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REGENCY CENTERS CORP  
Form 8-K  
February 04, 2004

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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) January 28, 2004  
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REGENCY CENTERS CORPORATION  
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(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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121 West Forsyth Street, Suite 200 Jacksonville, Florida (Address of principal executive offices)	32202 ----- (Zip Code)
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Registrant's telephone number including area code: (904) 598-7000  
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Not Applicable  
(Former name or former address, if changed since last report)

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Item 7. Financial Statements and Exhibits

(c) Exhibits

Exhibit 99.1	Earnings release issued January 28, 2004, by Regency Centers Corporation for the three months ended December 31, 2003.
Exhibit 99.2	Supplemental Information.

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Item 12. Disclosure of Results of Operations and Financial Condition

On January 28, 2004, Regency issued an earnings release for the three months ended December 31, 2003, which is furnished as Exhibit 99.1.

On January 28, 2004, Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) the supplemental information furnished as Exhibit 99.2 relating to the three months ended December 31, 2003.

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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)

February 4, 2004

By: /s/ J. Christian Leavitt

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J. Christian Leavitt, Senior Vice  
President and Chief Accounting  
Officer

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