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REGENCY CENTERS CORP  
Form 8-K  
August 19, 2003

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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) August 12, 2003  
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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 August 12, 2003, by Regency Centers Corporation for the three months ended June 30, 2003. |
| Exhibit 99.2 | Supplemental Information.   |

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Item 12. Disclosure of Results of Operations and Financial Condition

On August 12, 2003, Regency issued an earnings release for the three months ended June 30, 2003, which is attached as Exhibit 99.1.

On August 12, 2003, Regency posted on its website at [www.regencycenters.com](http://www.regencycenters.com) the supplemental information attached as Exhibit 99.2 relating to the three months ended June 30, 2003.

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Pursuant to the requirements of the Securities and 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)

August 19, 2003

By: /s/ J. Christian Leavitt

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

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