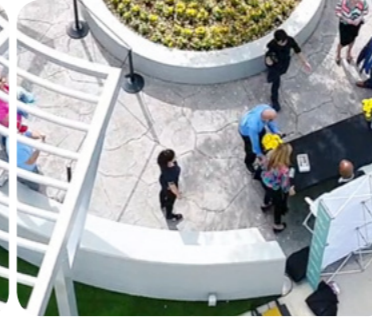
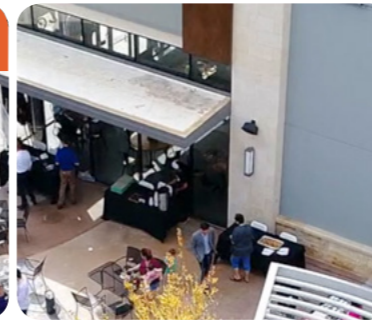


FIRST QUARTER

2018 Fixed Income Supplemental



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

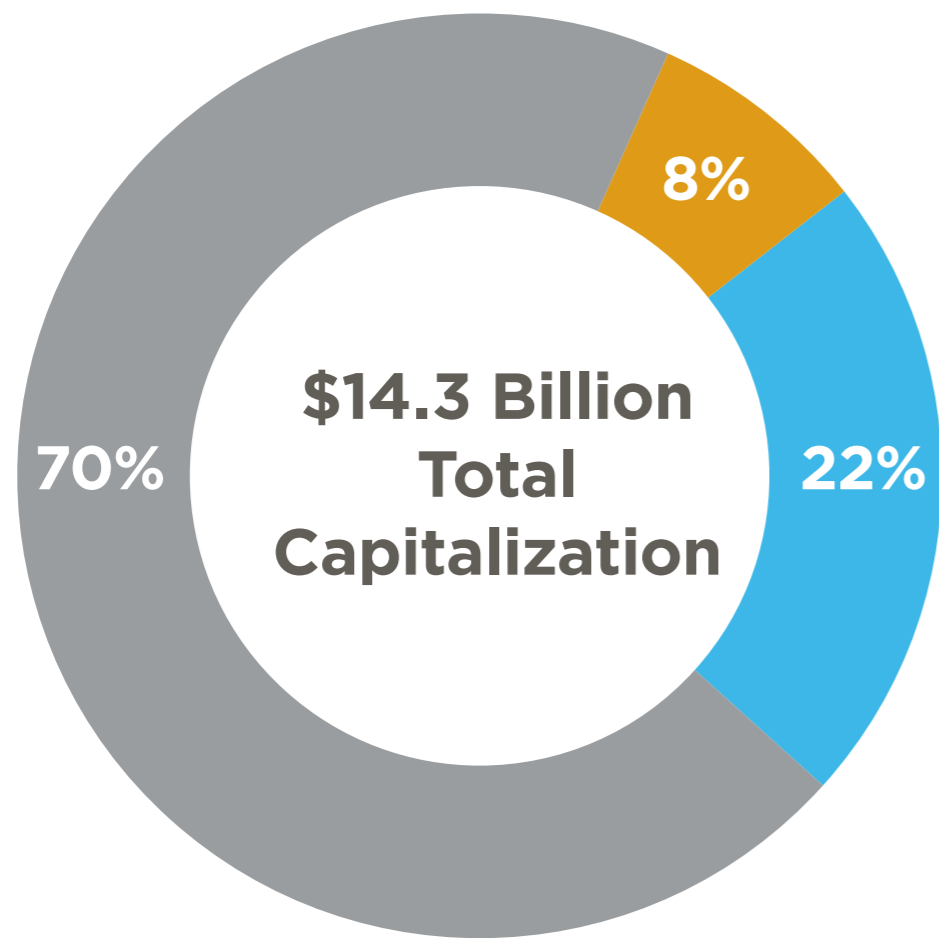
Public Bond Covenants and Selected Credit Ratios					
	Required	12/31/17	9/30/17	6/30/17	3/31/17
Fair Market Value Calculation Method Covenants					
Total Consolidated Debt to Total Consolidated Assets	≤ 65%	28%	27%	27%	26%
Secured Consolidated Debt to Total Consolidated Assets	≤ 40%	5%	5%	5%	6%
Consolidated 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



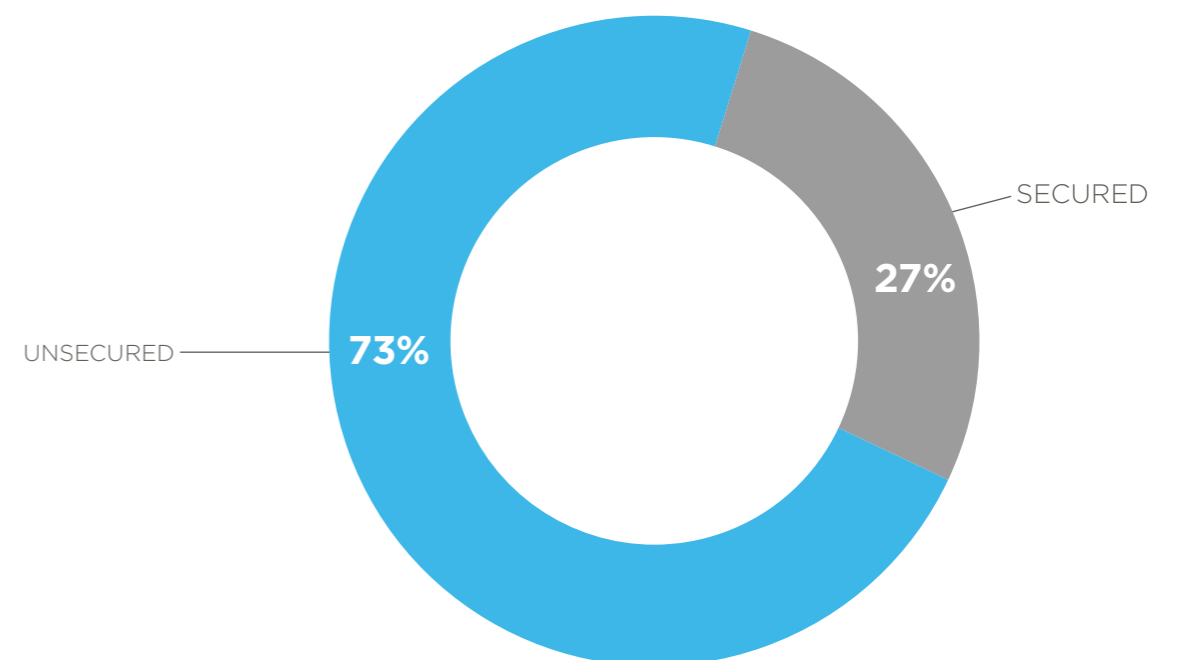
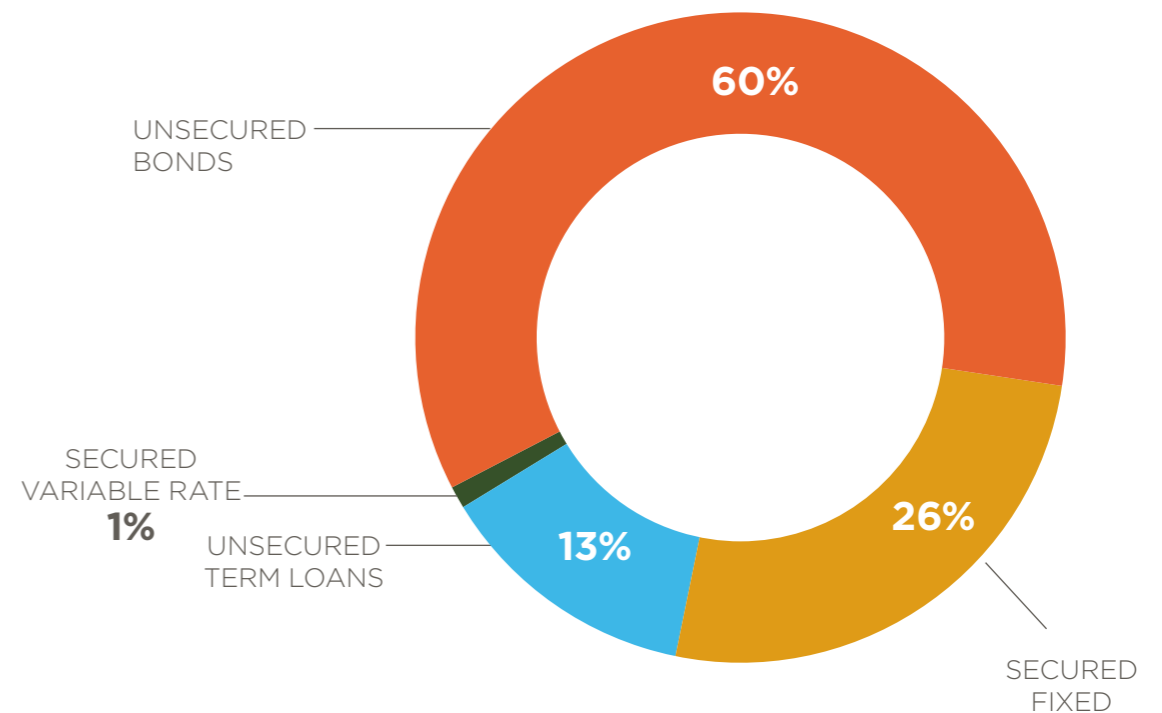
■ EQUITY ■ UNSECURED DEBT ■ SECURED DEBT ■ CREDIT FACILITIES

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

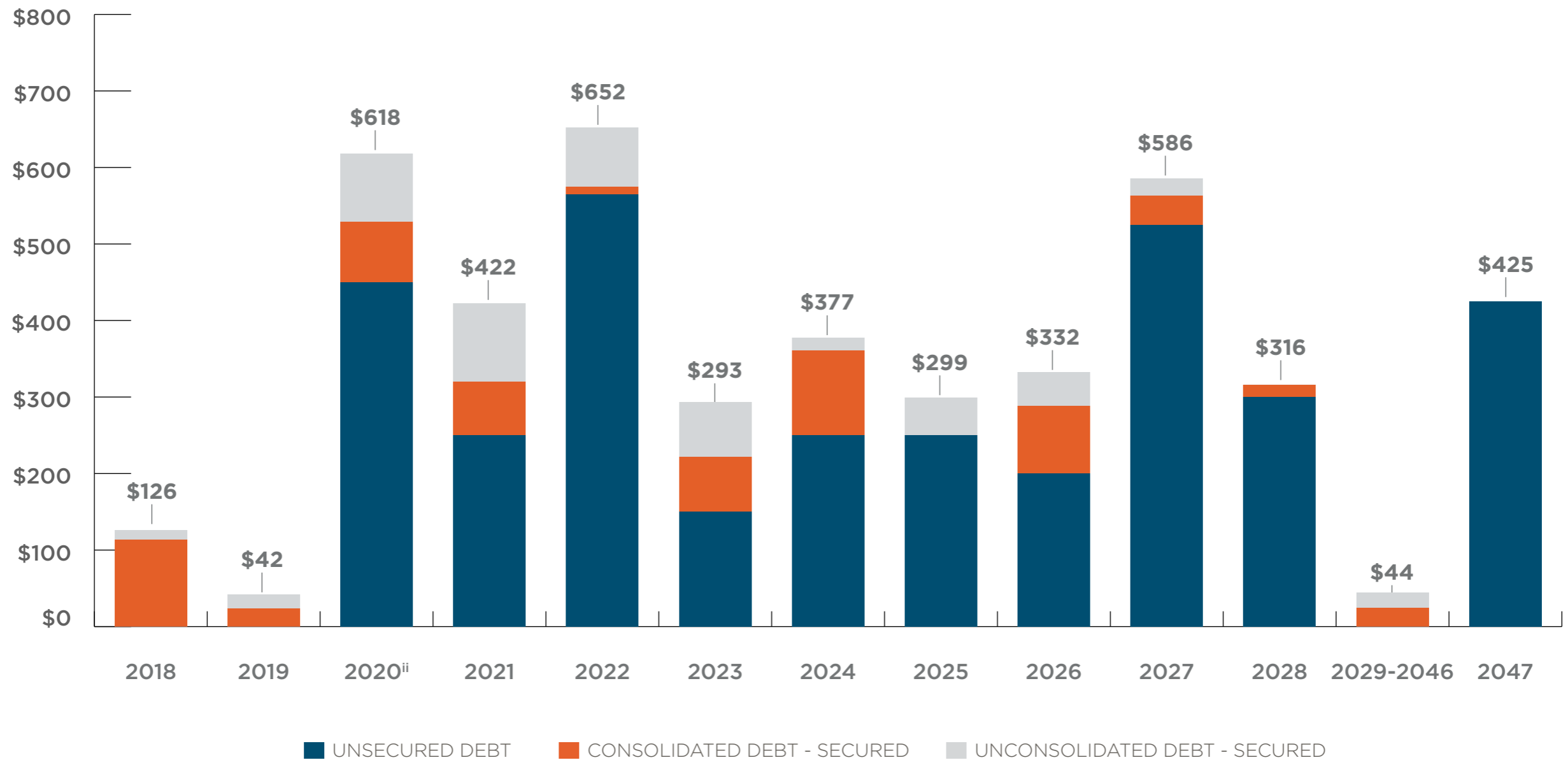
Debt Composition

Pro Rata



Maturity Schedule

Debt Maturity Schedule (\$mm)ⁱ



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.

Follow us

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

Contact Information: Laura Clark
Vice President — Capital Markets
904-598-7831
LauraClark@RegencyCenters.com

Disclaimer: Forward-looking statements involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements. Please refer to the documents filed by Regency Centers Corporation ("Regency" or the "Company") with the Securities and Exchange Commission ("SEC"), specifically the most recent reports on Forms 10-K and 10-Q, which identify important risk factors which could cause actual results to differ from those contained in the forward-looking statements. The Company uses certain non-GAAP performance measures, in addition to the required GAAP presentations, as it believes these measures improve the understanding of the Company's operational results. Regency manages its entire real estate portfolio without regard to ownership structure, although certain decisions impacting properties owned through partnerships require partner approval. Therefore, the Company believes presenting its pro-rata share of operating results regardless of ownership structure, along with other non-GAAP measures, makes comparisons of other REITs' operating results to the Company's more meaningful. Management continually evaluates the usefulness, relevance, limitations, and calculation of the Company's reported non-GAAP performance measures to determine how best to provide relevant information to the public, and thus such reported measures could change. NAREIT FFO is a commonly used measure of REIT performance, which the National Association of Real Estate Investment Trusts ("NAREIT") defines as net income, computed in accordance with GAAP, excluding gains and losses from dispositions of depreciable property, net of tax, excluding operating real estate impairments, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Regency computes NAREIT FFO for all periods presented in accordance with NAREIT's definition. Many companies use different depreciable lives and methods, and real estate values historically fluctuate with market conditions. Since NAREIT FFO excludes depreciation and amortization and gains and losses from depreciable property dispositions, and impairments, it can provide a performance measure that, when compared year over year, reflects the impact on operations from trends in occupancy rates, rental rates, operating costs, acquisition and development activities, and financing costs. This provides a perspective of the Company's financial performance not immediately apparent from net income determined in accordance with GAAP. Thus, NAREIT FFO is a supplemental non-GAAP financial measure of the Company's operating performance, which does not represent cash generated from operating activities in accordance with GAAP and therefore, should not be considered a substitute measure of cash flows from operations. Core FFO and Operating FFO are additional performance measures used by Regency as the computation of NAREIT FFO includes certain non-cash and non-comparable items that affect the Company's period-over-period performance. Core FFO excludes from NAREIT FFO: (a) transaction related income or expenses; (b) impairments on land; (c) gains or losses from the early extinguishment of debt; (d) development pursuit costs; and (e) other non-comparable amounts as they occur. Operating FFO excludes from Core FFO: (a) non-cash components of earnings derived from above and below market rent amortization, straight-line rents, and amortization of mark-to-market of debt adjustments; and includes (b) development pursuit costs. The Company provides a reconciliation of Net Income to NAREIT FFO to Core FFO to Operating FFO.