



NEWS RELEASE
For immediate release

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REGENCY CENTERS ANNOUNCES TAX INFORMATION FOR EQUITY ONE'S 2017 DISTRIBUTIONS

Jacksonville, Fla. (August 7, 2017)— Regency Centers Corporation (NYSE:REG) today announced the federal income tax treatment of Equity One, Inc.'s 2017 distributions to holders of its common stock.

Equity One, Inc. Common Stock: Symbol EQY CUSIP #: 294752100

CUSIP	Record Date	Payable Date	Total Distribution Per Share	Ordinary Dividends	Total Capital Gain Distr.	Nontaxable Distributions	Unrecapt Sec 1250 Gain*
294752100	2/24/2017	2/28/2017	\$0.180890	\$0.000000	\$0.000000	\$0.180890	\$0.000000
TOTALS			\$0.180890	\$0.000000	\$0.000000	\$0.180890	\$0.000000

About Regency Centers Corporation (NYSE: REG)

Regency Centers is the preeminent national owner, operator, and developer of shopping centers located in affluent and densely populated trade areas. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member. For more information, please visit regencycenters.com.

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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 with the 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.