

REGENCY CENTERS CORPORATION

INVESTMENT COMMITTEE CHARTER

Purpose and Responsibilities

The purpose of the investment committee (the “Committee”) is to:

1. review and approve the overall capital allocation strategy of Regency Centers Corporation (the “Company”);
2. approve investment guidelines for acquisitions, developments, redevelopments and dispositions;
3. approve the above transactions that do not meet the Committee-approved investment guidelines, to the extent that approval of the board of directors (the “Board”) is not otherwise required;
4. review the Company’s investment and disposition strategies and programs generally;
5. review the performance of in-process developments and redevelopments, as well as acquisitions; and
6. perform reviews of other capital and investment-related matters as may be requested by the Board in its discretion, which may include, without limitation, matters relating to budget setting, specified strategic topics, and funding strategies.

The timing of the reviews of matters within its above responsibilities shall be determined by the Chair of the Committee in consultation with management.

Membership

The Committee shall consist of at least three directors who shall be appointed by the Board. The members shall serve on the Committee until the next annual meeting or until their successors are elected, or until their earlier resignation or removal by the Board, with or without cause.

Meetings and Approvals

The Committee shall meet quarterly to review the activities of management’s Real Estate Committee and may meet more frequently as circumstances require. Transactions beyond the authority of management’s Executive Committee shall be approved by the Committee. Transactions beyond the authority of the Committee to approve shall be approved by the Board, without the necessity of Committee recommendation or approval.

The Committee may meet at additional times, at the call of its Chair or the Chair of the Board.

A majority of the Committee members will be a quorum for the transaction of business.

The action of the majority of those present at a meeting at which a quorum is present will be deemed the official act of the Committee.

Any action required to be taken at a meeting of the Committee will be deemed the action of the Committee without a meeting if all the Committee members executed, either before or after the action is taken, a written consent and the consent is provided to the corporate secretary.

Minutes shall be kept of all Committee actions and included in the minute books of the Company.

Other

The Committee shall report to the full Board after each meeting of the Committee.

The Committee may form and delegate authority to subcommittees when appropriate, subject to any requirements or limitations of applicable law or stock exchange listing requirements.

The Committee shall review and reassess the adequacy of this charter periodically and recommend any proposed changes to the Board for approval.

The Committee shall review its own performance periodically, but not less than annually.