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REGENCY CENTERS CORP

Form 8-K

November 10, 2003

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) November 4, 2003

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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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

Not Applicable
(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits

(c) Exhibits

Exhibit 99.1 Earnings release issued November 4, 2003,
by Regency Centers Corporation for the
three months ended September 30, 2003.

Exhibit 99.2 Supplemental Information.

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Item 12. Disclosure of Results of Operations and Financial Condition

On November 4, 2003, Regency issued an earnings release for the three months ended September 30, 2003, which is attached as Exhibit 99.1.

On November 4, 2003, Regency posted on its website at www.regencycenters.com the supplemental information attached as Exhibit 99.2 relating to the three months ended September 30, 2003.

2

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)

November 10, 2003

By: /s/ J. Christian Leavitt

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

3