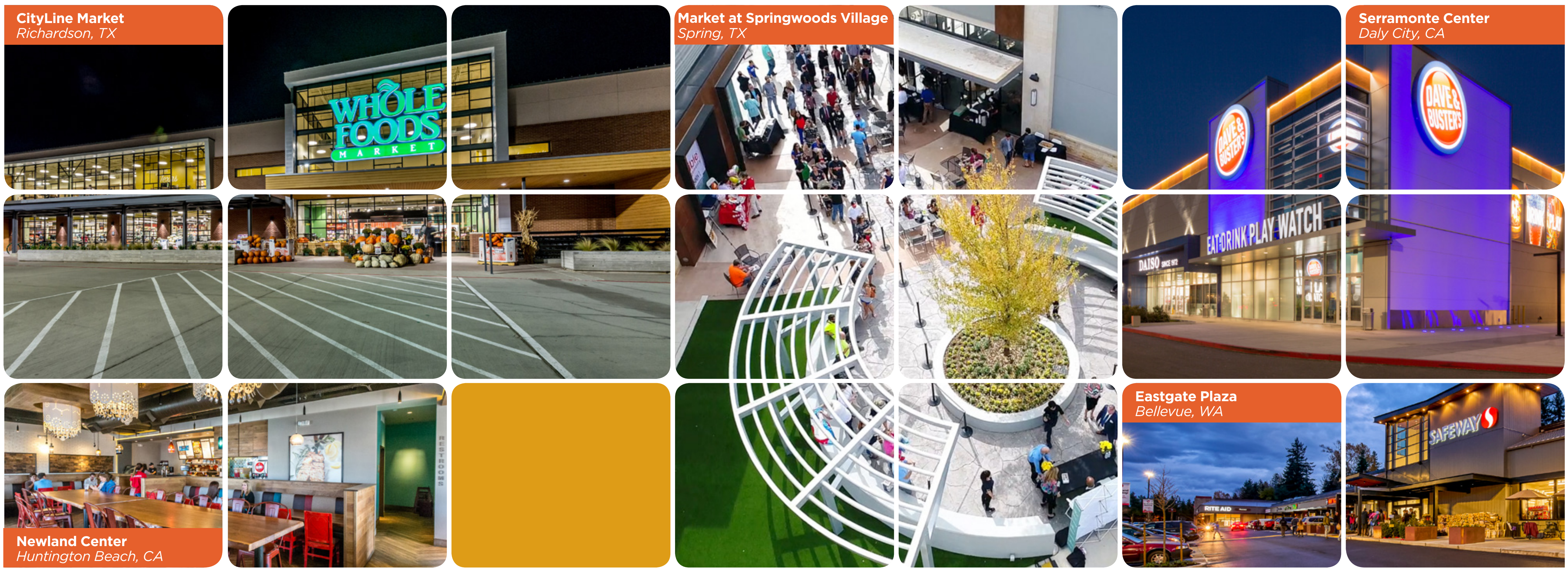
FIRST QUARTER
2018 Fixed Income Supplemental



Regency Centers.

First Quarter 2018 Highlights

- First quarter Net Income Attributable to Common Stockholders ("Net Income") of $0.31 per diluted share.
- First quarter NAREIT Funds From Operations ("NAREIT FFO") of $0.96 per diluted share.
- Same property Net Operating Income ("NOI") as adjusted, excluding termination fees, increased 4.0% as compared to the same period in the prior year, which reflects adjustments for the Equity One merger.
- As of March 31, 2018, the same property portfolio was 95.7% leased.
- As of March 31, 2018, a total of 19 properties were in development or redevelopment representing a total investment of approximately $454 million.
- Acquired three shopping centers during the quarter and one subsequent to quarter end for approximately $134 million.
- Repurchased 2.145 million shares of common stock at an average price of $58.24 per share for $125 million as part of the Company's previously announced stock repurchase program. Disposition guidance for 2018 has been increased by $125 million and will fund share repurchases.
- Completed a public offering of $300 million 4.125% notes due 2028 (the "Notes"). Net proceeds of the offering have been used to repay in full its $150 million 6.0% notes originally due June 15, 2020, including a make-whole premium of approximately $10.5 million, which was redeemed on April 2, 2018, and to reduce the outstanding balance on the line of credit. The balance of the net proceeds of the offering are intended to be used to repay approximately $115 million in 2018 mortgage maturities with an average interest rate of 6.3% and for general corporate purposes.
- Increased the size of the unsecured revolving credit facility (the "Facility") to $1.25 billion while extending the maturity date of the Facility to 2023 (including options). Borrowings now bear interest at an annual rate of LIBOR plus 87.5 basis points, subject to the Company's credit ratings, compared to a rate of 92.5 basis points under its previous Facility.

Credit Ratings and Selected Ratios

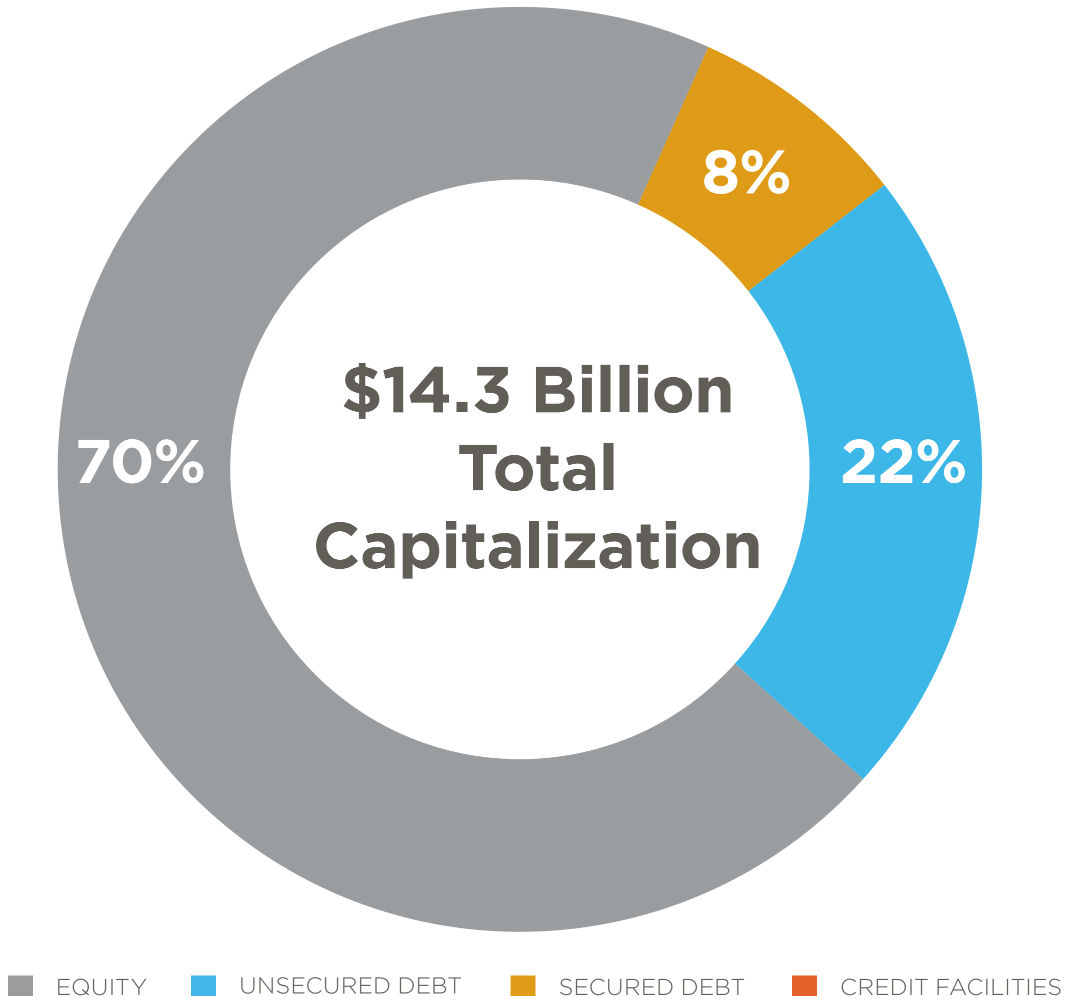
Public Bond Covenants and Selected Credit Ratios					
	Required	**12/31/17**	**9/30/17**	**6/30/17**	**3/31/17**
Fair Market Value Calculation Method Covenants					
Total Consolidated Debt to Total Consolidated Assets	≤ 65%	28%	27%	27%	26%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	5%	5%	5%	6%
Consolidated Income for Debt Service to Consolidated Debt Service	≥ 1.5x	5.1	5.1	5.1	5.2
Unencumbered Consolidated Assets to Unsecured Consolidated Debt	>150%	384%	391%	393%	410%

Credit Ratings

Credit Ratings			
Agencies	**Credit Rating**	**Outlook**	**Date**
S&P	BBB+	Stable	5/27/2016
Moody's	Baa1	Stable	11/21/2016

i. For a complete listing of all Debt Covenants related to the Company's Senior Unsecured Notes, as well as definitions of the above terms, please refer to the Company's filings with the Securities and Exchange Commission.
ii. Debt covenant disclosure is in arrears due to current quarter calculations being dependent on the Company's most recent Form 10-Q or Form 10-K filing.

Capital Structure & Liquidity Profile

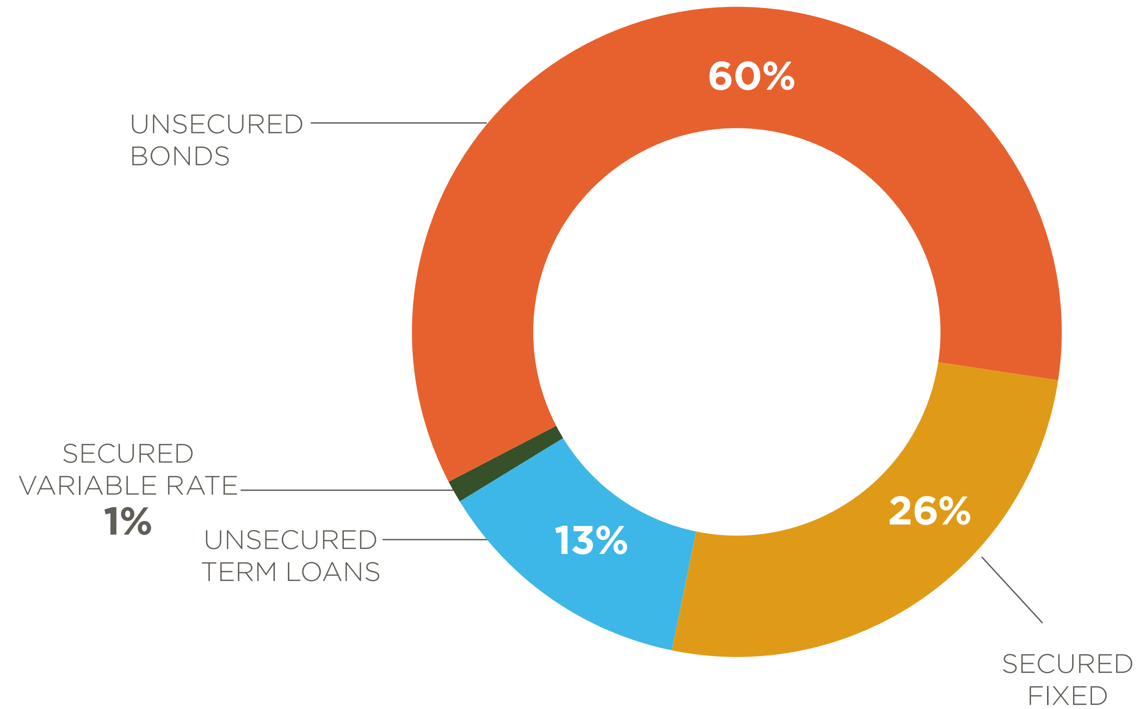


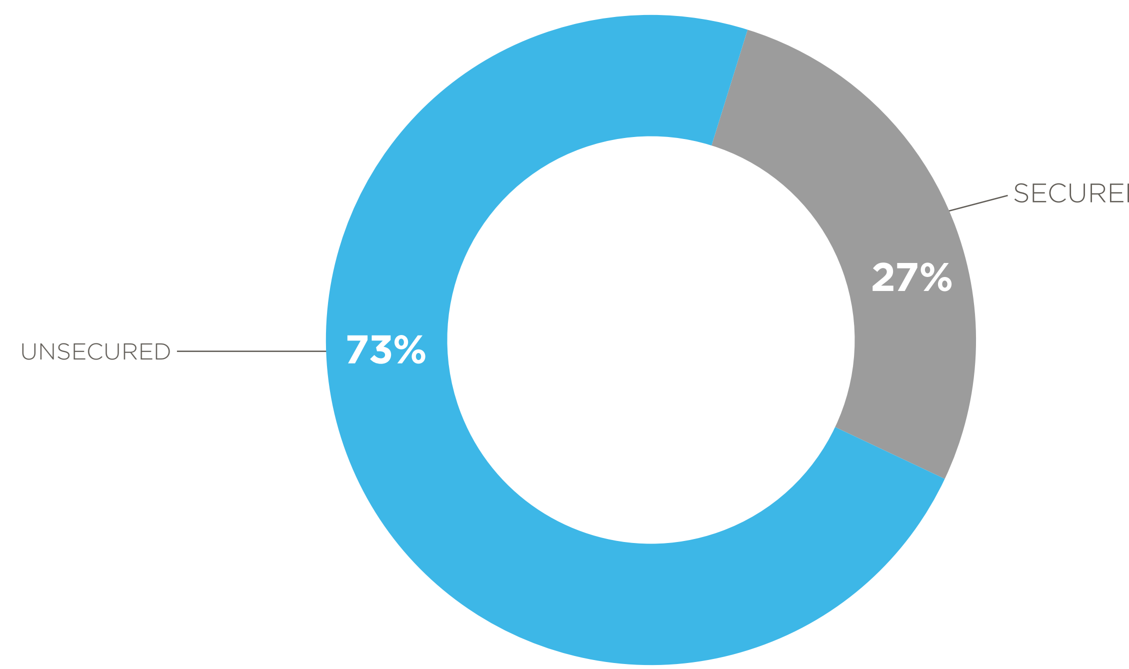
Liquidity Profile ($ million)

	3/31/2018
Unsecured Credit Facility - Committed	1,250
Balance Outstanding	0
Undrawn Portion of Credit Facility	$1,250
Cash, Cash Equivalents & Marketable Securities	94
Total Liquidity	**$1,344**

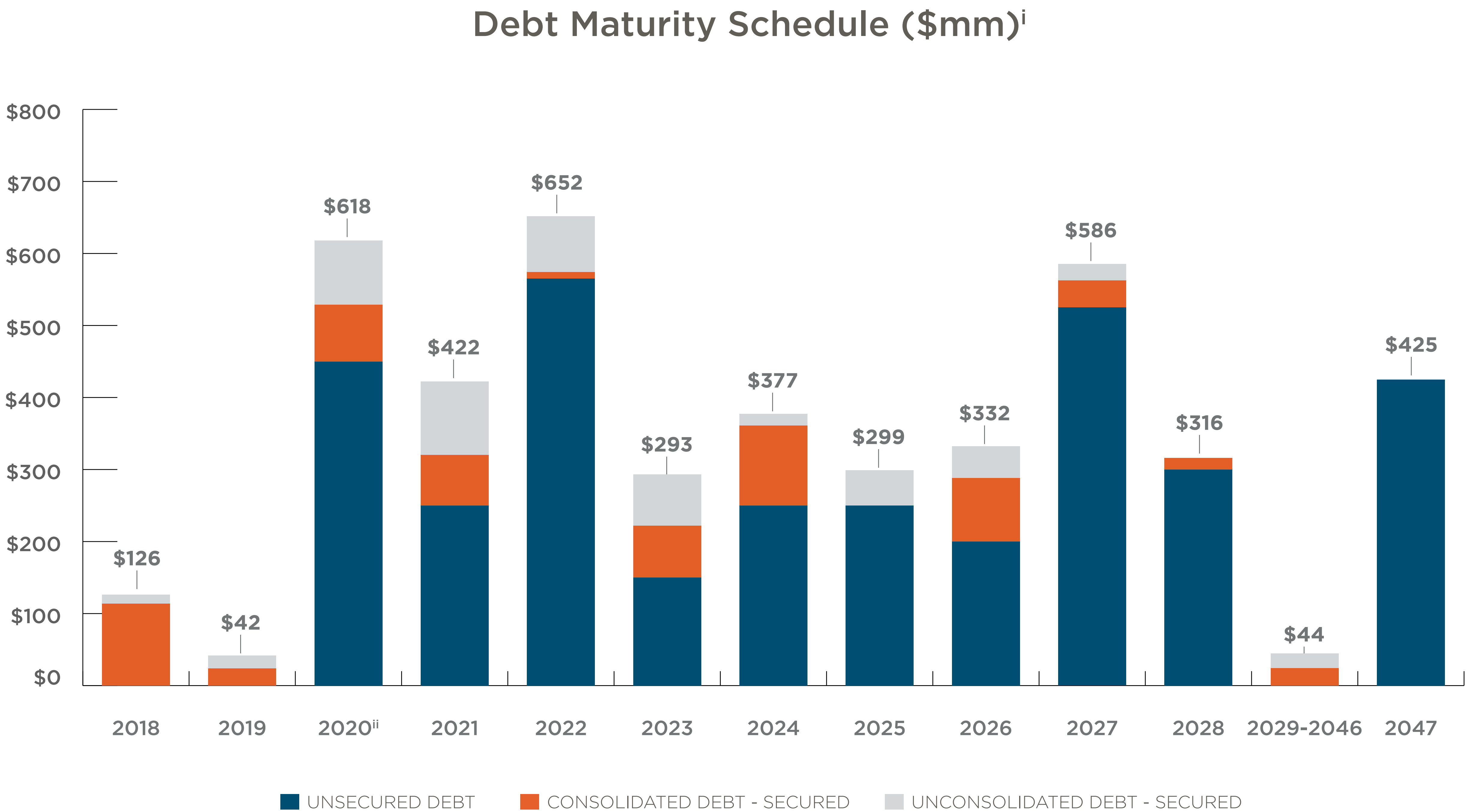
Debt Composition

Pro Rata





Maturity Schedule



i. Maturity profile as of 3/31/18.
ii. On April 2. 2018, the company repaid in full its outstanding $150 million 6% notes due June 2020, including a make-whole premium and accrued interest.

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First Quarter Earnings Conference Call
Date: Tuesday, May 1, 2018
Time: 11 a.m. EDT
Dial#: 877-407-0789 or 201-689-8562
Webcast: investors.regencycenters.com

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