

Company Data

Name	Regency Centers Corp
Address	121 West Forsyth Street Suite 200 Jacksonville, FL 32202
Main Telephone	904-598-7000
Main Fax	904-634-3428
Website Address	www.regencycenters.com
Chief Executive Officer	Martin E. Stein Jr.
Chief Financial Officer	Bruce M. Johnson
Investor Relations Contact	Diane Ortolano
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Company Description

Regency Centers Corp. is an owner, operator, and developer of grocery-anchored neighborhood retail centers in high-growth markets throughout the United States. As of September 30, 2002, the company owned 266 retail properties totaling 29.3 million square feet. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed.

End-of-Year Pricing & Yield Data

Price	Annual Dividend	Dividend Yield
\$32.40	\$2.04*	6.3%
Total Return		
2002	Trailing 3-Year	Trailing 5-Year
24.97%	27.08%	11.66%

Data as of 12/31/02

Source: NAREIT

*Subsequent to the close of trading for 2002, Regency Centers Corp Raised its dividend to \$2.08.