
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) **December 17, 2013**

REGENCY CENTERS CORPORATION

(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.)

One Independent Drive, Suite 114
Jacksonville, Florida
(Address of principal executive offices)

32202
(Zip Code)

Registrant's telephone number including area code: (904) 598-7000

Not Applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 7.01 Regulation FD Disclosures

On December 17, 2013, Regency Centers Corporation (the “Company”) issued a press release, which is attached as Exhibit 99.1, that announced certain components of its earnings guidance for 2014 and updated its previously announced 2013 earnings guidance. The press release also discloses when the Company’s guidance presentation will be posted to the Company’s investor relations website.

The information in this report, including the referenced presentation materials, shall not be deemed “filed” for the purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference into any disclosure document relating to the Company, except to the extent, if any, expressly set forth by specific reference in such filing.

Forward-Looking Statements

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.

Item 9.01 Financial Statements and Exhibits

Exhibits: 99.1 Press release issued December 17, 2013

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

December 17, 2013

REGENCY CENTERS CORPORATION

/s/ J. Christian Leavitt

J. Christian Leavitt, Senior Vice President and Treasurer
(Principal Accounting Officer)


NEWS RELEASE
 For immediate release

 Patrick Johnson
 904 598 7422
 PatrickJohnson@RegencyCenters.com

Regency Centers Introduces 2014 Earnings Guidance

JACKSONVILLE, Fla. (December 17, 2013) - Regency Centers Corporation (“Regency” or the “Company”) announced today certain components of its earnings guidance for 2014 and has also updated its previously announced 2013 earnings guidance. This information is summarized below.

	Full Year 2013 Guidance		Full Year 2014 Guidance
	Previous Guidance	Updated Guidance	
FFO per diluted share	\$2.56 - \$2.59	\$2.57 - \$2.59	\$2.62 - \$2.68
Core FFO per diluted share	\$2.60 - \$2.63	\$2.61 - \$2.63	\$2.66 - \$2.72
Same-Property NOI Growth	3.8%-4.0%	3.8%-4.0%	2.5%-3.5%

Regency will host a conference call and webcast during which management will discuss these projections together with certain underlying assumptions today, December 17th, at 11:00 am ET. Details of the previously announced conference call and webcast are provided below. For a complete listing of guidance components and underlying assumptions for both 2013 and 2014, please refer to the presentation that will be posted to the Company’s investor relations website immediately prior to start time of the conference call and webcast.

Reconciliation of Net Income Attributable to Common Stockholders to FFO and Core FFO - Guidance

	Full Year 2013		Full Year 2014		
Funds From Operations Guidance:					
Net income attributable to common stockholders	\$	1.37	1.39	0.75	0.81
Adjustments to reconcile net income to FFO:					
Depreciation expense, amortization and other amounts		1.20	1.20	1.87	1.87
Funds From Operations	\$	2.57	2.59	2.62	2.68
Adjustments to reconcile FFO to Core FFO:					
All other non-core amounts	\$	0.04	0.04	0.04	0.04
Core Funds From Operations	\$	2.61	2.63	2.66	2.72

2014 Guidance Conference Call

Date: Tuesday, December 17, 2013
Time: 11:00 a.m. ET
Dial#: 888-471-3830 or 719-955-1569
Passcode: 710188
Webcast & Presentation: www.regencycenters.com under [Investor Relations](#)
Replay
Webcast Archive: [Investor Relations](#) page under [Webcasts & Presentations](#)

About Regency Centers Corporation (NYSE: REG)

Regency is the preeminent national owner, operator, and developer of high quality grocery-anchored and community shopping centers. At September 30, 2013, the Company owned 333 retail properties, including those held in co-investment partnerships. Including retailer-owned square footage, the portfolio encompassed 43.6 million square feet located in top markets throughout the United States. Since 2000, Regency has developed 212 shopping centers, including those currently in-process, representing an investment at completion of more than \$3.0 billion. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

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