

REGENCY CENTERS CORP  
Form 8-K  
October 29, 2015

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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) October 28, 2015

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)
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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 2.02 Disclosure of Results of Operations and Financial Condition

On October 28, 2015, Regency issued an earnings release for the three and nine months ended September 30, 2015, which is attached as Exhibit 99.1.

On October 28, 2015, Regency posted on its website, at [www.regencycenters.com](http://www.regencycenters.com), the supplemental information for the three and nine months ended September 30, 2015, which is attached as Exhibit 99.2.

Item 8.01 Other Event

On October 28, 2015, Regency announced its intent to redeem on November 27, 2015 \$100 million of the \$400 million outstanding 5.875% Senior Unsecured Notes due 2017. The redemption price will be determined in accordance with the applicable indenture and is expected to be approximately \$110.7 million including accrued and unpaid interest through the proposed redemption date and a make-whole amount as defined in such indenture. Excluding such accrued and unpaid interest, the redemption price will be approximately 108.1% of the principal amount being redeemed resulting in a prepayment premium of approximately \$8.1 million.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit 99.1 Earnings release issued by Regency on October 28, 2015, for the three and nine months ended September 30, 2015.

Exhibit 99.2 Supplemental information posted on its website on October 28, 2015, for the three and nine months ended September 30, 2015.

