

REGENCY CENTERS CORP  
Form 8-K  
December 03, 2009

**UNITED STATES**  
**SECURITIES AND EXCHANGE COMMISSION**

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 3, 2009

**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.)

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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))

**Item 7.01 Regulation FD Disclosures**

On December 3, 2009, Regency Centers Corporation (the Company) affirmed that, pro forma for its proposed equity offering announced on December 3, 2009, the Company's full year 2010 earnings guidance released on December 2, 2009, is not impacted, as a result of positive interest savings from the use of excess cash to repay the Company's existing term loan and settlement of the equity forward beginning in the second half of 2010.

The information in this item shall not be deemed filed for purposes of this 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.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits:

Exhibit 99.1 Press release issued by of Regency Centers Corporation on December 3, 2009.

**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 hereunto duly authorized.

**REGENCY CENTERS CORPORATION**  
(registrant)

December 3, 2009

By: */s/* J. CHRISTIAN LEAVITT  
**J. Christian Leavitt, Senior Vice President  
Finance and Principal Accounting Officer**