

REGENCY CENTERS CORP  
Form 8-K  
November 10, 2008

**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) November 10, 2008

**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 2.02 Disclosure of Results of Operations and Financial Condition

On November 10, 2008 Regency issued an earnings release for the nine months ended September 30, 2008, which is attached as Exhibit 99.1.

On November 10, 2008 Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) the supplemental information for the nine months ended September 30, 2008 which is attached as Exhibit 99.2.

On November 10, 2008 Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) a balance sheet capacity - downside analysis as of September 30, 2008 which is attached as Exhibit 99.3.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

Exhibit 99.1 Earnings release issued by Regency on November 10, 2008, for the nine months ended September 30, 2008.

Exhibit 99.2 Supplemental information posted on its website on November 10, 2008, for the nine months ended September 30, 2008.

Exhibit 99.3 Balance sheet capacity - downside analysis posted on its website on November 10, 2008, as of September 30, 2008.

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)

Date: November 10, 2008

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