%	96.3%	526,076	10	
=====						
Midwest Region						
-----						
Frankfort Crossing Shopping Ctr	107,734	NA	95.0%	64,937	Jewel	
Hinsdale Lake Commons	178,975	97.3%	97.3%	69,540	Dominick's	
Westbrook Commons	121,502	94.4%	92.8%	51,304	Dominicks	
-----						
	408,211	96.1%	95.4%	185,781	3	
=====						
Franklin Square Shopping Center	201,673	95.6%	96.0%	50,499	Kroger	
Silverlake Shopping Center	99,352	98.5%	98.5%	60,000	Kroger	
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	301,025	96.6%	96.9%	110,499	2	
=====						
Fenton Village Marketplace	97,224	98.6%	98.6%	53,739	Farmer Jack	
Lakeshore Village Shopping Ctr	85,940	87.3%	89.2%	49,465	Kroger	
Waterford Towne Center	96,101	91.3%	91.3%	60,202	Kroger	
-----						
	279,265	92.6%	93.2%	163,406	3	
=====						
St. Ann Square	82,498	92.9%	92.9%	43,483	National	
Beckett Commons Shopping Ctr	121,497	100.0%	100.0%	70,815	Kroger	
Cherry Grove Plaza	195,497	91.0%	90.2%	66,336	Kroger	
Cherry Street Center	54,660	100.0%	100.0%	54,660	Farmer Jack	
East Pointe Crossing Shopping Ctr	86,524	100.0%	98.4%	59,120	Kroger	
Hyde Park Plaza	397,893	94.4%	94.7%	138,592	Kroger/Thriftyway	
Kingsdale Shopping Center	270,470	65.4%	57.2%	56,006	Big Bear	
Kroger New Albany Center	91,722	98.5%	98.5%	63,805	Kroger	
Northgate Plaza	85,100	100.0%	100.0%	62,000	Kroger	
Park Place Center	106,833	98.8%	96.3%	56,859	Big Bear	
Regency Milford Center	108,903	88.0%	88.4%	65,000	Kroger	
Shoppes at Mason	80,800	97.5%	97.5%	56,800	Kroger	
Westchester Plaza	88,181	98.4%	100.0%	66,523	Kroger	
Windmill Square	120,429	97.9%	96.8%	76,555	Kroger	
Worthington Park Centre	93,095	91.2%	91.2%	52,337	Kroger	
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	1,901,604	91.4%	90.0%	945,408	14	
-----						
Regional Totals	2,972,603	92.6%	91.8%	1,448,577	23	
=====						

Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA		Jun '03	Dec-'02		
-----						
Pacific Region						
-----						
230th & Hawthorne	13,860	100.0%	100.0%		-	--
Amerige Heights Town Center	96,679	98.5%	98.5%		57,560	Albertson's
Blossom Valley Shopping Ctr	93,315	100.0%	100.0%		34,208	Safeway
Campus Marketplace	144,288	94.4%	100.0%		58,527	Ralph's
Corral Hollow	167,118	100.0%	100.0%		65,715	Safeway
Costa Verde	178,622	100.0%	99.7%		40,000	Albertson's
Country Club Village - Calif	111,251	100.0%	100.0%		50,320	Ralph's
Diablo Plaza	63,214	100.0%	100.0%		53,000	Safeway
El Camino Shopping Center	135,883	100.0%	95.1%		35,650	Von's Food & Drug
El Cerrito Plaza	255,952	92.4%	95.5%		77,888	Albertson's/Trader Joe's
El Norte Parkway Plaza	87,990	96.4%	98.0%		42,315	Von's Food & Drug
Encina Grande	102,499	100.0%	100.0%		22,500	Safeway
Friars-Mission Center	146,897	100.0%	100.0%		55,303	Ralph's
Garden Village Shopping Center	112,957	97.1%	95.1%		57,050	Albertson's
Gelson's Westlake	84,831	90.1%	81.9%		37,500	Gelsons
Gilroy	330,635	0.0%	55.2%		-	--
Heritage Plaza	231,612	96.9%	99.9%		44,376	Ralph's
Hermosa Beach	13,212	NA	100.0%		-	--
Loehmann's Plaza Calif	113,310	100.0%	100.0%		53,000	Safeway
McBean & Valencia	180,519	69.2%	98.2%		-	--
Morningside Plaza	91,600	100.0%	100.0%		42,630	Stater Brother
Newland Center	166,492	99.1%	98.2%		58,000	Lucky's
Oakbrook Plaza	83,279	100.0%	100.0%		43,842	Albertson's
Park Plaza Shopping Center	193,529	96.0%	92.5%		28,210	Von's Food & Drug
Plaza Hermosa	94,940	100.0%	94.7%		36,800	Von's Food & Drug
Powell Street Plaza	165,920	100.0%	100.0%		10,122	Trader Joe's
Prairie City Crossing	82,503	100.0%	100.0%		55,255	Safeway
Rona Plaza	51,754	100.0%	97.7%		37,194	Food 4 Less
Rosecrans & Inglewood	12,000	100.0%	100.0%		-	--
San Leandro Plaza	50,432	100.0%	100.0%		38,250	Safeway
Santa Ana Downtown Plaza	100,305	100.0%	100.0%		37,972	Food 4 Less
Seal Beach	115,925	100.0%	100.0%		25,000	Pavilions
Sequoia Station	103,148	100.0%	100.0%		62,050	Safeway
Slatten Ranch	207,197	33.6%	86.0%		-	--
Strawflower Village	78,827	100.0%	100.0%		33,753	Safeway
Tassajara Crossing	146,188	100.0%	100.0%		56,496	Safeway
Twin Peaks Plaza	198,139	99.7%	100.0%		44,686	Albertson's
Ventura Village Shopping Ctr	76,070	100.0%	97.9%		42,500	Von's Food & Drug
Vista Village Phase I	129,520	69.2%	71.7%		-	--
Vista Village Phase II	73,483	NA	42.7%		-	--
West Park Plaza	88,103	100.0%	100.0%		24,712	Safeway
Westlake Plaza and Center	190,525	97.5%	98.9%		41,300	Von's Food & Drug
Westridge Center	97,286	88.7%	84.4%		50,216	Albertson's
Woodman - Van Nuys	107,614	100.0%	95.8%		77,648	Gigante
Woodside Central Plaza	80,591	100.0%	100.0%		-	--
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	5,450,014	91.4%	93.6%		1,631,548	36
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Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA		Jun '03	Dec-'02		
Cherry Park Market Center	113,518	88.6%	87.2%		55,164	Safeway
Hillsboro Market Center	150,356	100.0%	95.1%		57,370	Albertson's
Hillsboro Market Center Phase II	-	91.1%	NA		-	--
McMinnville Market Center	73,959	NA	74.5%		53,667	Albertson's
Murrayhill Marketplace	149,215	90.2%	89.5%		41,132	Safeway
Sherwood Crossroads	84,266	87.0%	95.7%		55,150	Safeway
Sherwood Market Center	124,257	98.0%	98.3%		49,793	Albertson's
Sunnyside 205	53,094	96.3%	96.3%		-	--
Walker Center	89,609	100.0%	100.0%		-	--
West Hills Plaza	53,579	98.1%	100.0%		30,154	QFC
	891,853	93.7%	92.8%		342,430	7
Cascade Plaza	217,657	99.5%	99.2%		49,440	Safeway
Inglewood Plaza	17,253	100.0%	100.0%		-	--
James Center	140,240	95.5%	95.5%		68,273	Fred Myer
Padden Parkway	54,473	96.3%	96.3%		52,443	Albertson's
Pine Lake Village	102,953	100.0%	100.0%		40,982	Quality Foods
Sammamish Highland	101,289	100.0%	100.0%		55,000	Safeway
South Point Plaza	190,355	100.0%	100.0%		55,443	Cost Cutters
Southcenter Plaza	58,282	95.2%	100.0%		-	--
Thomas Lake Center	103,872	100.0%	100.0%		50,065	Albertson's
	986,374	98.8%	99.0%		371,646	7
Regional Totals	7,328,241	92.7%	94.2%		2,345,624	50



Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA		Jun '03	Dec-'02		
-----						
Southeast Region						
Bonner's Point	87,282	98.6%	100.0%		34,700	Winn-Dixie
Country Club Ala	67,622	92.9%	92.9%		35,922	Winn-Dixie
Southgate Village Shopping Center	56,564	NA	68.9%		38,997	Publix
The Marketplace - Alexander City	75,092	97.3%	98.9%		46,733	Publix
Phenix Crossing	162,723	96.4%	95.7%		47,668	Winn-Dixie
Trace Crossing Shopping Center	74,130	87.2%	87.2%		51,420	Publix
Valleydale Village Shopping Center	118,466	77.8%	77.4%		44,271	Publix
Village in Trussville, The	56,356	79.9%	84.0%		38,380	Bruno's
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	698,235	90.4%	89.2%		338,091	8
=====						
Anastasia Plaza	102,342	97.6%	98.2%		48,555	Publix
Aventura	102,876	94.9%	94.9%		35,908	Publix
Beneva Village Shops	141,532	98.0%	96.3%		42,112	Publix
Berkshire Commons	106,354	97.6%	100.0%		65,537	Publix
Bloomington Square	267,935	99.6%	99.9%		39,795	Publix
Bolton Plaza	172,938	96.5%	98.8%		-	--
Boynton Lakes Plaza	130,924	98.4%	98.4%		56,000	Winn-Dixie
Carriage Gate	76,833	87.6%	87.6%		-	--
Center of Seven Springs	162,580	37.8%	47.3%		35,000	Winn-Dixie
Chasewood Plaza	141,178	91.6%	95.0%		39,795	Publix
Chasewood Storage	42,810	100.0%	100.0%		-	--
Courtyard, The	137,256	100.0%	100.0%		62,771	Albertson's
East Port Plaza	235,842	55.3%	56.1%		42,112	Publix
East Towne Shopping Center	69,841	64.2%	70.2%		44,840	Publix
Fleming Island Shopping Ctr	136,662	95.9%	96.6%		47,955	Publix
Garden Square Shopping Ctr	90,258	98.6%	98.6%		42,112	Publix
Grande Oaks	78,784	93.1%	96.4%		54,379	Publix
Highlands Square Shopping Ctr	262,194	88.8%	94.6%		84,314	Publix/Winn-Dixie
Julington Village	81,821	100.0%	98.0%		51,420	Publix
Kings Crossing - Sun City	75,020	96.8%	100.0%		51,420	Publix
Lynn Haven	63,871	93.4%	100.0%		44,271	Publix
Mainstreet Square Shopping Ctr	107,134	90.5%	89.4%		56,000	Winn-Dixie
Mariner's Village Shopping Ctr	138,940	79.0%	94.8%		45,500	Winn-Dixie
Market Place - St. Petersburg	90,296	97.6%	98.8%		36,464	Publix
Martin Downs Village Center	121,946	96.7%	98.7%		-	--
Martin Downs Village Shoppes	49,773	92.3%	86.3%		-	--
Millhopper Shopping Center	84,065	100.0%	100.0%		37,244	Publix
Newberry Square	180,524	99.4%	96.0%		39,795	Publix
Ocala Corners	86,772	100.0%	100.0%		61,171	Publix
Ocean Breeze Plaza	108,209	84.7%	84.3%		36,464	Publix
Old St. Augustine Plaza	175,459	95.1%	100.0%		51,832	Publix
Palm Harbour Shopping Ctr	172,758	99.2%	98.2%		45,254	Publix
Palm Trails Plaza	76,067	97.6%	100.0%		59,562	Winn-Dixie
Peachland Promenade	82,082	96.9%	94.1%		48,890	Publix
Pebblebrooke Plaza	76,767	100.0%	100.0%		61,166	Publix
Pine Tree Plaza	60,787	100.0%	100.0%		37,866	Publix

Property Name	Company Owned		Jun '03	Grocery Anchor GLA	Grocery Anchor
	GLA	% Leased			
Regency Court	218,648	79.4%	91.8%	-	--
Regency Square at Brandon	349,848	98.2%	96.5%	-	--
Regency Village	83,170	87.5%	89.4%	54,379	Publix
Shoppes at 104	108,192	98.6%	98.7%	46,368	Winn-Dixie
Shops of San Marco	91,538	58.6%	100.0%	44,271	Publix
Starke (US 301 & SR 100)	12,738	100.0%	100.0%	-	--
Tequesta Shoppes	-	88.8%	NA	-	--
Terrace Walk	50,936	90.2%	90.2%	-	--
Town Center at Martin Downs	64,546	100.0%	100.0%	56,146	Publix
Town Square	44,679	99.3%	87.5%	-	--
University Collection	106,899	96.2%	98.0%	40,143	Kash N Karry
University Marketplace	129,121	85.7%	94.6%	63,139	Albertson's
Village Center 6 -Tampa	181,110	98.4%	97.6%	36,434	Publix
Vineyard Shopping Center	62,821	81.6%	81.6%	44,271	Publix
Welleby Plaza	109,949	95.4%	98.5%	46,779	Publix
Wellington Town Square	105,150	98.9%	92.2%	36,464	Publix
Willa Springs	89,930	100.0%	100.0%	44,271	Publix
	100,705	90.9%	93.2%	2,018,169	42
Ashford Place	53,450	98.6%	98.6%	-	--
Briarcliff LaVista Shopping Ctr	39,203	89.6%	100.0%	-	--
Briarcliff Village	187,156	99.8%	98.3%	43,454	Publix
Buckhead Court	55,210	90.5%	79.9%	-	--
Cambridge Square Shopping Ctr	71,475	92.4%	100.0%	40,852	Kroger
Cromwell Square	70,282	95.1%	100.0%	-	--
Cumming 400	126,900	97.0%	97.0%	56,146	Publix
Delk Spectrum	100,539	100.0%	100.0%	45,044	Publix
Dunwoody Hall	89,351	98.4%	100.0%	44,271	Publix
Dunwoody Village	120,597	88.7%	93.6%	18,400	Fresh Market
Killian Hill Market	113,216	78.4%	91.0%	54,340	Publix
LaGrange Marketplace	76,327	90.3%	90.3%	46,733	Winn-Dixie
Loehmann's Plaza Georgia	137,601	92.2%	89.7%	-	--
Lovejoy Station	77,336	100.0%	100.0%	47,955	Publix
Memorial Bend	177,283	93.4%	92.0%	56,146	Publix
Orchard Square	93,222	96.1%	94.9%	44,271	Publix
Paces Ferry Plaza	61,696	100.0%	100.0%	-	--
Parkway Station	94,290	83.0%	78.8%	42,130	Kroger
Powers Ferry Square	97,704	89.5%	88.5%	-	--
Powers Ferry Village	78,996	99.9%	99.9%	47,955	Publix
Rivermont Station	90,267	100.0%	100.0%	58,261	Kroger
Roswell Village	145,334	79.8%	81.1%	37,888	Publix
Russell Ridge	98,558	100.0%	100.0%	63,296	Kroger
Sandy Plains Village I & II	-	91.9%	NA	-	--
	2,255,993	93.2%	94.0%	747,142	16

Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA					
	Jun '03	Dec-'02	Jun '03			
Bent Tree Plaza	79,503	100.0%	100.0%		54,153	Kroger
Carmel Commons	132,651	98.0%	96.4%		14,300	Fresh Market
Garner Towne Square	221,776	100.0%	100.0%		57,590	Kroger
Glenwood Village	42,864	86.2%	91.8%		27,764	Harris Teeter
Kernersville Marketplace SC	72,590	97.9%	97.9%		57,590	Harris Teeter
Lake Pine Plaza	87,691	100.0%	100.0%		57,590	Kroger
Maynard Crossing Shopping Ctr	122,814	97.8%	97.8%		55,973	Kroger
Oakley Plaza	-	98.5%	0.0%		-	--
Sedgefield Village	-	76.9%	0.0%		-	--
Southpoint Crossing	103,128	100.0%	100.0%		59,160	Kroger
Union Square Shopping Center	97,191	100.0%	100.0%		33,000	Harris Teeter
Woodcroft Shopping Center	89,835	98.4%	98.4%		40,832	Food Lion
	1,050,043	97.6%	98.7%		457,952	10
Merchants Village	79,724	100.0%	100.0%		37,888	Publix
Murray Landing	64,441	76.6%	80.6%		44,840	Publix
Pelham Commons	76,541	58.0%	71.0%		44,271	Publix
Queensborough Shopping Ctr	82,333	100.0%	100.0%		65,796	Publix
Rosewood Shopping Center	36,887	95.1%	95.1%		27,887	Publix
	339,926	85.6%	89.3%		220,682	5
Dickson (Hwy 46 & 70)	10,908	100.0%	100.0%		-	--
Harpeth Village	70,091	100.0%	100.0%		55,377	Publix
Nashboro Village	86,811	96.8%	96.8%		61,224	Kroger
Northlake Village	151,629	88.1%	96.8%		64,537	Kroger
Peartree Village	114,795	100.0%	100.0%		65,538	Harris Teeter
West End Avenue	10,000	100.0%	100.0%		-	--
	444,234	95.3%	98.3%		246,676	4
Regional Totals	10,889,136	92.1%	93.7%		4,028,712	85
Southwest Region						
Carefree Marketplace	-	89.3%	NA		-	--
Palm Valley Marketplace	107,630	98.1%	98.1%		55,403	Safeway
Paseo Village	92,399	97.5%	99.6%		23,800	ABCO
Pima Crossing	236,539	99.5%	99.5%		-	--
Stonebridge Center	30,236	78.4%	70.6%		55,250	Safeway
The Provinces Shopping Ctr	34,201	80.8%	84.5%		55,256	Safeway
	501,005	95.9%	96.4%		189,709	4

Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA					
	Jun '03	Dec-02	Jun '03			
Boulevard Center	88,511	96.3%	91.8%		52,700	Safeway
Buckley Square	111,241	94.5%	97.1%		62,400	King Soopers
Centerplace of Greeley	148,475	39.2%	46.7%		58,092	Safeway
Cheyenne Meadows Center	89,893	94.1%	100.0%		69,913	King Soopers
Crossroads Commons	144,288	100.0%	91.6%		40,846	Whole Foods
Hilltop Village	99,892	67.3%	76.6%		67,150	King Soopers
Jackson Creek Crossing	85,263	100.0%	100.0%		69,913	King Soopers
Leetsdale Marketplace	119,916	100.0%	98.9%		62,600	Safeway
Littleton Square	94,257	97.7%	99.0%		49,751	King Soopers
Lloyd King Center	83,326	98.4%	100.0%		61,040	King Soopers
New Windsor Marketplace	94,950	69.0%	69.0%		65,550	King Soopers
Redlands Marketplace	-	80.7%	NA		-	--
Stroh Ranch Center	93,436	98.5%	100.0%		69,719	King Soopers
Willow Creek Center	166,421	98.9%	98.5%		53,294	Safeway
Woodmen Plaza	104,558	100.0%	100.0%		69,716	King Soopers
	1,524,427	88.5%	89.5%		852,684	14
Addison Town Center	183,432	NA	75.0%		-	Kroger
Alden Bridge	138,952	100.0%	96.5%		67,768	Kroger
Arapaho Village	103,033	98.0%	98.0%		43,256	Tom Thumb
Atascocita Center	94,180	66.6%	69.7%		62,680	Kroger
Bethany Park Place Shopping Ctr	74,066	100.0%	100.0%		58,374	Kroger
Casa Linda Plaza	324,639	83.7%	85.4%		59,561	Albertson's
Champion Forest Shopping Ctr	115,247	94.2%	91.9%		56,457	Randall's Food
Cochran's Crossing	138,192	100.0%	100.0%		63,449	Kroger
Coles Center	42,063	88.1%	93.4%		67,493	Randall's Food
Cooper Street Plaza	133,196	100.0%	100.0%		-	--
Creekside Plaza	101,016	100.0%	97.2%		60,932	Kroger
Fort Bend Market	30,158	72.2%	75.3%		67,106	Kroger
Hancock Center	410,438	91.2%	98.7%		90,217	H.E.B.
Hebron Parkway Plaza	46,800	94.9%	97.0%		59,460	Albertson's
Hillcrest Village	14,530	100.0%	100.0%		-	--
Indian Springs Center	135,977	57.5%	57.5%		78,132	H.E.B.
Keller Town Center	114,937	95.1%	96.7%		63,631	Tom Thumb
Kleinwood Center	152,906	57.6%	67.1%		78,348	H.E.B.
Lebanon/Legacy Center	56,685	31.4%	54.6%		62,804	Albertson's
MacArthur Park - Phase 2	198,443	100.0%	100.0%		63,373	Kroger
Main Street Center	32,605	18.2%	55.3%		62,322	Albertson's
Market at Preston Forest, The	90,171	100.0%	100.0%		50,365	Tom Thumb
Market at Round Rock, The	123,046	98.3%	99.4%		63,800	Albertson's
Matlock Center	40,139	34.5%	73.7%		42,000	Wal-Mart
Mills Pointe	126,186	92.1%	93.5%		52,688	Tom Thumb
Mockingbird Commons	121,564	86.3%	90.2%		48,525	Tom Thumb

Property Name	Company Owned		% Leased		Grocery Anchor GLA	Grocery Anchor
	GLA		Jun '03	Dec-'02		
North Hills Town Center	144,019	98.9%	98.9%		60,465	H.E.B.
Northview Plaza	116,016	91.1%	89.3%		58,890	Kroger
Overton Park Plaza	350,856	99.1%	98.1%		59,561	Albertson's
Panther Creek	165,580	95.1%	95.1%		65,800	Randall's Food
Preston Park Village	273,396	78.5%	76.3%		52,688	Tom Thumb
Prestonbrook Crossing	91,274	96.9%	100.0%		63,373	Kroger
Prestonwood Park	101,024	85.9%	89.1%		62,322	Albertson's
Rockwall	65,644	0.0%	0.0%		57,017	Tom Thumb
Shiloh Springs	110,040	100.0%	93.6%		60,932	Kroger
Southlake - Village Center	118,092	97.0%	100.0%		60,932	Kroger
Southpark	146,758	94.4%	94.4%		54,980	Albertson's
Sterling Ridge	128,643	100.0%	100.0%		63,373	Kroger
Sweetwater Plaza	134,045	92.7%	97.4%		65,241	Kroger
Trophy Club	106,607	83.8%	83.8%		63,654	Tom Thumb
Valley Ranch Centre	117,187	89.0%	92.4%		55,750	Tom Thumb
	5,311,782	88.1%	89.5%		2,327,719	38
Regional Totals	7,337,214	88.8%	90.0%		3,370,112	56
Regency Centers Total	29,879,706	91.5%	92.9%		11,719,101	224

JV-C: Joint Venture with Columbia (Oregon Public Employees Retirement Fund)  
JV-M: Joint Venture with Macquarie Country-wide U.S.  
JV-O: Other, single property joint venture

SUMMARY OF TENANT RENTS EXCEEDING .5% OF TOTAL RENTS  
June 30, 2003

Tenant	Tenant GLA	% to Company Owned GLA	Annualized Base Rent	% of Leased Company Base Rent	# of Leased Stores	# of Leased Stores in JV
Kroger	3,134,547	12.0%	26,361,301	8.72%	60	9
Publix	1,855,279	7.1%	14,801,643	4.90%	52	16
Safeway	1,554,550	6.0%	13,999,922	4.63%	36	6
Albertsons	833,155	3.2%	7,780,356	2.57%	18	3
Blockbuster	350,281	1.3%	6,613,956	2.19%	70	10
Winn Dixie	544,717	2.1%	3,892,772	1.29%	12	1
Walgreens	220,171	0.8%	2,710,122	0.90%	17	2
Hallmark	172,874	0.7%	2,622,697	0.87%	50	8
Kohl's Department Store	178,213	0.7%	2,372,488	0.79%	2	0
H.E.B. Grocery	268,530	1.0%	2,224,162	0.74%	4	1
Long's Drugs	189,871	0.7%	2,072,721	0.69%	14	3
Washington Mutual Bank	78,984	0.3%	1,974,005	0.65%	28	6
Harris Teeter	183,892	0.7%	1,941,870	0.64%	4	0
Eckerd (JC Penney)	181,202	0.7%	1,927,440	0.64%	19	1
Starbucks	70,459	0.3%	1,874,267	0.62%	53	10
Petco	109,965	0.4%	1,808,952	0.60%	10	2
The UPS Store	91,478	0.4%	1,707,782	0.57%	76	16
Barnes & Noble	92,764	0.4%	1,675,986	0.55%	7	3
Target	240,086	0.9%	1,589,996	0.53%	2	0
Subway	72,070	0.3%	1,588,643	0.53%	69	14

GLA owned & occupied by the anchor not included above:

		# of Stores	# of Stores w/ Leased
Albertsons	439,518	7	25
Safeway	549,016	10	46
Kroger	67,106	1	61
Target	697,459	7	9
Wal-Mart	42,000	1	5
	-----		
	1,795,099		
	=====		

\*GLA and Base rent amounts reflect Regency's pro-rata share. In the past, these amounts included 100% of joint venture properties.

TENANT LEASE EXPIRATIONS

The following table sets forth, for all leases in place as of June 30, 2003 a schedule of the lease expirations of operating properties for the next ten years, assuming that no tenants exercise renewal options:

Lease Expiration Year	Expiring GLA	Percent of Total Company SF	In-Place Minimum Rent Under Expiring Leases	Percent of Total Minimum Rent (2)
(1)	303,671	1.2%	4,397,408	1.3%
2003	781,054	3.0%	12,713,113	3.8%
2004	2,149,811	8.2%	33,812,770	10.2%
2005	2,379,471	9.1%	36,330,079	10.9%
2006	2,733,806	10.4%	39,508,969	11.9%
2007	3,016,450	11.5%	43,357,408	13.0%
2008	2,200,144	8.4%	24,882,147	7.5%
2009	801,455	3.1%	9,742,700	2.9%
2010	920,021	3.5%	11,281,049	3.4%
2011	1,106,115	4.2%	13,867,612	4.2%
2012	1,264,419	4.8%	17,479,522	5.3%
10 Year Total	17,656,417	67.2%	247,372,777	74.4%
Thereafter	8,620,137	32.8%	85,239,233	25.6%
	26,276,554	100.0%	332,612,010	100.0%

(1) Leases currently under month to month lease or in process of renewal

Total rent includes minimum rent for all properties, but excludes additional rent such as percentage rent, common area maintenance, real estate taxes, and insurance reimbursements.

EARNINGS and VALUATION GUIDANCE  
June 30, 2003

(\$000s except per share numbers)

	Annual			Quarterly			
	2001A	2002A	2003E	1Q03A	2Q03A	3Q03E	4Q03E
FFO / Share (for actuals please see related press release)			\$3.02 - \$3.08			\$0.79 - \$0.84	
<b>Operating Portfolio</b>							
Occupancy	94.9%	94.8%	95.0%	94.9%	95.3%		
Same store growth	3.2%	3.0%	2.25% - 2.75%	1.6%	3.2%		
Rental growth	10.5%	10.8%	6% - 8%	9.7%	9.0%		
Recovery rate	78.0%	79.0%	78% - 82%	80.7%	77.6%		
Percentage rent	\$5,834	\$5,443	\$5,200 - \$5,800	\$310	\$453		
<b>Investment Activity</b>							
Acquisitions - 100% REG owned	\$103,226	\$106,704	\$35,194	\$15,494	\$19,700		
Acquisition cap rate	9.1%	8.5%	8.8%	8.7%	8.9%		
JV Acquisitions (gross \$)	\$185,210	\$246,773	\$300,000	\$0	\$75,327		
JV Acquisition cap rate	9.3%	9.0%	8% - 8.5%		8.6%		
REG % Ownership	21%	23%	23%		24%		
Dispositions - op. properties	\$38,363	\$258,023	\$175,000 - \$200,000	\$15,565	\$18,000		
Dispositions cap rate	9.6%	9.5%	9% - 9.5%	8.8%	8.9%		
Development starts	\$155,700	\$335,505	\$300,000	\$12,400	\$19,000		
Development stabilizations - net development costs	\$177,979	\$287,049	\$170,000 - \$180,000	\$72,810	\$11,900		
NOI yield on net dev. Costs	10.4%	10.4%	10% - 10.5%	10.4%	9.4%		
Development stabilizations - total costs after out parcel allocation	\$192,486	\$310,206	\$185,000 - \$200,000	\$83,225	\$12,400		
NOI yield on total costs after out parcel allocation	9.6%	9.6%	9.3% - 9.8%	9.1%	9.0%		
Out parcel sales gains	\$16,909	\$6,202	\$10,000 - \$15,000	\$2,483	\$779		
Third party fees and commissions	\$3,437	\$4,617	\$6,000	\$1,561	\$1,884		
<b>Financing Assumptions</b>							
Projected development funding (in process properties only)							
Debt / total assets before depreciation	42%	40.3%	<43%	43.1%	44.8%		
Unsecured/secured debt offerings	\$220,000	\$250,000					
-- interest rate	8.0%	6.75%					
Capitalized interest/gross interest	22.4%	13.8%		11.6%	16.2%		
Capitalized interest	\$21,195	\$13,754		\$2,785	\$3,408		
<b>Net Asset Valuation Guidance</b>							
Expansion land and out parcels available	2Q03	45.52					
-- estimated market value	\$23,179						
NOI from CIP properties	\$1,338						
Straight-line rent receivable	\$20,686						

In addition to historical information, the information in this Supplemental Information Package contains forward-looking statements under the federal securities law. These statements are based on current expectations, estimates and projections about the industry and the markets in which Regency operates, management's beliefs and assumptions. Forward-looking statements are not guarantees of future performance and involve certain known and unknown risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such statements. Such risks and uncertainties include, but are not limited to, changes in national and local economic conditions, financial difficulties of tenants, competitive market conditions including pricing of acquisitions and sales of properties and out parcels, changes in expected leasing activity and market rents, timing of acquisitions, development starts and sales of properties and out parcels, weather, obtaining government approvals and meeting development schedules.

During the quarter, Regency's corporate representatives may reiterate these forward-looking statements during private meetings with investors, investment analysts, the media and others. At the same time, Regency will keep this information publicly available on its web site [www.RegencyCenters.com](http://www.RegencyCenters.com). The public can continue to rely on this information as still being Regency's current expectations, unless Regency publishes a notice stating otherwise.



RECONCILIATION OF FFO GUIDANCE TO NET INCOME

All numbers are per share except weighted average shares

	Three Months Ended ----- September 30, 2003		Full Year 2003 -----	
Funds From Operations Guidance:				
Net income for common stockholders	\$0.51	\$0.56	\$1.85	\$1.91
Add (Less):				
Depreciation expense and Amortization	\$0.27	\$0.27	\$1.12	\$1.12
Loss (gain) on sale of operating properties	(\$0.03)	(\$0.03)	(\$0.05)	(\$0.05)
Preferred stock dividends	\$0.02	\$0.02	\$0.05	\$0.05
Minority interest of exchangeable partnership units	\$0.02	\$0.02	\$0.05	\$0.05
	-----		-----	
Funds from Operations	\$0.79	\$0.84	\$3.02	\$3.08
	=====		=====	
Weighted Average Shares (000's)	59,529		61,266	

Regency reports Funds From Operations (FFO) as a supplemental earnings measure. The Company considers FFO to be an accurate benchmark to its peer group and the most 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 earnings (computed in accordance with GAAP), excluding real estate depreciation and amortization, gains and losses from sales of properties (except those gains and losses sold by the Company's taxable REIT subsidiary), after adjustment from unconsolidated partnerships and joint ventures and excluding items classified by GAAP as extraordinary or unusual, along with significant non-recurring events. Regency also adjusts for the payment of convertible preferred stock dividends.