

REGENCY CENTERS CORP  
Form 8-K  
January 12, 2017

**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 12, 2017**

**REGENCY CENTERS CORPORATION**

**(Exact name of registrant as specified in its charter)**

**Florida**  
**(State or other jurisdiction**

**of incorporation)**

**One Independent Drive, Suite 114**  
**Jacksonville, Florida**  
**(Address of principal executive offices)**

**001-12298**  
**(Commission**

**File Number)**

**59-3191743**  
**(IRS Employer**

**Identification No.)**

**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 Results of Operations and Financial Condition.**

On January 12, 2017, Regency Centers Corporation (the Company) issued a press release announcing certain components of its initial 2017 earnings guidance and updating its previously announced 2016 earnings guidance. The press release also references a complete listing of guidance components posted on the Company's investor relations website. The Company's guidance disclosure only reflects information related to the Company as a stand-alone entity, and is not meant to reflect or give effect to, in any manner, the previously announced pending merger of Regency and Equity One, Inc. A copy of the press release is furnished as Exhibit 99.1 to this report.

The information in this report, including the referenced presentation materials, shall not be deemed filed for the purposes of Section 18 of the Securities Exchange Act of 1934, nor shall it be deemed incorporated by reference into any disclosure document relating to the Company, except to the extent, if any, expressly set forth by specific reference in such filing.

**Item 9.01 Financial Statements and Exhibits.**

***(d) Exhibits:***

Exhibit 99.1 Press release of Regency Centers Corporation dated January 12, 2017.

**SIGNATURES**

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)

January 12, 2017

By: /s/ J. Christian Leavitt  
J. Christian Leavitt, Senior Vice President  
and Treasurer (Principal Accounting Officer)