



2025

REGENCY CENTERS

Corporate Responsibility Report



Regency Centers.

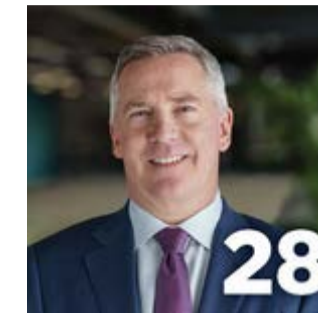


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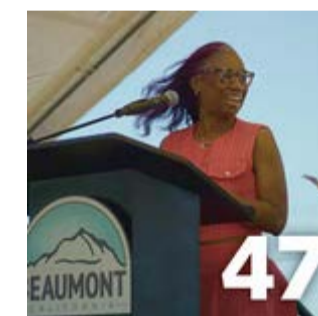
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OUR CORPORATE RESPONSIBILITY REPORT

Mellody Farms | Chicago, IL
Spring Fling Event

About Our Report

This Corporate Responsibility Report (“Report”) provides an overview of Regency Centers’ (“Regency,” “we,” “our,” or “the Company”) strategy, priorities, and performance across key environmental, social, and governance topics. We refer to these topics collectively as Corporate Responsibility (CR) in this Report.

Our goal is to transparently share our sustainability journey, highlighting our strategy, goals, progress, and key achievements, and how these efforts support long-term value creation for our stakeholders.

Reporting Period

The data and disclosures included in this Report reflect our operations for the period from January 1 through December 31, 2025, unless otherwise noted, and represent the business activities of all wholly-owned Regency subsidiaries, directly or indirectly.

Data Management

We have a company-wide approach to recording, measuring, and reporting CR performance. Across the Company, we capture data on a range of key metrics and use the data to inform and assist in the development and evolution of our CR Program. While we have taken reasonable steps—and have used what we believe to be reliable processes and controls available to us—certain information in this Report is based on estimates, forecasts, calculations and modeling and could be incomplete or inaccurate. Additional information on our approach to corporate responsibility, specifically our reporting definitions, methodology, and reporting changes, are detailed within the Appendix and Frameworks section of this Report.

Prior Year Data Revision

2019 market-based GHG emissions was revised in 2025 to correct an inadvertent error related to the application of renewable energy credits (RECs). The revision resulted in an increase to the previously reported 2019 market-based emissions baseline. This correction has been reflected throughout this Report, where applicable, to maintain transparency and comparability across reporting years.

Reporting Boundaries

Regency Centers’ environmental sustainability data is calculated consistent with the Greenhouse Gas Emissions Protocol (“GHG Protocol”) and applicable U.S. Environmental Protection Agency (“EPA”) guidelines. We use the control approach to set organizational boundaries and define operational boundaries/controls as common areas and vacant spaces at our shopping centers. For this report, Scope 1 (direct) and Scope 2 (indirect) emissions are from sources within our operational boundary and primarily relate to energy used for exterior parking lot lighting, common areas, maintaining inside vacant tenant spaces, and corporate offices. Scope 3 covers emissions from sources we do not control and is based on data availability. As for waste, the majority of waste at our properties is not considered within our operational control boundary; however, we are responsible for its disposal method.

Reporting Frameworks

We strive to align our data collection, measurement, and reporting activities with industry-recognized standards and frameworks, including the GHG Protocol, Global Reporting Initiative™ (“GRI”) Sustainability Reporting Standards, the Sustainability Accounting Standards Board (“SASB”) Standards, the Task Force on Climate-Related Financial Disclosures (“TCFD”), and the United Nations Sustainable Development Goals (“UN SDGs”).

Use of “Materiality”

In this Report, we may use the terms “material,” “materiality,” and similar references to describe topics that are important to our business and stakeholders in the context of corporate responsibility, sustainability, and resilience of our assets and business. The use of these terms is informed by stakeholder engagement, industry practices, and sustainability-focused frameworks.

However, the uses of “material” and “materiality” in this Report should not be interpreted as applying the definition of materiality used for purposes of U.S. securities laws or disclosures filed with the U.S. Securities and Exchange Commission (SEC) or any other legal standard. The inclusion of information in this Report is not an indication that such information is necessarily material for SEC reporting purposes.

2025 United Way Campaign | Jacksonville, FL



Message From Our CEO

At Regency Centers, we know our role extends beyond owning and operating shopping centers. We recognize that our properties play an important role in the daily lives of the people within the communities they serve.

For more than six decades, Regency has focused on a simple but durable strategy: developing and operating grocery-anchored neighborhood and community shopping centers in strong suburban markets. These centers provide essential goods and services, support local economies, and serve as gathering places where neighbors connect. That role and responsibility help guide how we approach our work every day.

Our long-term success has always depended on more than real estate fundamentals alone. It is supported by disciplined governance, thoughtful investment decisions, and a culture grounded in integrity and accountability. Being responsible stewards of our properties, our capital, and our communities has long been part of how we operate. We continue to build on this foundation by investing thoughtfully in our properties, supporting our people, and operating our business with a long-term mindset.

Lisa Palmer
President and Chief Executive Officer



Advancing Responsible Growth

Over the past year, we continued to strengthen the practices that support Regency’s long-term performance, creating value for our stakeholders—including our shareholders, tenants, employees, and communities—while continuing to strengthen our environmental stewardship, support our people and our communities, and maintain strong governance practices.

- **Operating Sustainable Properties** – We remain focused on improving the efficiency and resilience of our portfolio through energy management, emissions reduction initiatives, and operational improvements that enhance performance across our centers. Notably, we achieved our Scope 1 and 2 market-based greenhouse gas reduction target ahead of schedule and made meaningful progress toward our broader environmental goals.
- **Empowering Our People** – Regency’s culture is built on collaboration, respect, and accountability. By investing in professional development and fostering an environment where all people can grow and succeed, we support our teams in building lasting partnerships with tenants, communities, and stakeholders.
- **Supporting Vibrant Communities** – Our shopping centers are designed to serve as more than retail destinations. Through philanthropic partnerships, volunteer engagement, and thoughtful placemaking, we aim to strengthen the neighborhoods where we operate and invest.
- **Maintaining Strong Governance** – Integrity and transparency remain foundational to our business. Our governance framework emphasizes disciplined decision-making, accountability, and responsible management of the capital entrusted to us by our shareholders.

Looking Ahead

The fundamentals supporting well-located neighborhood retail remain strong. Limited new supply, evolving consumer behavior, and the continued importance of physical stores within omnichannel retail strategies reinforce the value of high-quality shopping centers in our thriving suburban markets.

As we look ahead, Regency remains committed to thoughtful growth and responsible stewardship. By continuing to strengthen our portfolio, support our people, and invest in the communities we serve, we are building on a foundation that has supported our success for more than 60 years.

We believe this approach will continue to create lasting value for our shareholders, tenants, employees and communities in the years ahead.



Lisa Palmer
President and Chief Executive Officer

The Village at Seven Pines | Jacksonville, FL | Groundbreaking



Our Core Values



We are our people.

Our people are our greatest asset, and we believe that our highly skilled and talented team makes us better.



We do what is right.

We believe in acting with unwavering standards of honesty and integrity.



We connect with our communities.

We promote philanthropic ideals and strive for the betterment of our neighborhoods by giving our time and financial support.



We are responsible.

Our duty is to balance purpose and profit, being good stewards of capital and the environment for the benefit of all our stakeholders.



We strive for excellence.

When we are passionate about what we do, it is reflected in our performance.



We are better together.

When we listen to each other and our customers, we will succeed together.



Regency Overview

Regency Centers (NASDAQ:REG), headquartered in Jacksonville, Florida, is a preeminent national owner, operator, and developer of shopping centers located in suburban trade areas with compelling demographics. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member.

481

National Properties

~9,500

Total Tenants



- REGIONAL OFFICE
- PROPERTY

Jordan Ranch Market | Katy, TX

¹ Figure as of 3/31/2026.

REG

Nasdaq

1963

Founded

**S&P
500**

Member

~\$20B¹

Total Market Cap

~97%¹

Leased

3.9%

Dividend CAGR
(2014-2025)

25+

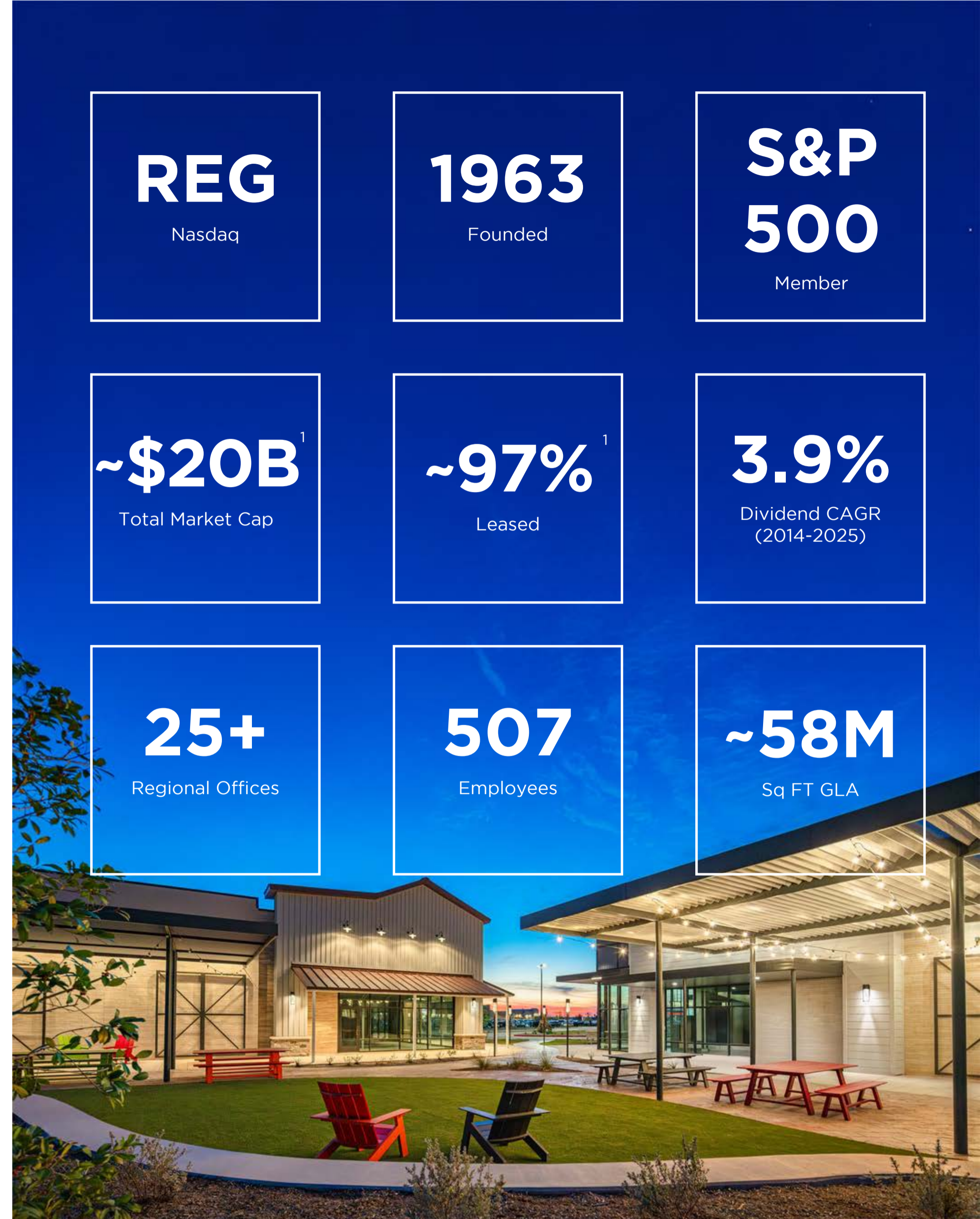
Regional Offices

507

Employees

~58M

Sq FT GLA





CORPORATE RESPONSIBILITY @ REGENCY

United Way Volunteer Event
Jacksonville, FL

2025 Recognition and Partnerships



“A” for Public Disclosure



MSCI ESG Rating of “AA”



17th Consecutive Year at Platinum



Green Lease Leader Platinum Recognition

PROJECT DESTINED

Participant in a **Leading Internship Program**



Membership Associations



WHERE THE FUTURE IS BUILT



Village at La Floresta | Brea, CA
Urban Plates

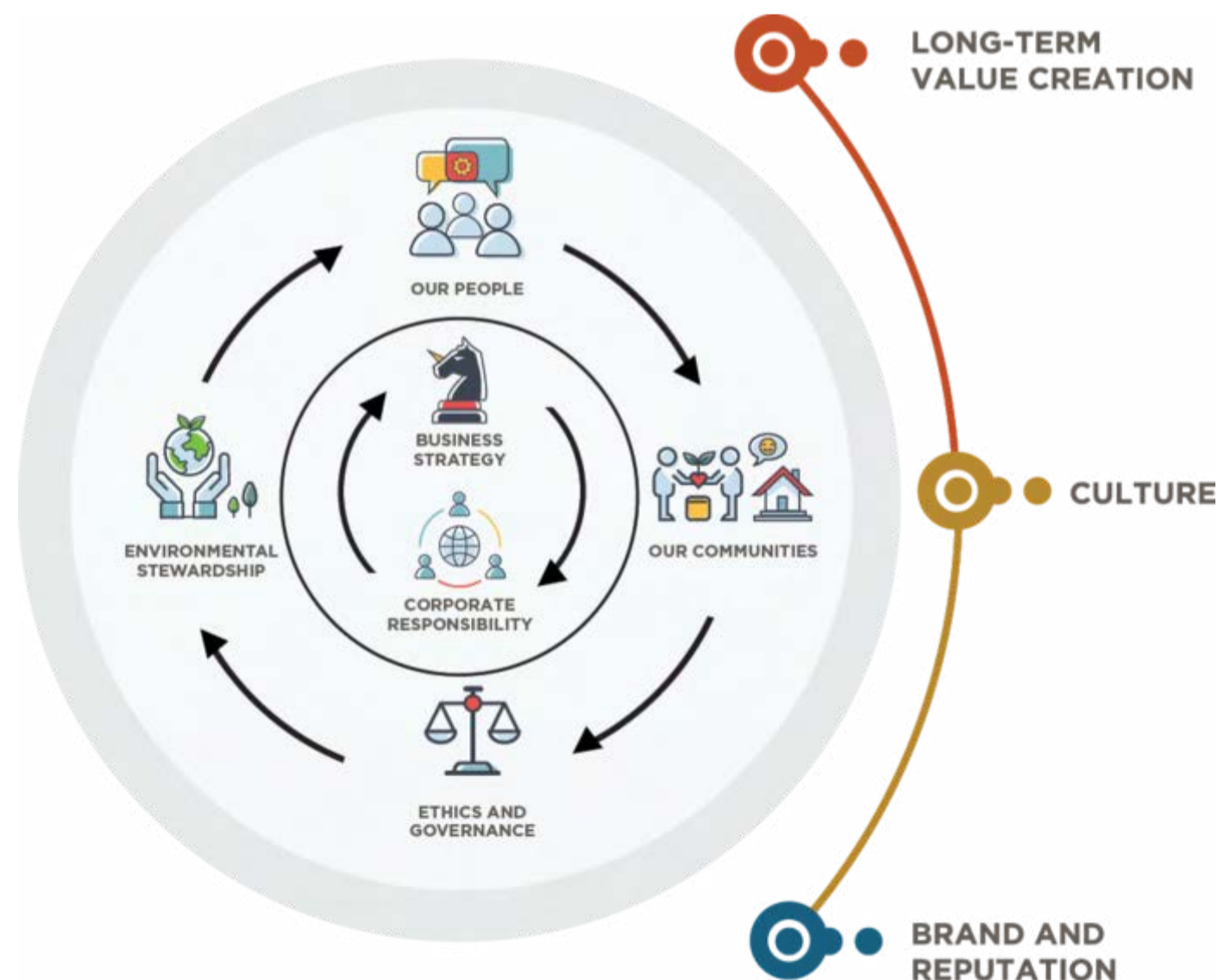


Corporate Responsibility Governance and Strategy

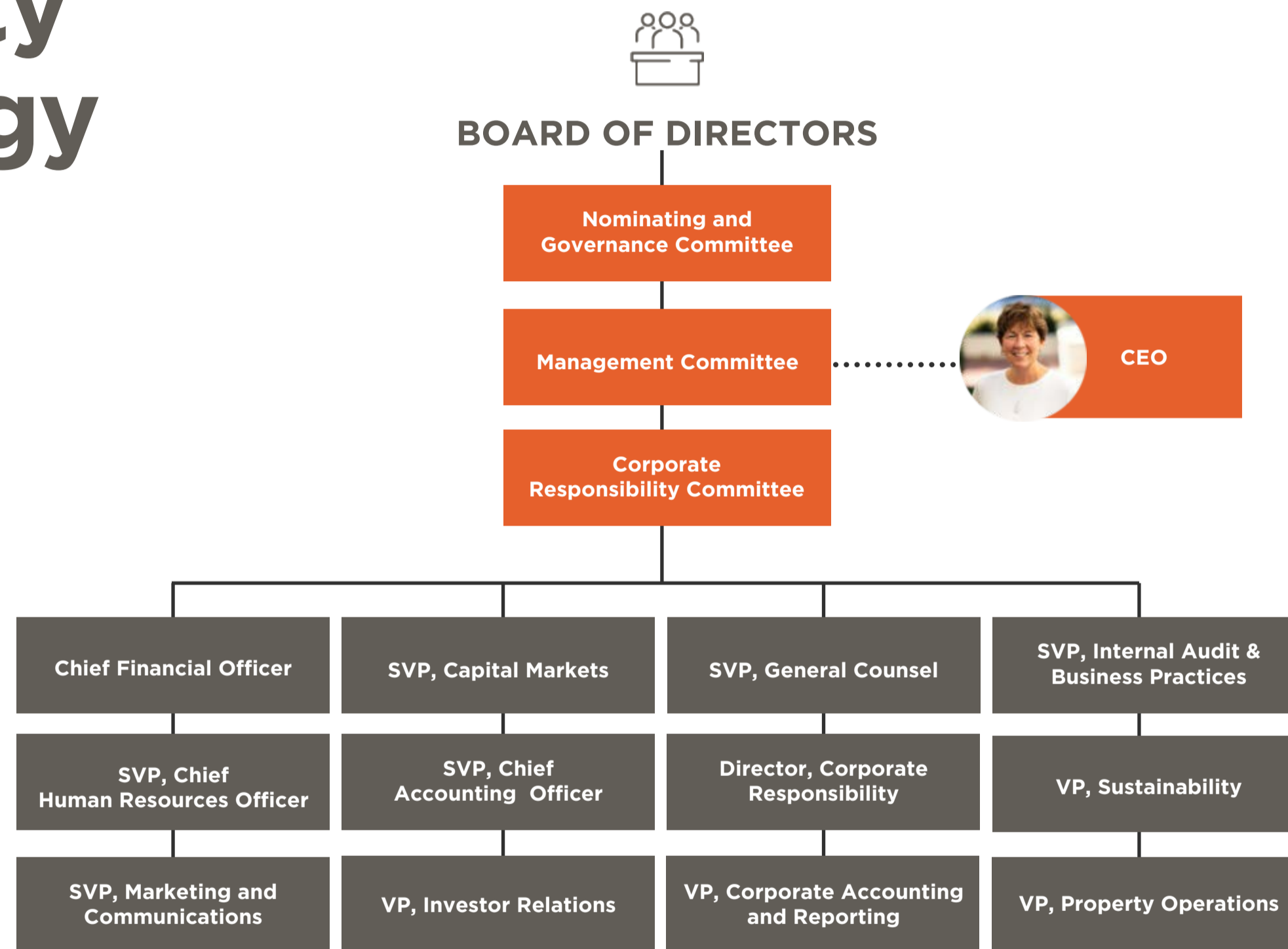
Regency's Corporate Responsibility Program is built on four pillars: Our People, Our Communities, Ethics and Governance, and Environmental Stewardship. These guide our long-term commitment to creating value for shareholders, actively engaging with our stakeholders, strengthening our culture, and protecting and enhancing our brand.

We set near- and long-term goals to ensure our corporate responsibility efforts remain aligned with business success and community impact.

Our [Corporate Responsibility Policies and Practices](#) reflect how sustainability is woven into our values—clarifying expectations across key corporate responsibility areas.



Oversight Structure



Oversight begins with our Board of Directors, which has delegated responsibility of our corporate responsibility strategy, initiatives and business alignment to the Nominating and Governance Committee. Our President and CEO, supported by our Management Committee, leads corporate responsibility strategy and alignment through Regency's management-led Corporate Responsibility Committee. In her role as leader of the Management Executive Committee, she is the ultimate decision-maker on all major corporate responsibility initiatives and business alignment.

In 2025, the Nominating and Governance Committee received regular updates on key corporate responsibility initiatives, progress on goals, climate risk and resilience strategies, and industry developments shaping the broader business sustainability landscape.

Company-Wide Goals and Progress

Our company-wide corporate responsibility goals underscore Regency’s commitment to our people, our communities, ethics and governance, and environmental stewardship. These goals hold us to high standards, driving value for our stakeholders.

We remain focused on each pillar—setting clear, measurable goals that strengthen transparency, accountability, and business performance while building on the progress we’ve made.

	GOAL	2025 PROGRESS		
Our People	85% or greater average annual employee engagement score	✓	88%	
	15% or below voluntary employee turnover rate	✓	6%	
	Recruit and retain employees who reflect the communities we serve	●	— ¹	
Our Communities	Maintain a values-aligned philanthropic program	●	— ¹	
	90% or greater employee participation in our annual 'Together for Good' giving campaigns	✓	95%	
Ethics and Governance	Maintain a Board comprised of members with diverse attributes	●	— ¹	
	100% completion of annual Code of Conduct training by all Employees + Directors	✓	100%	
	100% completion of "Responsibilities of an Officer" training for all new officers	✓	100%	
Environmental Stewardship	28% absolute reduction in Scope 1 and 2 greenhouse gas emissions ^{2,3}	✓	-14%	-38% ⁴
	30% like-for-like reduction in energy consumption within operational control ^{2,3}	●	-10%	-28%
	10% like-for-like reduction in water consumption based on operational control ^{2,3}	●	2%	-9%
	Generate on-site renewable energy equal to at least 25% of purchased electricity under operational control ²	●	14%	—
	Achieve a 35% waste diversion rate across all of our operating properties based on operational control ²	●	33%	—
	Install electric vehicle charging stations at 50% or more of our properties ²	●	35%	—
				CUMULATIVE '19-'25

¹ Qualitative goal.
² For more information on the calculation methodology and additional performance data, please refer to the Environmental Stewardship section and Appendix.
³ From the baseline year 2019.
⁴ The 2019 market-based GHG emissions figure was revised with this Report to 31,083 (from 29,098 previously), correcting an inadvertent error related to the application of renewable energy credits (RECs).

✓ At or exceeded goal ● Achieved Annually; Ongoing



Materiality Assessment

Our corporate responsibility strategy focuses on what matters most—to Regency, our shareholders, and other key stakeholders. To guide that strategy, we conducted a materiality assessment in 2020, working with a third-party expert to better understand stakeholder priorities and benchmark against industry best practices.

Through this process, we gathered input from shareholders, internal teams, and other key stakeholders, and benchmarked against industry best practices. We reviewed direct feedback and identified key areas of focus across each of the four pillars that guide our corporate responsibility strategy and reporting: Our People, Our Communities, Ethics & Governance, and Environmental Stewardship.

While our formal materiality assessment was conducted in 2020, we continue to engage regularly with stakeholders and evaluate emerging issues to ensure our priorities remain aligned with our business strategy and stakeholder expectations. **In the year ahead, we will undertake a refreshed materiality assessment** to further align our Corporate Responsibility strategy with evolving industry trends, stakeholder priorities, and emerging business risks and opportunities. By continually evaluating the topics that matter most to our business, communities, and the environment, we aim to ensure our focus areas remain relevant, actionable, and supportive of long-term value creation.



Topics Aligning Across All Four Pillars

- 1 Long-Term Value Creation
- 2 Corporate Culture
- 3 Brand & Reputation

Our People

- 4 Inclusion & Belonging
- 5 Talent Attraction & Retention

Our Communities

- 6 Community Engagement
- 7 Local Economic Impacts
- 8 Tenant & Center Experience

Ethics and Governance

- 9 Corporate Governance
- 10 Business Continuity Management

Environmental Stewardship

- 11 Sustainable Operations & Resource Efficiency
- 12 Climate-Related Risks & Opportunities

Stakeholder Engagement

To successfully own, operate, and develop high-quality shopping centers, we actively engage with our shareholders and a broad range of other stakeholders. Their insights help to shape our strategy as we aim to build long-term value.

Shareholder and other stakeholder feedback—both internal and external—is essential to our success. It reflects one of our core values: We are better together. By listening, learning, and collaborating, we build stronger outcomes for everyone.

BOARD OF DIRECTORS

- Board meetings, at least four times per year
- Board committee meetings
- Detailed written materials before every board & committee meeting
- Executive sessions among independent directors
- Frequent board member meetings with management

EMPLOYEES

- Quarterly company-wide town hall meetings
- Annual engagement survey & action plans
- Performance evaluations & continuous feedback loops
- Employee committees & employee resource groups
- Ethics hotline/whistleblower policy
- Service awards
- Volunteer program
- Training & professional development
- Employee intranet

VENDORS & CONTRACTORS

- Vendor & contractor due diligence process
- Vendor & contractor principles

TENANTS

- Dedicated tenant resource website
- One-on-one dialogue with tenants & portfolio management team
- Tenant sustainability guide
- Direct feedback via tenant survey & focus groups

BOARD OF DIRECTORS

- Dedicated co-investment portfolio management team
- Proactive & regular one-on-one dialogue
- Property tours
- Periodic business reviews
- Annual meetings

SHAREHOLDERS, BONDHOLDERS, LENDERS & CREDIT RATING AGENCIES

- Press releases
- SEC filings
- Quarterly written business updates
- Quarterly earnings calls
- Sell-side analyst conferences
- One-on-one meetings & calls
- Property tours

COMMUNITIES & LOCAL GOVERNMENTS

- Philanthropy & community support programs
- Matched employee donations & volunteer hours
- Local government engagement on major redevelopment projects and sustainability topics
- Membership on civic boards
- Participation with industry groups
- Dialogue through open houses & town halls





OUR PEOPLE

Oak Valley Village | Groundbreaking Event
Beaumont, CA

Our 2025 People Highlights



Employee Engagement
88%



Employee Retention
89%



Average Employee Tenure
8 Years



Total Professional
Development
Training Hours
~10K



Gender Pay Gap
<1%



Total Employee Promotions
10%



Our People & Culture

Our people are central to Regency’s long-term success. A strong, values-driven culture—reflected in employee tenure across the organization—supports our ability to attract, engage, and retain talent while delivering consistent performance. We foster an environment where a broad range of backgrounds, experiences, and perspectives drive innovation, collaboration, and a strong sense of belonging.

Our employee-led resource groups (ERGs) further strengthen this culture by creating opportunities for connection, inclusion, and engagement across the organization.

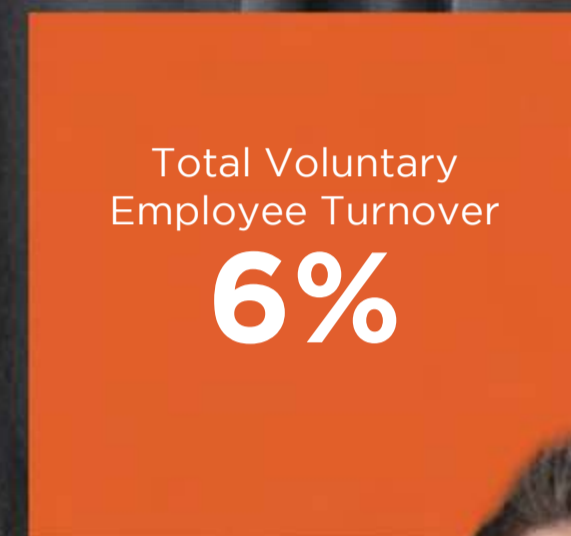
We are committed to maintaining a workplace grounded in fairness and respect. We regularly assess our practices to ensure consistency across the organization, including compensation. Our most recent analysis confirmed gender pay equity when considering factors such as role, tenure, experience, and location.

We also prioritize listening to our employees and acting on their feedback. In 2025, 91% of employees participated in our annual engagement survey, resulting in an 88% average engagement score—our highest for the third consecutive year! Additionally, 92% of employees responded favorably to being treated fairly regardless of differences, reinforcing the strength of our inclusive culture.

These results reflect strong confidence in leadership, a supportive work environment, and continued progress in career growth and development.



¹ Represents Officers, Directors, and Senior Managers.



Supporting Our People

Our benefits program is designed to support the overall well-being of our employees and their families, with a focus on health, financial security, and work-life balance. These offerings are an important part of our commitment to attracting and retaining top talent while fostering a supportive and resilient workforce.



Work/Life Balance

- 23+ PTO Days Annually
- 11 Paid Holidays (in addition to PTO)
- Parental, Compassion, Bereavement, Jury Duty, and Military Leave
- Employee and Management Assistance Program



Hybrid Work Schedule

- Modified In-Office Hours
- Dedicated Work-From-Home Days
- More Balance and Flexibility



Health + Wellness

- Medical Insurance (with Expanded Medical and Pharmacy Benefits)
- Dental & Vision Insurance
- Wellbeing Program (with Incentives)
- Teladoc 24/7 Healthcare (with Medical Expert Opinion)
- Voluntary Benefits
- Health Advocacy Program



Financial Security

- 401(k) with Company Match + Profit Sharing
- Anniversary Stock Grant
- FSAs + HSA
- Company-paid Life + Disability Insurance
- Financial Wellbeing Resources
- Employee Referral Bonus



Growth + Development

- Tuition Assistance
- Continuing Education Opportunities
- Dedicated Learning Days
- Career Pathing Tools
- Internship Programs



Employee Empowerment

- Best Places to Work
- Most Responsible Companies
- Healthiest Companies
- Best-in-Class 401(k) Plan

Investing in the Next Generation

At Regency, we're intentional about building our next generation of leaders. By investing in early-career development and creating pathways into the industry, we aim to help shape a future that reflects a broad range of competencies, perspectives, backgrounds, and experiences.

By expanding access and awareness, we're working to help the next wave of professionals become equipped, empowered, and ready to lead us to future success.

We continue to deepen this mission through six direct partnerships—including Project Destined, ICSC, and The Ferguson Centers for Leadership Excellence. These connections indirectly reach more than 250 leading corporate firms and 350+ colleges and universities nationwide, opening doors for students and professionals who may not have previously considered careers in real estate.

Our outreach goes beyond campuses. We're actively engaging with veterans, individuals with disabilities, and members of our alumni network, recognizing the value each brings and ensuring they have opportunities to grow with us.

We also support the Employee Empowerment Fund in partnership with the University of Southern California, providing Regency employees the opportunity to attend the prestigious USC Ross Program in Real Estate—supporting continued learning and career advancement.

By bridging campuses to careers, we're not just filling roles—we're investing in the leaders, innovators, and owners who will shape the future of our company and industry.



Project Destined Partnership
Miami, FL



Cultivating Talent

We're committed to empowering growth and investing in our people. We strive to create an environment where employees feel connected, supported, and inspired to do their best work—no matter their role or career stage.

We encourage all team members to take ownership of their development. Through a mix of on-the-job learning, coaching, leadership programs, and skills training, we provide meaningful opportunities that support growth and strengthen our ability to attract and retain top talent.

Introduced last year, our inaugural Day of Learning is a company-wide initiative that gives our people dedicated time to focus on personal and professional development. With a curated library of resources, each employee creates their own learning path, selecting sessions aligned with their goals and interests.

We also provide annual performance assessments and career development discussions for every employee. Tools like LinkedIn Learning®, Crucial Conversations®, and communication skills training help team members grow their capabilities and confidence.

Our commitment extends beyond internal learning. We partner with external organizations like Generation W, Jacksonville Women's Leadership Forum, Urban Land Institute, ICSC, and Nareit, to provide access to powerful networking and education experiences.

For leaders, we offer tailored training—including Leadership Essentials, Leading with Integrity, and Hiring Dos and Don'ts to provide tools to support their teams with purpose and impact.

We also invest in continuing education. In addition to our support of licenses and certifications, we supported many employees through our educational assistance program in 2025—encouraging advancement through further study.



Regency Day of Learning, Employee Ball Cap

10,424

Total Professional Development Training Hours

21

Avg. Hours of Training Per Employee





OUR COMMUNITIES

The Crossing Clarendon | Arlington, VA

Our 2025 Community Highlights



Total Donated
~\$2.2M



Employee Community
Volunteer Hours
2,258



Average Employee Donation
\$1,450



Indirect Community Impact
\$246M



Crisis Match Donation
\$50K



Bi-Annual Tenant Engagement
Survey



Impacting Our Communities

Connecting with our communities isn't just what we do—it's who we are. This commitment is embedded in our culture and strengthens the places where we live and work. Through service, partnerships, and strategic giving, we aim to create meaningful, lasting impact.

We leverage our people, resources, and long-standing relationships to support a wide range of nonprofit organizations—focusing on strong partnerships and employee engagement through volunteerism and community investment.

In 2025, Regency Centers partnered with Big Brothers Big Sisters to support 26 high school juniors from Westside High School in Jacksonville, FL through the BBBS Beyond School Walls program. This two-year initiative pairs students with corporate mentors for monthly engagement focused on real-world exposure and skill-building, including career exploration, college preparation, resume writing, interviewing, and personal finance.

Students gain valuable insights and build confidence as they prepare for their next chapter—reinforcing our commitment to long-term impact.

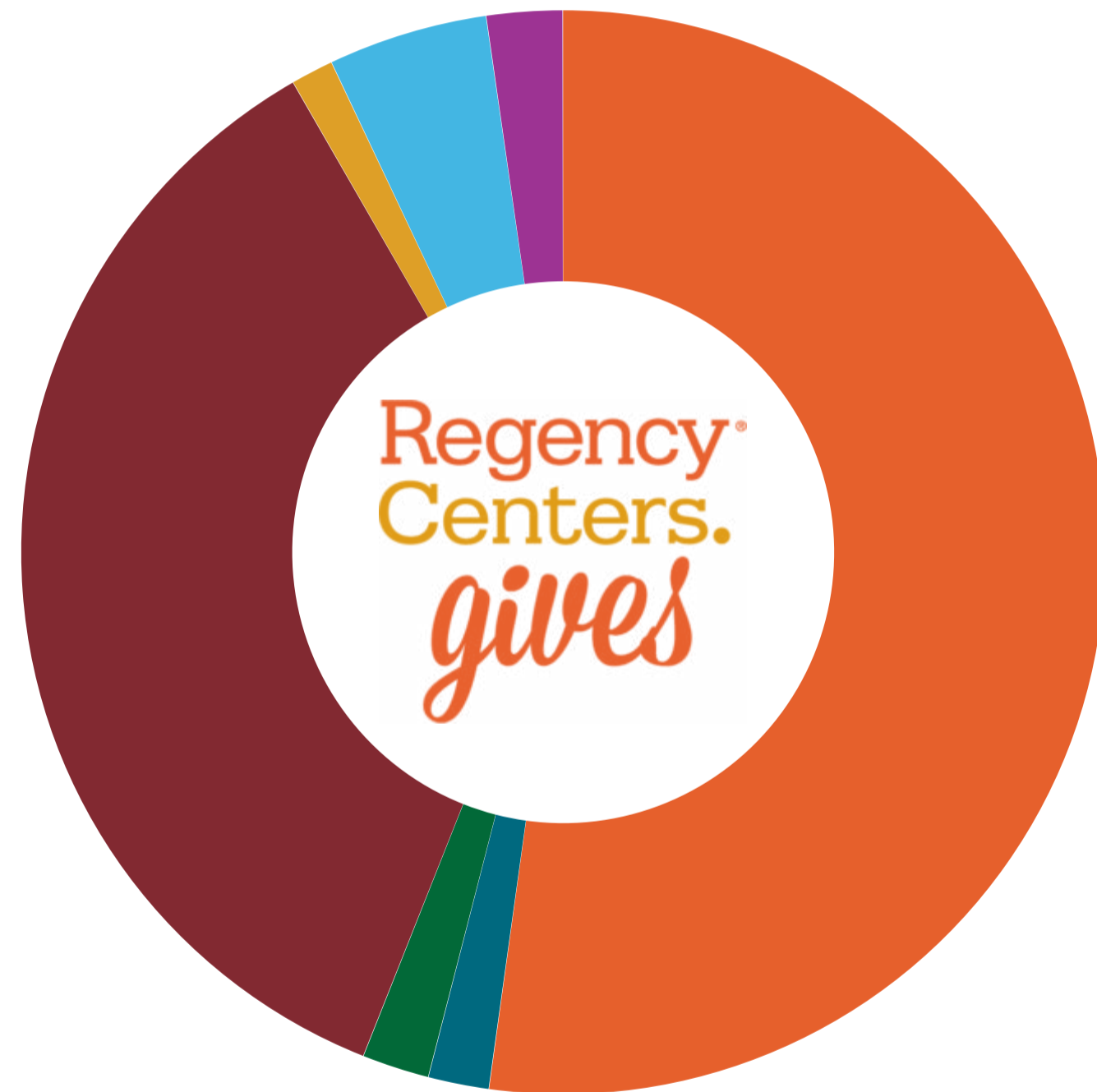
We extend our reach through partnerships with organizations like Habitat for Humanity®, United Way®, and YMCA®. Together, our team contributed 2,258 volunteer hours and ~\$2.2 million in donations nationwide, including a generous corporate match.

Though we're a small team of just over 500 people, we believe purposeful action—supported by strong partnerships—can create outsized impact. Giving back is integral to how we operate, lead, and grow.

Big Brothers Big Sisters of Northeast Florida



Regency Gives










- United Way®
- Corporate + Regional Donations
- Matching Gifts
- Jaguar Foundation
- YMCA®
- Habitat for Humanity®


~\$2.2M
 Total Donated


1,400 Hours
 United Way® Campaign


\$1,450
 Average Employee Donation


858 Hours
 Other Volunteer Work

							
Employee Contribution	\$703,065	\$16,119	\$2,000	—	—	\$13,990	—
Corporate Match	\$330,675	\$16,119	\$2,000	—	—	\$13,990	—
Corporate Contribution	—	\$12,200	\$103,500	\$50,000	\$40,000	—	\$892,693
Total Contribution	\$1,033,740	\$44,438	\$107,500	\$50,000	\$40,000	\$27,980	\$892,693

Prioritizing Health & Safety

At Regency, the safety and well-being of our tenants, shoppers, and communities are top priorities. With a national presence spanning 27 offices, 480+ centers, and over 58 million square feet of GLA, we serve more than 9,000 tenants and welcome over 1 billion visits per year. That scale comes with responsibility, and we take it seriously.

Our dedicated, in-house Property Operations team oversees daily maintenance, safety protocols, and tenant relations across all markets. Located in offices nationwide, these boots-on-the-ground professionals provide immediate, localized support—including during emergency situations.

To guide our response efforts, Regency uses a comprehensive Crisis Management Program. This protocol ensures the right people receive the right information—quickly—enabling an effective, coordinated response. From natural disasters to critical incidents, the program has proven to be a vital tool in protecting our properties and the people who rely on them.

We review and refine the program annually to keep our centers safe, responsive, and prepared. Operational excellence and care for our communities go hand in hand.

Our Property Operations teams are the day-to-day operators of our centers, performing a range of services for the benefit of our tenants and shoppers, including:

01

Active, on-the-ground presence across our properties to proactively identify property-level opportunities and ensure a consistently high-quality experience.

02

Capital surveys and budget exercises for the purpose of identifying areas for capital repairs, replacements, or improvements to be included in the capital plan.

03

Annual Stewardship Reporting, facilitated by our internal risk management team, is conducted as a supplemental property inspection performed by a third party on a sample of properties each year, in order to further identify areas of improvement to help avoid and mitigate potential risks.

The Crossing Clarendon | Arlington, VA
Paws and Claus Event



Creating Direct and Indirect Economic Impacts

Regency’s operations directly and indirectly support the economic health of the communities in which we operate. Our centers generate meaningful tax revenue that helps fund essential public services—ranging from infrastructure improvements (roads, water, and sewer) to public safety, schools, and libraries.

In 2025, Regency contributed approximately:

- \$246 million in real estate property taxes
- \$3 million in franchise taxes
- \$2 million in transfer taxes

These dollars represent a tangible investment in the places where we live, work, and do business.

In addition to Regency’s direct contributions, the businesses at our centers contribute hundreds of millions of dollars in sales taxes each year, providing essential revenue for municipal and state services. Beyond tax contributions, our centers support local employment across a range of fields — from retail and restaurant staff to the architects, contractors, and designers involved in development and redevelopment. Ongoing operations create additional jobs in maintenance, leasing, and property management.

By partnering with best-in-class grocers, restaurants, and service providers, we help create vibrant, connected spaces that serve as both economic engines and valued community hubs.

It’s all part of our long-term approach: building centers that not only perform—but contribute lasting value to the neighborhoods we’re part of.



2025 Real Estate Taxes
~\$246M



2025 Franchise Taxes
~\$3M



2025 Transfer Taxes
~\$2M

The Pruneyard | Campbell, CA
 Sports Basement





ETHICS AND GOVERNANCE

Gary E. Anderson
Regency Board Member

Our 2025 Ethics and Governance Highlights



Board Gender and Ethnic Diversity
45%




One of 48 S&P 500 Companies with a Female CEO



Average Board Tenure
9 Years



Cybersecurity, AI & ERM Oversight



Average Board Age
63 Years



CR Goal Achievement Valued at **20%** of NEO Annual Incentive Program

James H. Simmons, III
Regency Board Member





Board Governance & Oversight

Strong corporate governance is foundational to Regency’s long-term success. It drives sound decision-making, accountability, and value creation for our shareholders and other stakeholders.

Our Board of Directors provides strategic oversight and guidance with effective governance, sound business judgment, and a long-term perspective that reflects the mix of skills, competencies, experiences, and other key attributes of its members.

Board oversight is carried out directly and through four standing committees:

- Audit
- Investment
- Compensation
- Nominating and Governance

Each committee operates under a written charter, and our [Corporate Governance Guidelines](#) outline the Board’s governance philosophy and practices. These materials are available on our [Investor Relations Website](#) and in our [Corporate Responsibility Policies and Practices](#). Of our eleven Board members, nine are independent under applicable Securities and Exchange Commission and Nasdaq rules, and all directors stand for election annually, reinforcing transparency and accountability at the highest level.



NEO Annual Incentive Program tied to Corporate Responsibility

20%

Martin E. (Hap) Stein, Jr.
Executive Chairman





Deirdre J. Evens

Independent Lead Director

- Member of the Audit and Compensation Committees
- Outgoing Chair of the Compensation Committee
- Extensive background in corporate strategy, global risk, addressing technological change, cybersecurity, sales, general management, marketing and human capital management.

Strategic Board Selection & Refreshment

A balanced Board with diverse perspectives and attributes is essential to Regency’s long-term success. The mix of skills, experience, backgrounds, tenures, and competencies contributes to effective oversight, strategic guidance, and continuity.

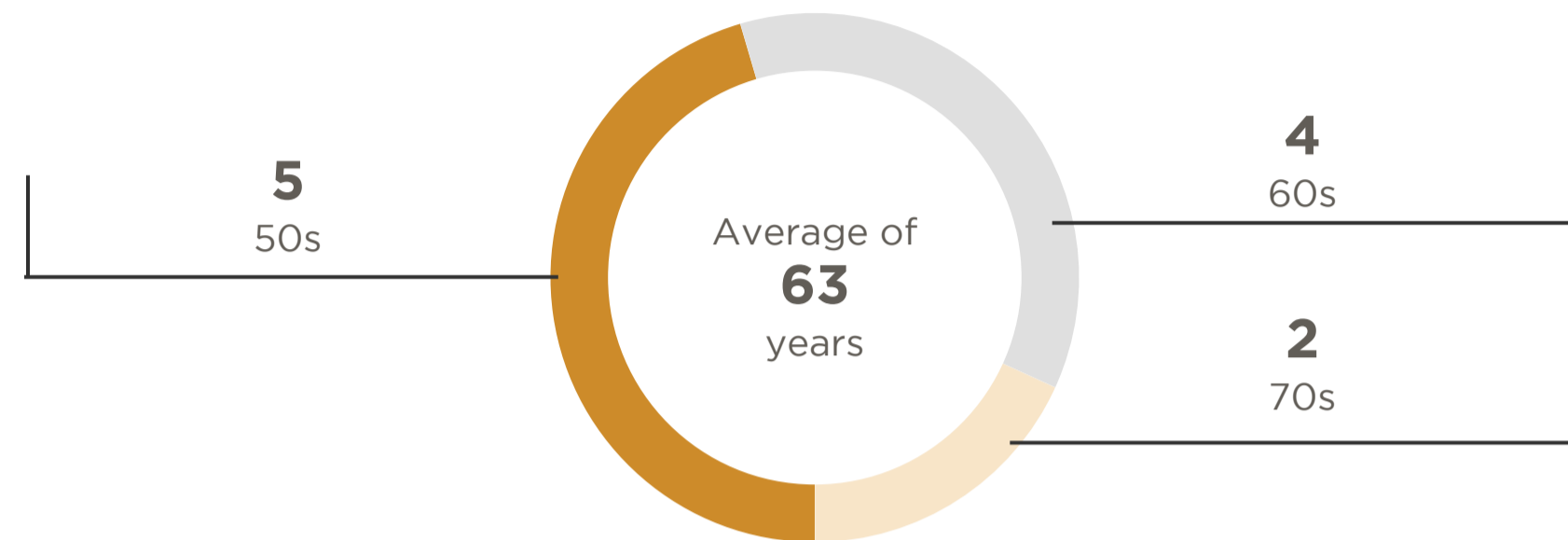
To preserve and enhance this balance, our Board has implemented a formal succession planning process, conducted annually by both the Nominating and Governance Committee and the full Board.

The Committee evaluates potential new directors based on the Board’s current composition, anticipated transitions and retirements, and the future needs of Regency and its Board—seeking individuals whose attributes complement the existing group and support effective succession and long-term Board performance.

As of 2025, 36% of our directors are women and one member is ethnically diverse, reflecting Board diversity of 45%.

¹ Board metrics are based on directors composition as reflected in the 2026 Proxy Statement.

Board Average Age ¹

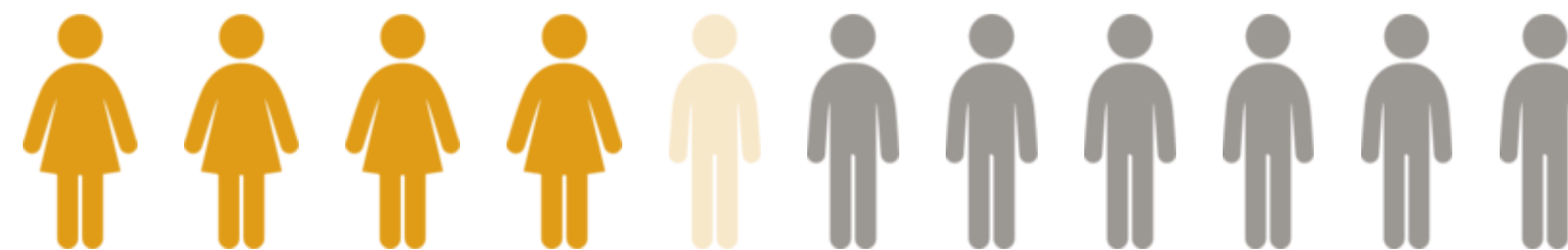


Tenure of Director Nominees ¹



36% of our Board has tenure of 5 years or less











Gender and Ethnic Diversity ¹



4 Women
7 Men (1 ethnically diverse)

45% Gender or Ethnically Diverse

Board Expertise

											
Gary E. Anderson Recently Retired Chief Operating Officer Prologis, Inc.	Bryce Blair Principal of Harborview Associates, LLC	Kristin A. Campbell Recently Retired Executive Vice President, General Counsel and Chief ESG Officer of Hilton Worldwide Holdings Inc.	Deirdre J. Evens Lead Independent Director of the Board & retired Executive Vice President and General Manager, IT Asset Lifecycle Management of Iron Mountain	Thomas W. Furphy Chief Executive Officer and Managing Director of Consumer Equity Partners		Peter D. Linneman Principal of Linneman Associates	Lisa Palmer President and Chief Executive Officer of Regency Centers Corporation	Mark J. Parrell President and Chief Executive Officer of Equity Residential	James H. Simmons, III Chief Executive Officer and Founding Partner of Asland Capital Partners.	Martin E. Stein, Jr. Executive Chairman of the Board and Former Chief Executive Officer of Regency Centers Corporation	
Director Since	2024	2014	2023	2018	2019	2019	2017	2018	2026	2021	1993
Skills/Experience											
Business/Strategic Leadership											
Real Estate/REIT											
Capital Markets											
Consumer Retail											
Corporate Governance/ Public Board											
Financial/Accounting											
Human Capital											
Technology/CyberRisk											

For additional detail on our Board members, please see Regency's 2026 Proxy Statement, filed with the SEC on March 25, 2026.

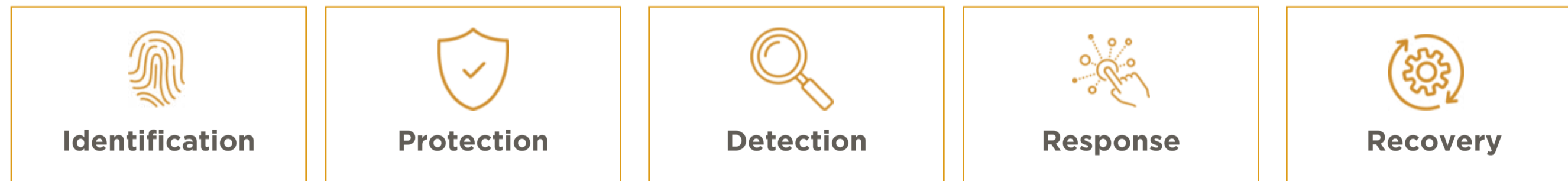
Cybersecurity and Data Privacy

Cybersecurity is a business imperative, and Regency takes a proactive, layered approach to managing risk and protecting data.

We've established an extensive cybersecurity governance framework to provide oversight, awareness, and preparedness at all organizational levels.

At the Board level, our Audit Committee oversees cybersecurity, with day-to-day implementation by Regency's management-led Cyber Risk Committee. This group reports regularly to the Audit Committee, providing updates on program performance, emerging trends and threats, and risk mitigation strategies.

Our cybersecurity strategy is built around five core pillars:



This structure is tailored to Regency's business needs and is intended to safeguard the confidentiality, integrity, and availability of our systems and information. We have also adopted a Cyber Risk Management and Data Breach Preparedness Policy to proactively guide incident response and readiness.

We recognize that people are often the primary victim in the cybersecurity chain, as they are targeted by increasingly sophisticated hackers and cyber-attacks. Therefore, we design our training to emphasize continuous education and awareness.

This includes:

- Cybersecurity training at onboarding and beyond
- Ongoing phishing simulations and awareness testing
- Annual refresher training with advanced courses for specialized users

In addition, we partner with third-party experts to perform cyber due diligence and audits of key vendors and contractors—doing our best to ensure that our extended network maintains strong cyber standards.





ENVIRONMENTAL STEWARDSHIP

Oak Valley Village | Groundbreaking Event
Beaumont, CA

Our 2025 Environmental Stewardship Highlights



Scope 1 & 2 GHG Emissions Reduction
38% since 2019



Like-for-Like Energy Reduction
28% since 2019



Invested in High-Efficiency LED Projects
\$2.6M in 2025



LED-upgraded Portfolio
85%



Renewable Energy Generated from On-site Solar
8,280 MWh



Active Electric Vehicle Charging Stations
1,654



Committed to Environmental Impact

At Regency, being good stewards of our investors’ capital and the environment in which we operate is one of our core values. We are committed to delivering long-term value for our shareholders while thoughtfully considering the needs of our broader stakeholders.

Our approach integrates environmental stewardship to advance sustainability and resilience across our assets and is deeply embedded in our business strategy, decision-making, and operations. We recognize that environmental stewardship is not separate from our financial goals—it is fundamental to achieving them.

We accomplish this by focusing on eight strategic priorities that guide our environmental efforts and drive measurable impact. These priorities ensure we’re addressing the most material risks and opportunities while aligning with our broader commitment to sustainability, innovation, and building shareholder value.

Strategic Priorities



2008

Established formal climate strategy



2014

Became the first U.S. REIT and the second U.S. Corporation, to issue a Green Bond for financing environmentally sustainable projects



2017

Developed our own Green Building Standard ensuring that all of our construction projects achieve a higher level of green building performance



2019

Developed and implemented our Tenant Sustainability Guide



Set initial 10-year environmental targets, which were achieved ahead of schedule

2022

Developed a net zero Scope 1 and 2 GHG goal and an interim science-based target



2023

Launched green building and green leasing task forces to revitalize certification efforts and strengthen tenant engagement in lease negotiations



Introduced property-level climate risk reports into our due diligence process for all new investments

2024

Reintroduced LEED Green Building Certification standards into our development and redevelopment approach, and entered into a bundled renewable energy procurement program



Advancing Climate Resilience

As a long-term owner, operator, and developer of real estate, we recognize that climate change presents both physical and transitional risks that could impact our properties, our people, and our long-term success. Understanding and managing these risks is essential to our role as responsible stewards of our investors' capital and the built environment.

To support this objective, we have aligned our climate-related disclosures with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD). This framework informs our strategy for identifying, assessing, and managing climate-related risks and opportunities across our portfolio.

We have published a stand-alone TCFD Report, which provides additional detail and context regarding our climate strategy, governance, risk management, and metrics. This 2025 Corporate Responsibility Report should be read as a companion to our latest [TCFD Report](#), which can be accessed at RegencyCenters.com/CorporateResponsibility.

Looking ahead, we are aiming to advance our climate-related disclosures, with an updated climate report expected to be published later in 2026.



Arcadian Shopping Center | Ossining, NY





Westbard Square | Bethesda, MD | LEED Silver



Northgate Marketplace | Medford, OR | LEED Certified

Absolute Scope 1 and 2 GHG Reduction 38% ↓ since 2019¹

Reducing Our Carbon Footprint

As part of our broader climate strategy, we are committed to measuring, reducing, and transparently reporting our greenhouse gas (GHG) emissions. Scope 1 and 2 emissions primarily stem from electricity use in common areas and vacant tenant spaces, while Scope 3—our largest emissions source—includes tenant operations, business travel, and employee commuting.

In 2021, we established a science-based target to reduce absolute Scope 1 and 2 GHG emissions by 28% by 2030, aligned with globally recognized climate science and pathways to limit warming to well below 2°C. We also set a long-term ambition to achieve net zero Scope 1 and 2 emissions by 2050.

Through focused execution, we have exceeded our 2030 target five years ahead of schedule. In 2025, we achieved a 14% year-over-year reduction, resulting in a cumulative 38% decrease from our 2019 baseline on a market-based basis, and 33% on a location-based basis.

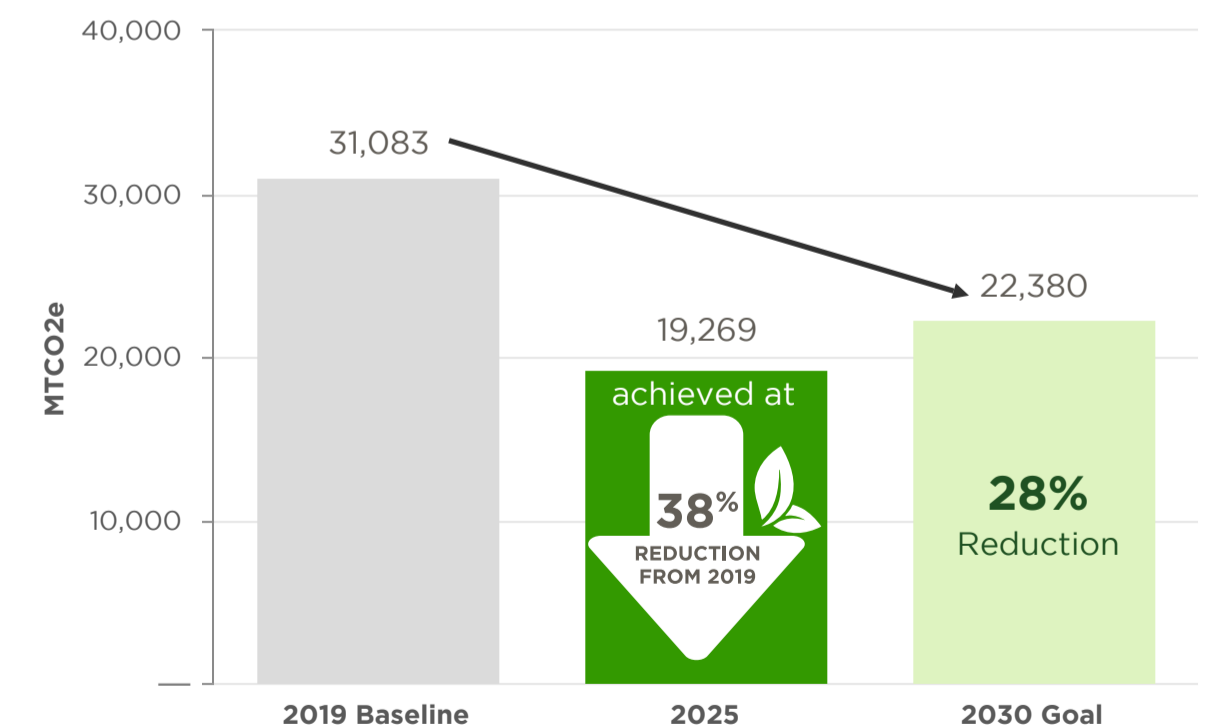
The reduction from 2019 was driven by a combination of operational and strategic factors. The primary key driver has been a substantial reduction in Regency’s overall energy consumption, driven predominantly by energy efficiency initiatives including LED retrofit projects, as well as increased portfolio occupancy. Additional drivers of the reduction include continued decarbonization of the electric grid and on-site renewable energy (solar) generation, associated with which we retire and purchase renewable energy credits (RECs).

For our 2025 reporting, we applied 8,280 MWh of retained and purchased RECs—equivalent to our on-site solar production—to reduce Scope 2 market-based emissions, resulting in an emissions reduction of approximately 2,527 MTCO₂e.

2025 Scope 1 & 2 GHG Emissions ¹

Source	Ton	%
Purchased and Used Electricity	15,916	83%
Stationary Combustion	2,157	11%
Fugitive Emissions	963	5%
Mobile Combustion	235	1%
Total Ton: 19,269		100%

Total Absolute Scope 1 and 2 (Market-Based) GHG Emissions ¹



¹ Regency calculates GHG emissions reduction progress in absolute terms in accordance with the GHG Protocol, and measures both location-based and market-based emissions. Figures presented above correspond to market-based emissions. The 2019 market-based GHG emissions figure was revised in 2025 to correct an inadvertent error related to the application of RECs, resulting in a change from 29,098 to 31,083. For more information on the methodology and additional performance data, please refer to the About This Report section and Appendix.

Reducing Our Energy Use

Improving energy efficiency across our operational control is critical to achieving our GHG and energy targets. Exterior common area lighting accounts for the majority of Regency's total energy consumption and is our largest source of GHG emissions, followed by stationary combustion.

We have made significant progress in improving energy efficiency through strategic investments in LED retrofits. Since 2019, we've invested ~\$14 million, including \$2.6 million in 2025 alone.

Granada Village | Granada Hills, CA
LEED Gold

During the year, we completed 30 retrofit projects, bringing LED lighting conversion across our entire portfolio to 85%.

In 2025, we achieved a 9% reduction in absolute energy consumption and an 10% reduction in like-for-like energy use, resulting in a cumulative 26% like-for-like reduction since 2019.

We continue to make progress and remain on track to complete our first round of LED retrofits portfolio-wide by mid-2027.

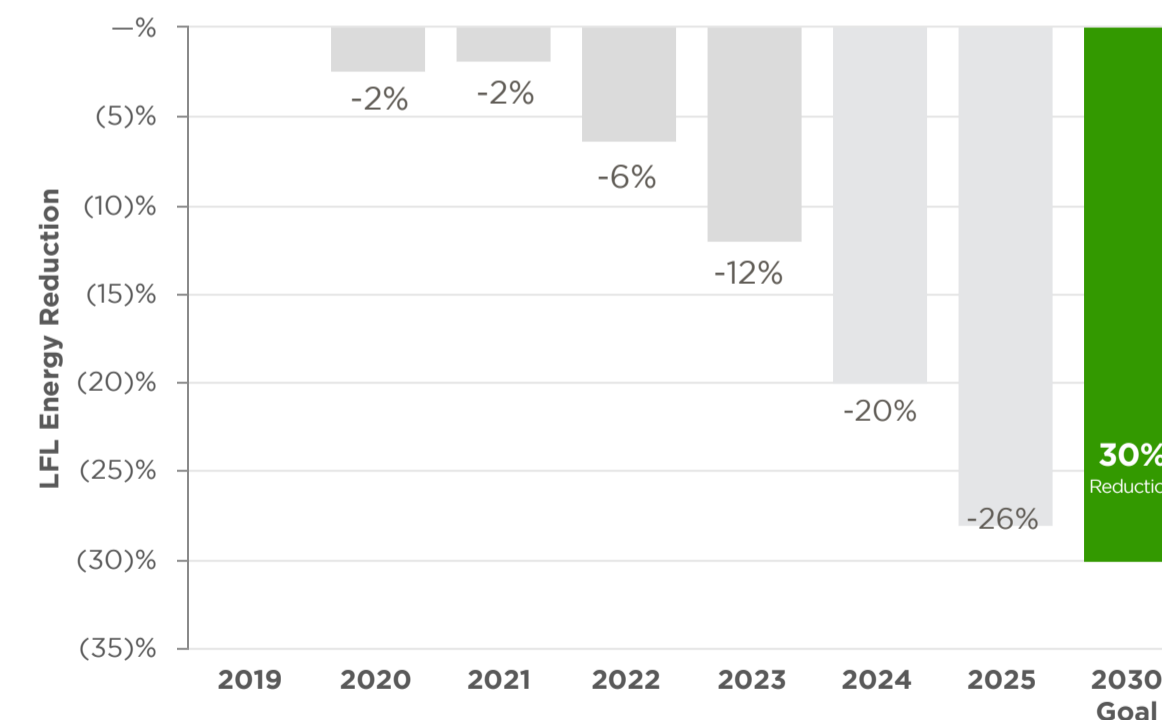


Like-for-Like Energy Reduction
28% ↓
since 2019¹

2025 LFL Energy Consumption ¹

Source	MWh	%
Purchased and Used Electricity	48,842	91 %
Stationary Combustion	6,658	9 %
Total MWh: 55,500		100 %

Cumulative LFL Energy Reduction Since 2019 ¹



¹For our Like-For-Like (LFL) definition, methodology, and additional performance data, please refer to the About This Report section and Appendix.

Advancing Renewable Energy

Regency continues to expand the use of renewable energy technologies across our shopping centers, delivering more affordable, cleaner power to our tenants and the communities we serve.

We complement on-site generation with strategic renewable energy procurement to reduce our greenhouse gas footprint where it is most effective. With our broad geographic footprint, solar remains a proven and scalable solution supporting continued progress against our energy and emissions goals.

As of year-end 2025, we had 29 properties utilizing solar energy arrays with a total installed capacity of 9 MW-DC. The on-site production generated 8,280 megawatt hours of clean energy.



The Hub at Norwalk | Norwalk, CT

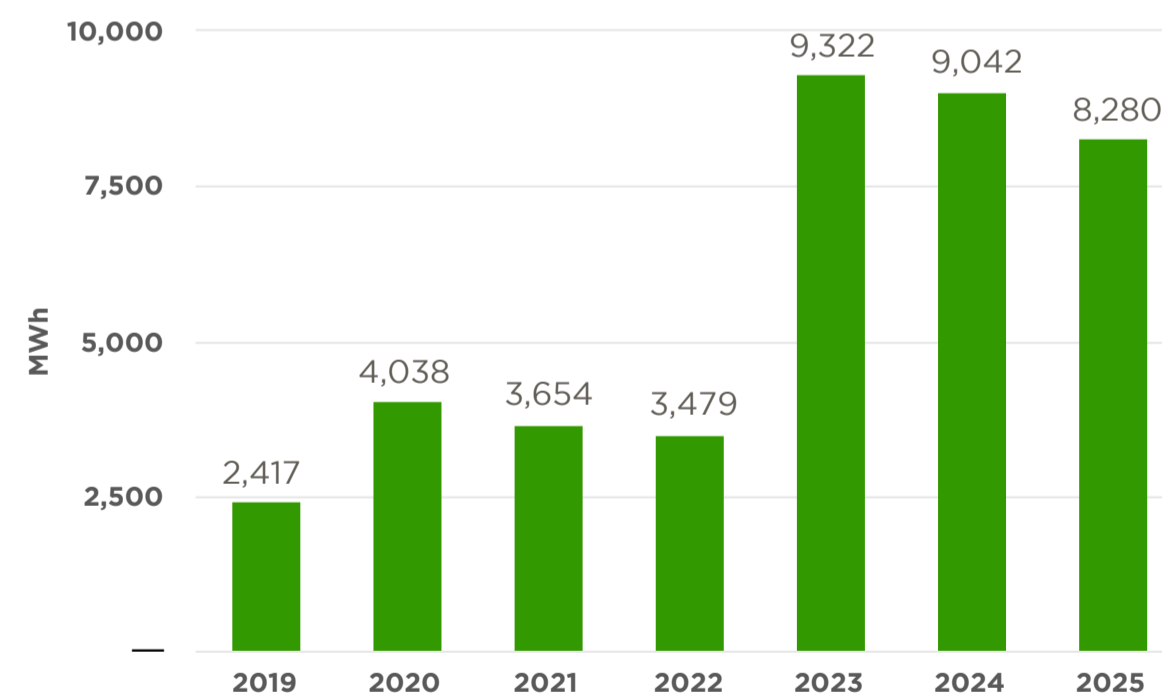



Valencia Crossroads | Valencia, CA



Southbury Green | Southbury, CT

On-Site Solar Production Since 2019 ¹





Generated Renewable Energy On-Site 14%↑ in 2025¹

¹ Renewable energy figures correspond to Regency owned and leased on-site solar. For our methodology and additional notes, please refer to the About This Report section and Appendix.



Market at Colonnade Center | Raleigh, NC | Water Cistern



The Field at Commonwealth | Chantilly, VA | LEED Silver

Driving Water Efficiency

Landscape irrigation is Regency’s largest use of water within operational control, driven largely by weather patterns and local restrictions. We are committed to conserving this vital resource to protect the environment, reduce drought impacts, and preserve it for future generations.

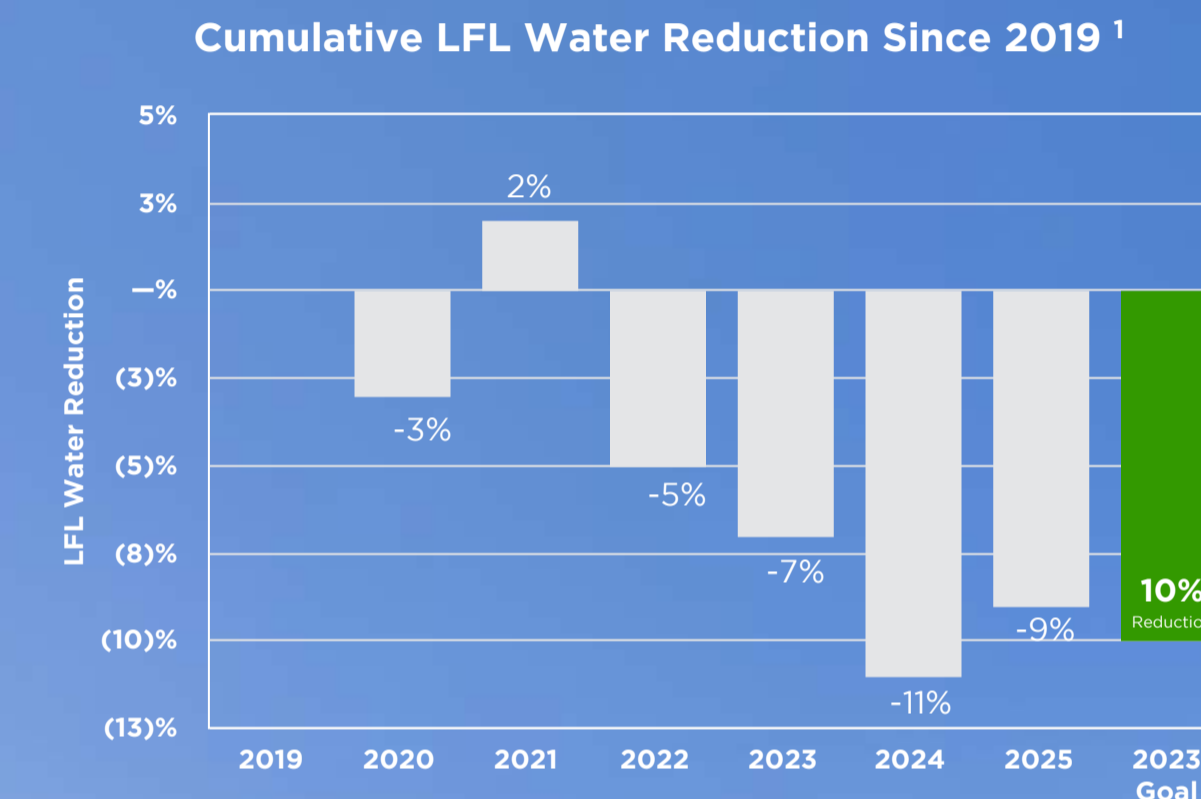
At our properties, we implement efficient water management strategies that balance conservation with community benefits including shade and pedestrian-friendly landscape. These include high-efficiency irrigation systems with smart controllers that adjust to local weather, use of reclaimed water where available, and planting native, drought-tolerant species. We also incorporate stormwater systems, permeable paving, and rainwater retention cisterns to further reduce water use.

Our water is sourced from municipal, public, and private water utility providers, and we comply with applicable regulations. We closely monitor consumption and strive to reduce water use without compromising the environments at our centers. We also encourage our tenants and other stakeholders to conserve water through our [Tenant Sustainability Guide](#), which provides tools, best practices, and system recommendations for efficient use.

In 2025, like-for-like water consumption increased by 2%, while cumulative consumption decreased by 9% since 2019.



Like-for-Like Water Reduction
9% ↓
since 2019¹



Persimmon Place | Dublin, CA
LEED Gold

¹ For our Like-For-Like (LFL) definition, methodology, and additional performance data, please refer to the About This Report section and Appendix.

Diverting Waste

In partnership with our tenants and networks of local recyclers, composters, and waste haulers, we work to promote responsible waste management practices across our shopping center portfolio. While recycling programs vary significantly based on local recycling infrastructure, applicable law, and municipal budgets, we continuously strive to provide our tenants and center visitors with the means to recycle and compost their waste.

Collaboration with our tenants to reduce waste management is key to our success. While it presents a challenge, we advise our tenants on how recycling can be maximized, as well as its benefits to the environment and their businesses through our [Tenant Sustainability Guide](#).

Belmont Chase | Ashburn, VA

Not only do we focus on waste diversion and resource conservation at our properties, but we also seek effective waste management programs at our corporate and regional offices. Together with tenant engagement, waste management remains a strategic priority.

Waste by Disposal Method ¹		
Disposal Method	Ton	%
Landfill	82,952	57%
Recycling	35,939	25%
Combustion	13,690	9%
Composting	12,216	8%
Total:	144,797	100%



Waste Diversion Rate
33%
in 2025¹



¹ For our methodology and additional notes, please refer to the About This Report section and Appendix.





Ferry Street Plaza | Newark, NJ



Twin Oaks Shopping Center | Agoura Hills, CA


Expanding EV Charging Access

Regency was an early adopter of electric vehicle (EV) charging stations nearly 15 years ago and has since helped to lead efforts to support the development of a national charging network. EV stations enhance our centers by offering a modern amenity for visitors while helping reduce carbon emissions and supporting more sustainable communities.

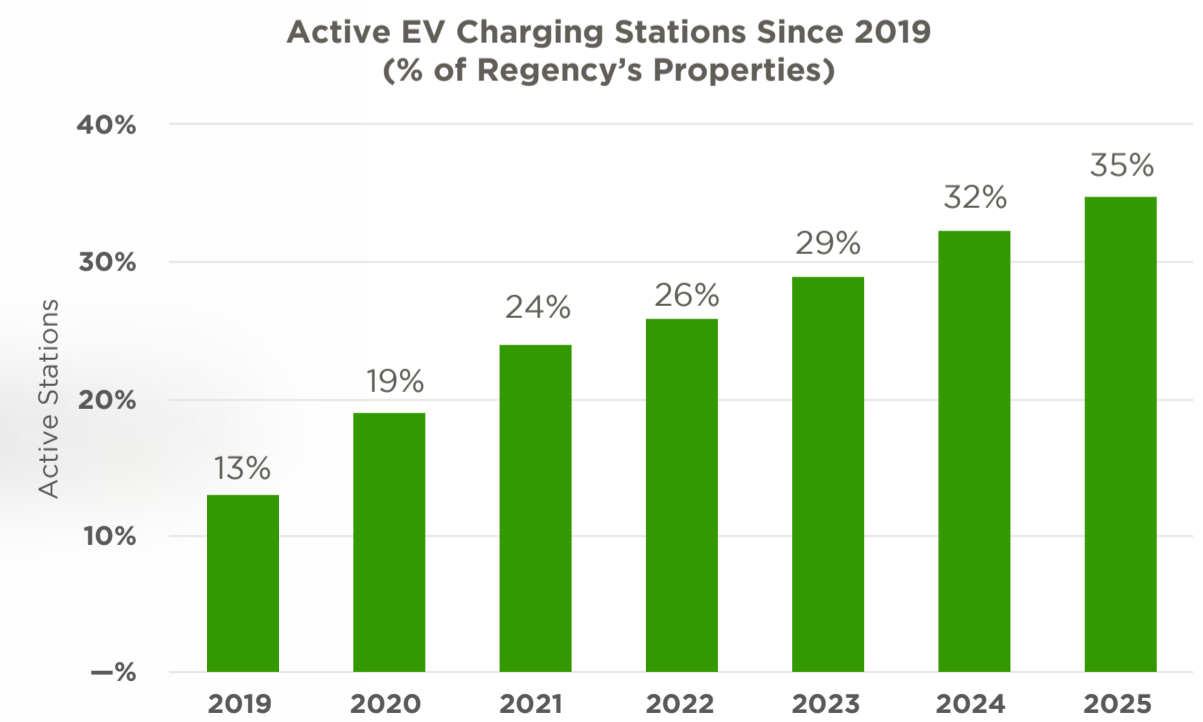
In 2025, we added 338 new EV charging stations to our network, bringing our total to 1,654 active stations across 168 Regency properties.

This continued expansion supports our broader initiative to make EV charging available at 50% of our centers by 2030.





EV Charging at Regency Properties 35% in 2025¹



¹For our methodology and additional notes, please refer to the About This Report section and Appendix.



Balboa Mesa Shopping Center | San Diego, CA | LEED Silver



Roscoe Square | Chicago, IL | LEED Silver



Lower Nazareth Commons | Easton, PA | LEED Silver

Sustainable Design for a Greener Future

Our green building efforts began with the use of LEED, later evolving into an internal standard that guided sustainable development across our portfolio. We have since refined our approach by aligning a majority of our ground-up development and major redevelopment projects with established third-party certification standards, including LEED. This strategic shift enhances our existing practices and reinforces our commitment to recognized benchmarks in sustainable design and construction.

This renewed focus continues to drive excellence in environmental performance and operational efficiency throughout our portfolio.



To date, we have developed **16 LEED certified** assets totaling **1.8M SQ FT.**



REGENCY LEED PROPERTIES	
Balboa Mesa Shopping Center	Silver
Ballard Blocks I	Silver
Belmont Chase	Silver
Granada Village	Gold
Grand Ridge Plaza	Silver
Lower Nazareth Commons	Silver
Market at Colonnade Center	Silver
Market at Springwoods Village	Certified
Northgate Marketplace Ph II	Certified
Persimmon Place	Gold
Roscoe Square	Silver
The Abbot	Gold
The Crossing Clarendon	Gold
The Field at Commonwealth	Silver
Village at La Floresta	Silver
Westbard Square Ph1	Silver

Protecting Biodiversity

We respect and strive to protect biodiversity and natural habitats at and around our neighborhood shopping centers, both during development and throughout ongoing operations. Our [Environmental Management System \(EMS\)](#) supports these efforts by guiding biodiversity and habitat protection practices during and after development and redevelopment.

Environmental considerations begin early in the site planning phase, where we conduct assessments aligned with applicable regulations and engage with local communities. Based on these evaluations, we may modify site construction plans—such as relocating protected or endangered species—to help mitigate environmental impacts.

In our operational approach, we also work to minimize disruption to surrounding ecosystems and seek opportunities to reintroduce native habitats.

We also require our vendors and contractors to align with our sustainability efforts and adhere to our [Vendor and Contractor Principles](#), which outline expectations around environmental responsibility, biodiversity protection, regulatory compliance, ethical conduct, and operational integrity.



Thoughtfully landscape to prevent soil erosion



Reduce noise and air pollution resulting from construction equipment



Increase waste diversion from landfill, including through recycling and composting



Reduce fertilizer use to only as-needed for healthy landscapes



Minimize fugitive air emissions and site impacts through appropriate operations and storage of materials and equipment



Responsibly manage snow and ice to reduce potential impacts on water quality

Grand Ridge Plaza | Seattle, WA
LEED Silver



Tenant and Supplier Engagement

While Scope 3 GHG emissions represent the largest share of our footprint, accurately measuring emissions across the value chain—including vendors, suppliers, and tenants—remains challenging due to limited data availability.

To address this, we continue to strengthen tenant and supplier engagement through ongoing collaboration. Our partnership with ICSC provides a platform to share best practices and align on common sustainability goals, while our

Tenant Sustainability Guide offers actionable strategies to improve operational efficiency and reduce environmental impact.

Through these efforts, we are enhancing data transparency and supporting our tenants and partners in reducing emissions, advancing sustainability across our portfolio.

Village at La Floresta | Brea, CA
LEED Silver



Lower Nazareth Commons | Easton, PA | LEED Silver



2025 Scope 3 GHG Emissions ¹

Source	Ton	%	
Downstream Leased Assets	204,500	66 %	<div style="width: 66%;"></div>
Waste	58,583	23 %	<div style="width: 23%;"></div>
Employee Commuting	20,854	8 %	<div style="width: 8%;"></div>
Fuel-and Energy-Related Act Not Included in Scope 1 or Scope 2.	6,693	3 %	<div style="width: 3%;"></div>
Purchased Goods and Services	1,808	—	
Employee Business Travel	146	—	
Upstream Transportation and Distribution	44	—	
Total Ton: 292,627		100 %	

¹ Regency calculates in accordance with the GHG Protocol. Scope 3 GHG figures are based on actuals. 2025 Scope 3 downstream leased assets data coverage was 49%. For our methodology and additional notes, please refer to the About This Report section and Appendix.



APPENDIX & REPORTING FRAMEWORKS

Oak Valley Village | Groundbreaking Event
Beaumont, CA



The Market at Springwoods Village | Spring, TX | LEED Certified



Ballard Blocks I | Seattle, WA | LEED Silver

Forward-Looking Statements and Other Legal Matters

Forward-Looking Statements

Certain statements in this report may be “forward-looking statements.” These statements are based on the current beliefs of Regency Centers and are subject to numerous risks, uncertainties and changes in circumstances, some of which may be unforeseen or unknown today. These statements are not guarantees of future results, goal achievement or outcomes.

Similarly, statements about our goals, objectives and targets to positively impact climate and environmental-related issues, such as emission-reduction roadmaps and targets to drive toward net zero and other emissions, environmental and climate-related reduction goals, are also forward-looking statements. Actual results, achievement of goals and financial condition may differ materially from those anticipated or expected from or represented by these statements due to a variety of factors, including, among others, sociodemographic and economic trends, energy prices, the pace, cost and effectiveness of technological innovations, climate-related conditions and weather events, legislative and regulatory changes and other unforeseen events or conditions, the potential impacts of climate change on our business and our ability to mitigate them. Reference is made to the precautionary statements and risk factors included in Regency Centers’ filings with the Securities and Exchange Commission (SEC), including the Risk Factors disclosed in Item 1A of the Company’s most recent Annual Report on Form 10-K, and subsequent quarterly filings with the SEC.

All forward-looking statements are based on management’s knowledge and reasonable expectations at the time of publication. We do not undertake to provide any further updates or changes to any data or forward-looking statements in this Report. Neither future distribution of this material nor the continued availability of this material on our website or in archive form should be deemed to constitute an update or re-affirmation of any estimates, forecasts, calculations or statements as of any future date. Any future update will be provided only through a public disclosure indicating that fact. While this report describes potential future events that may be significant, the significance of those potential events should not be read as equating to materiality as the concept is used in Regency Centers’ filings with the SEC.

This Report is not an SEC Filing

This Report and the content of our website, including other reports posted there relating to corporate responsibility, are not filings made with the SEC and are not, and shall not be deemed to be, incorporated by reference into any filings Regency Centers has made or will make with the SEC.

Other Disclaimers Relating to This Report

This Report has been prepared primarily, but not exclusively, for the use and convenience of Regency Centers shareholders and potential investors, and is intentionally focused on unknown future events that we have been asked to consider. Forward-looking and other statements regarding environmental and other sustainability efforts and aspirations are not intended to communicate any material investment information under the laws of the United States or represent that these are required disclosures. This Report is not intended to imply that Regency Centers has access to any significant non-public insights on future events that the reader could not independently research. In addition, historical, current, and forward-looking environmental and other sustainability-related statements may be based on standards for measuring progress that are still developing, internal controls and processes that continue to evolve, and assumptions that are subject to change in the future, including future laws and rulemaking. Forward-looking and other statements regarding environmental and other sustainability efforts and aspirations are for informational purposes only and are not intended as an advertisement for Regency Centers’ equity, debt, businesses, products, or services, and the reader is specifically notified that any investor-requested disclosure or future required disclosure is not and should not be construed as an inducement for the reader to purchase any product or services. The statements and analysis in this Report represents a good faith effort by the Company to address these requests for information despite significant unknown variables and, at times, inconsistent market data, government policy signals, and calculation, methodologies, or reporting standards.

Third Parties

Any reference to Regency Center’s use of, support of, work with, reporting “consistent with” or “in accordance with”, or collaboration with, a third-party organization does not constitute or necessarily imply an endorsement by Regency Centers of any or all of the positions or activities of such organization. Regency Centers participates, along with other companies, institutes, universities and other organizations, in various initiatives, campaigns, projects, groups, trade organizations, and other collaborations among industry and through organizations like the United Nations that express various ambitions, aspirations and goals related to climate change, emissions, sustainability, and energy transition.

Regency Centers’ participation or membership in such collaborations is not a promise or guarantee that its individual ambitions, future performance or policies will align with the collective ambitions of the organizations or the individual ambitions of other participants, all of which are subject to a variety of uncertainties and other factors, many of which may be beyond Regency Centers’ control, including government regulation, availability and cost-effectiveness of technologies, and market forces and other risks and uncertainties. Regency Centers will continue to make independent decisions regarding the operation of its business, including its climate-related and sustainability-related ambitions, plans, goals, commitments, and investments, and may unilaterally change them for various reasons, including adoption of new reporting standards or practices, market conditions; changes in its portfolio; and financial, operational, regulatory, reputational, legal and other factors.

California Climate Disclosure Laws

Certain information in this report is provided in connection with the California Voluntary Carbon Market Disclosures Act (AB 1305) and may also be relevant to the California Climate Corporate Data Accountability Act (SB 253) and the Climate-Related Financial Risk Act (SB 261) (collectively, the “California Climate Disclosure Laws”).

Certain statements in this report regarding anticipated environmental, sustainability, or other outcomes, including statements relating to Regency’s greenhouse gas emissions, emissions reduction targets, sustainability goals, programs, and initiatives, are “forward-looking statements” made pursuant to the safe harbor provisions of the Private Securities Litigation Reform Act of 1995 and other federal securities laws. These forward-looking statements are identified by the use of words such as “may,” “will,” “could,” “should,” “would,” “expect,” “estimate,” “believe,” “intend,” “forecast,” “project,” “plan,” “anticipate,” “target,” “goal,” “strive,” “aspire,” and other similar language. While we believe these forward-looking statements are reasonable when made, forward-looking statements are not guarantees of future performance or events and undue reliance should not be placed on these statements. Although we believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance these expectations will be attained, and it is possible actual results may differ materially from those indicated by these forward-looking statements due to a variety of risks and uncertainties, including the accuracy of emissions measurement methodologies, availability and reliability of third-party data, changes in regulatory requirements, and evolving industry standards.

We assume no obligation to update any statements contained in this report as a result of new information, data, events or otherwise, except to the extent required by applicable law. This report and the disclosures herein apply only to the extent the California Climate Disclosure Laws apply or may apply to Regency. The fact that these disclosures are being made is not intended to suggest that any matters disclosed herein are material as defined or interpreted under the U.S. securities laws or any other federal, state, local, or foreign law or regulation .

Regency Centers CR Metrics

OUR PEOPLE

	Unit	2025	2024	2023
Gender Diversity				
Total Employees ⁽¹⁾	#	507	500	497
Full-Time Employees				
Female Full-Time	%	59%	58%	59%
Male Full-time	%	41%	41%	40%
Part-Time Employees				
Female Part-Time		1%	1%	1%
Male Part-Time		—	—	—
Named Executive Officers ⁽²⁾				
Female	%	20%	25%	25%
Male	%	80%	75%	75%
Company Officers ⁽³⁾				
Female	%	28%	26%	28%
Male	%	72%	74%	72%
New Hires				
Female	%	53%	57%	59%
Male	%	47%	43%	41%
Departures				
Female	%	55%	49%	48%
Male	%	45%	51%	52%
Veteran Status				
Female	%	33%	25%	60%
Male	%	67%	75%	40%
Disability Status				
Female	%	77%	79%	65%
Male	%	23%	21%	35%
Average Gender Pay Gap	%	<1%	<1%	<1%

Regency Centers CR Metrics

OUR PEOPLE

	Unit	2025	2024	2023
Ethnic Diversity				
Total Employees ⁽¹⁾				
White	%	73%	75%	74%
Asian	%	7%	7%	7%
Black or African American	%	7%	7%	7%
Hispanic or Latino	%	8%	8%	9%
Other Underrepresented Minority ⁽⁴⁾	%	3%	3%	3%
Named Executive Officers ⁽²⁾				
White	%	80%	80%	100%
Asian	%	—	—	—
Black or African American	%	—	—	—
Hispanic or Latino	%	20%	20%	—
Other Underrepresented Minority ⁽⁴⁾	%	—	—	—
Company Officers ⁽³⁾				
White	%	91%	93%	93%
Asian	%	2%	2%	—
Black or African American	%	4%	4%	4%
Hispanic or Latino	%	2%	2%	2%
Other Underrepresented Minority ⁽⁴⁾	%	—	—	2%
New Hires				
White	%	66%	73%	73%
Asian	%	8%	8%	8%
Black or African American	%	9%	5%	5%
Hispanic or Latino	%	11%	8%	8%
Other Underrepresented Minority ⁽⁴⁾	%	6%	6%	6%

Regency Centers CR Metrics

OUR PEOPLE

	Unit	2025	2024	2023
Age Diversity				
Total Average Employees ⁽¹⁾	age	44	43	43
< 30 years	%	10%	13%	13%
30 - 50 years	%	59%	62%	61%
> 50 years	%	31%	26%	26%
Average Named Executive Officers ⁽²⁾	age	55	55	54
< 30 years	%	—	—	—
30 - 50 years	%	20%	60%	25%
> 50 years	%	80%	40%	75%
Average Company Officers ⁽³⁾	age	50	50	49
< 30 years	%	—	—	—
30 - 50 years	%	48%	59%	56%
> 50 years	%	52%	41%	44%
Average New Hires	age	38	41	36
< 30 years	%	30%	25%	28%
30 - 50 years	%	52%	64%	60%
> 50 years	%	19%	11%	12%
Average Departures	age	41	42	42
< 30 years	%	15%	21%	20%
30 - 50 years	%	58%	52%	49%
> 50 years	%	27%	27%	31%
Exempt	#	422	414	406
Non-Exempt	#	85	86	91
Total	#	507	500	497

Regency Centers CR Metrics

OUR PEOPLE

	Unit	2025	2024	2023
Workforce Level				
Officer ⁽³⁾	%	13%	11%	13%
Director/Senior Manager	%	23%	24%	10%
Manager (Junior/Mid)	%	24%	16%	8%
Professional	%	26%	31%	51%
Support	%	15%	18%	18%
Promotions				
Total Employee Promotions				
Female	%	65%	48%	53%
Male	%	35%	52%	47%
Compensation Ratio				
Annual Total Compensation Ratio				
Highest-paid employee : median employee	(:)	72	70	77
Increase of Highest-paid : median employee	(:)	0.60	0.90	0.94
Turnover				
Total Employees ⁽¹⁾				
Voluntary	%	11%	10%	10%
Involuntary	%	6%	6%	7%
Female	%	55%	49%	44%
Male	%	46%	51%	56%

Regency Centers CR Metrics

OUR PEOPLE

	Unit	2025	2024	2023
Tenure				
Total Average Employees ⁽¹⁾	yrs.	8	8	8
Total Average Named Executive Officers ⁽²⁾	yrs.	30	29	23
Total Average Company Officers ⁽³⁾	yrs.	15	15	15
Parental Leave				
Employees Entitled to Parental Leave				
Female	%	99%	99%	95%
Male	%	99%	97%	97%
Employees that took Parental Leave				
Female	%	2%	3%	6%
Male	%	4%	3%	6%
Employees that Returned and employed 12+ months ⁽⁵⁾				
Female	#	7	13	9
Male	#	7	12	10
Return to Work Retention Rates ⁽⁵⁾				
Female	%	100%	100%	80%
Male	%	88%	100%	100%
Engagement Survey				
Participation Rate	%	91%	86%	90%
Engagement Score	%	88%	88%	88%
Employee Safety				
Work-related Injury	#	1	1	0
Lost Days	days	0	52	0
Fatalities	#	0	0	0
Professional Development and Training				
Professional Development	hrs.	10,424	11,338	12,947
Avg. Hours of Employee Training	hrs.	21	23	26
Performance and Development Evaluation	%	100%	100%	100%

Regency Centers CR Metrics

OUR COMMUNITIES

	Unit	2025	2024	2023
Community Contribution				
Total Charitable Giving	\$	2,196,351	1,767,136	1,527,500
United Way®	\$	1,033,740	1,029,229	970,100
YMCA®	\$	44,438	47,360	39,500
Corporate and Regional Donations	\$	892,693	468,849	387,800
Matching Gifts	\$	27,980	18,198	40,600
Habitat for Humanity®	\$	107,500	118,500	89,500
Jacksonville Jaguars Foundation	\$	40,000	35,000	0
Crisis Matching Gifts	\$	50,000	50,000	0
Total Volunteer Hours	hrs.	2,258	2,338	1,836
United Way®	hrs.	1,400	1,637	1,140
Other Volunteer	hrs.	858	701	696
Average Employee Donation	\$	1,450	1,434	1,457
Indirect and Direct Contribution				
Real Estate Property Tax	\$	245,932,179	236,400,652	213,089,244
Franchise Tax	\$	2,794,000	2,464,000	2,062,000

Regency Centers CR Metrics

ETHICS AND GOVERNANCE

	Unit	2025	2024	2023
Governance ⁽⁶⁾				
Number of Board of Directors	#	11	11	11
Director Tenure				
< 5 years	#	4	3	4
6-10 years	#	5	5	4
> 10 years	#	2	3	3
Average Director Tenure	#	9	10	10
Director Age Distribution				
40s	#	0	0	0
50s	#	5	5	6
60s	#	4	3	2
70s	#	2	3	3
Average Director Age	#	63	63	62
Director by Gender Diversity				
Male	%	64%	64%	64%
Female	%	36%	36%	36%
Number of Directors by Ethnicity				
White	#	10	10	10
Black or African American	#	1	1	1
Ethics and Compliance				
Code of Conduct Certification	%	100%	100%	100%
Cyber Security Training	%	98%	98%	94%

Regency Centers CR Metrics

ENVIRONMENTAL STEWARDSHIP

	UNIT	2025	2019	PROGRESS 2019-2025
Greenhouse Gas Emissions ⁽⁷⁾⁽⁸⁾				
Total GHG Emissions, Scope 1 and 2 (Market-Based)	MtCO2e	19,269	31,083	↓ -38%
Scope 1 Direct ⁽⁹⁾	MtCO2e	3,354	3,158	↑ 6%
Stationary Combustion		2,157	1,950	
Mobile Combustion		235	300	
Fugitive Emissions		963	908	
Scope 2 Indirect ⁽¹⁰⁾	MtCO2e			
Location-Based		18,443	29,151	↓ -37%
Market-Based ⁽¹¹⁾		15,916	27,926	↓ -43%
Renewable Energy Certificates (RECs) ⁽¹²⁾	MWh	8,280	3,585	
Scope 3 ⁽¹³⁾	MtCO2e	292,627	312,691	↓ -6%
Cat. 1 Purchased Goods and Services		1,808	1,615	
Cat. 2 Capital Goods		(not calculated)		
Cat. 3 Fuel- and Energy-Related Act.		6,693	1,842	
Cat. 4 Upstream Trans. and Distribution ⁽¹⁴⁾		44	1,825	
Cat. 5 Waste Generated in Operations ⁽¹⁵⁾		58,583	57,798	
Cat. 6 Business Travel ⁽¹⁶⁾		146	1,214	
Cat. 7 Employee Commuting ⁽¹⁷⁾		20,854	(not calculated)	
Cat. 8 Upstream Leased Assets		-	20	
Cat. 9 Downstream Transportation and Distribution		(not relevant)		
Cat. 10 Processing of Sold Products		(not relevant)		
Cat. 11 Use for Sold Products		(not relevant)		
Cat. 12 End of Life Treatment of Sold Products		(not relevant)		
Cat. 13 Downstream Leased Assets ⁽¹⁸⁾		204,500	248,377	
Cat. 14 Franchises		(not relevant)		
Cat. 15 Investments		(not relevant)		
Scope 1 and 2 Emissions Intensity ⁽¹⁹⁾		0.03%	0.05%	↓

Regency Centers CR Metrics

ENVIRONMENTAL STEWARDSHIP

	UNIT	2025		2024		2023		PROGRESS 2024-2025	PROGRESS 2019-2025
		ABSOLUTE	LIKE-FOR-LIKE	ABSOLUTE	LIKE-FOR-LIKE	ABSOLUTE	LIKE-FOR-LIKE	LIKE-FOR-LIKE	LIKE-FOR-LIKE
Energy ⁽²⁰⁾									
Total Energy Consumption within REG ⁽²¹⁾⁽²²⁾	MWh	72,443	55,500	79,740	55,500	86,330	63,259	↓ -10%	↓ -28%
Energy Consumption outside REG ⁽²³⁾		1,056,506	—	1,030,159	—	1,132,957	—		
Energy Consumption from Renewable Sources ⁽²⁴⁾		12,770	10,392	14,130	10,392	13,265	13,156		
Solar Energy Produced and Sold ⁽²⁵⁾		8,280	—	9,042	—	9,322	—		
Electricity Consumption		60,796	48,842	68,736	48,842	73,850	56,003		
Stationary Consumption		10,711	6,658	9,726	5,317	11,218	6,100		
Mobile Combustion		936	—	1,277	—	1,262	—		
Energy Intensity ⁽²⁶⁾	MWh/Sq. GLA	0.0012	0.0013	0.0014	0.0013	0.0016	0.0013		
Water ⁽²⁷⁾									
Total Water Consumption	m3	1,527,222	1,398,082	1,529,659	1,398,082	1,531,707	1,397,281	↑ 2%	↓ -9%
Water Intensity ⁽²⁸⁾	m3/ Sq. GLA	0.0262	0.0297	—	—	—	—		
Waste ⁽²⁹⁾									
		ABSOLUTE	OPERATIONAL	ABSOLUTE	OPERATIONAL	ABSOLUTE	OPERATIONAL	DIVERSION RATE	DIVERSION RATE
Total Weight Generated	mt	144,797	144,797	144,541	144,541	124,204	124,204		
Non-hazardous Waste		144,797	144,797	144,541	144,541	124,204	124,204		
Hazardous Waste		—	—	—	—	—	—		
Total Weight Diverted From Disposal	mt	48,155	48,155	43,807	43,807	31,843	31,843	33%	33%
Recycling		35,939	35,939	34,334	34,334	25,441	25,441		
Compost		12,216	12,216	9,473	9,473	6,402	6,402		
Total Weight Directed to Disposal	mt	96,642	96,642	100,734	100,734	92,360	92,360		
Combustion		13,690	13,690	10,780	10,780	13,044	13,044		
Waste to Landfill		82,952	82,952	89,954	89,954	79,316	79,316		
Renewable Energy ⁽³⁰⁾									
	UNIT	2025		2024		2023			
Total On-Site Solar Arrays	#	53		53		52			
Total On-Site Solar Production	MWh	8,280		9,042		9,322			
Total On-Site Generated Equiv. to Electricity Consumption ⁽³¹⁾	%	14%		13%		13%			
Electric Vehicle Charging Stations									
Total Active EV Stations ⁽³²⁾	#	1,654		1,316		1,085			

Regency Centers CR Metrics

ENVIRONMENTAL STEWARDSHIP

	2025			2024			2023		
	SQUARE FOOTAGE (SF)	CENTER COUNT	PORTFOLIO COVERAGE BY SF	SQUARE FOOTAGE (SF)	CENTER COUNT	PORTFOLIO COVERAGE BY SF	SQUARE FOOTAGE (SF)	CENTER COUNT	PORTFOLIO COVERAGE BY SF
LEED Green Building Certifications									
Gold	524,367	4	0.5%	524,367	4	0.9%	448,667	3	0.8%
Silver	1,124,456	10	1.1%	954,225	10	1.7%	769,924	10	1.2%
Certified	134,829	2	0.2%	134,829	2	0.2%	148,199	2	0.3%

Type	LEED Certification Level	LEED Certified GLA
2025 LEED Green Building Details		
Balboa Mesa Shopping Center	LEED/Building Design and Construction (BD+C) Silver	25,982
Ballard Blocks I	LEED/Building Design and Construction (BD+C) Silver	158,141
Belmont Chase	LEED/Building Design and Construction (BD+C) Silver	25,703
Granada Village	LEED/Building Design and Construction (BD+C) Gold	125,400
Grand Ridge Plaza	LEED/Building Design and Construction (BD+C) Silver	168,361
Lower Nazareth Commons	LEED/Building Design and Construction (BD+C) Silver	23,660
Market at Colonnade Center	LEED/Building Design and Construction (BD+C) Silver	57,000
Market at Springwoods Village	LEED/Building Design and Construction (BD+C) Certified	58,829
Northgate Marketplace Ph II	LEED/Building Design and Construction (BD+C) Certified	81,000
Persimmon Place	LEED/Building Design and Construction (BD+C) Gold	153,036
Roscoe Square	LEED/Building Design and Construction (BD+C) Silver	54,904
The Abbot	LEED/Building Design and Construction (BD+C) Gold	75,700
The Crossing Clarendon	LEED/Building Design and Construction (BD+C) Gold	170,231
The Field at Commonwealth	LEED/Building Design and Construction (BD+C) Silver	37,826
Village at La Floresta	LEED/Building Design and Construction (BD+C) Silver	87,517
Westbard Square Ph1	LEED/Building Design and Construction (BD+C) Silver	130,830

Endnotes and Sources

OUR PEOPLE

(1) Represents total number of employees in 2025.

(2) Named Executive Officers as of 12/31/2025.

(3) Includes individuals with VP, SVP, MD, EVP or President titles.

(4) Includes individuals who identify as American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, two or more races, or declined to provide.

(5) Employed after 12 months from taking parental leave.

ETHICS AND GOVERNANCE

(6) Board metrics are based on directors composition as reflected in the 2026 Proxy Statement.

ENVIRONMENTAL STEWARDSHIP

(7) Regency references the following emissions factor sources to calculate GHG emissions: DEFRA 2025 UK Government GHG Conversion Factors for Company Reporting, International Energy Agency (IEA) Emission Factors 2025, U.S. Environmental Protection Agency (EPA): Emission Factor Hub 2025, U.S. Environmental Protection Agency (EPA): eGRID 2023 Emission Factors for Greenhouse Gas Inventories by Sub-Region (Published 2025), and U.S. Environmental Protection Agency (EPA): Environmentally-Extended-Input-Output (EEIO) Emissions Factors 2.0.1-411 Fifth Assessment Report (AR5).

(8) Absolute consumption figures correspond to all assets owned for any portion of the reporting period and include subsidiaries and joint ventures. Figures are based on actuals, unless otherwise noted, and are calculated using the methodology included in the GHG Protocol.

(9) Scope 1 emissions are related to stationary combustion, mobile combustion, and fugitive emissions within Regency’s operational boundary. Fugitive emission figures are based on estimates.

(10) Scope 2 emissions are related to purchased grid electricity consumed by Regency and primarily relate to parking lot lighting, common areas, maintaining inside vacant tenant spaces and corporate offices, and exclude electricity that our tenants consume. Tenant consumption is reported in our Scope 3, category 13 downstream leased assets in accordance with the GHG Protocol. Regency calculates both location-based and market-based Scope 2 emissions per the GHG Protocol.

(11) Market-based GHG emissions were calculated by applying the value of any Green-e eligible Renewable Energy Certificate (RECs) purchased or retired in the reporting period from our Scope 2 location-based emissions. The 2019 market-based GHG emissions figure was revised in 2025 to correct an inadvertent error related to the application of RECs.

(12) Green-e-certified RECs purchased in the 2025 reporting year were primarily equivalent to the on-site renewable energy generated at Regency assets during the same year. Regency retired 1,956 MWhs and purchased 6,324 MWhs.

(13) Scope 3 GHG emissions are from sources that Regency does not directly control and are reported based on data availability. As such, Scope 3 data availability will vary from year to year.

(14) Reflects data from Regency’s two primary mail carrier service providers.

(15) Reflects data provided by Regency’s third-party waste provider.

(16) 2025 Business Travel includes business hotels, airline, car rentals, and ride sharing, and does not include other means of transportation.

(17) Estimated using the GHG Protocol methodology.

(18) Regency reports on purchased electricity and natural gas where data is available through Energy Star Portfolio Manager and a third-party bill pay system. As such, data availability will vary from year over year. Estimates are used for natural gas, where actual data is not available.

(19) Intensity figures are calculated on total of absolute Scope 1 and 2 GHG emissions and square footage using the average of the GLA reported in our Quarterly Supplement Materials of the reporting year.

(20) Regency calculates both absolute and like-for-like (LFL) energy consumption. Figures are based on actuals, unless otherwise noted.

(21) The absolute energy consumption figures correspond to all assets owned for any portion of the reporting period and include subsidiaries and joint ventures. Figures are related to purchased grid electricity consumed by Regency, stationary combustion (natural gas), and mobile combustion within our operational boundary, and are calculated using the methodology included in the GHG Protocol.

(22) LFL energy consumption figures are calculated using the GRESB methodology and do not include mobile combustion consumption. Furthermore, assets are excluded from the LFL portfolio if they were acquired, sold or under development within the current or previous reporting and where two consecutive reporting periods of utility data were not available.

(23) Energy Consumption Outside REG is from sources that Regency does not directly control, i.e., Scope 3 emissions, and are reported based on data availability. As such, data availability will vary from year to year. Estimates are used for natural gas where actual data is not available.

(24) Energy Consumption from Renewable Sources is calculated by the portion of Regency's operational control-purchased electricity that comes from the eGRID.

(25) Solar Energy Produced and Sold represents energy generated and sold from Regency solar arrays.

(26) Intensity figures are calculated on absolute and like-for-like (LFL) total energy consumption within REG and square footage using the average of the GLA reported in our Quarterly Supplement Materials of the reporting year.

(27) Regency calculates both absolute and like-for-like (LFL) water consumption. Figures are based on actuals unless otherwise noted.

(28) Intensity figures are calculated on absolute and like-for-like (LFL) total water consumption and square footage using the average of the GLA reported in our Quarterly Supplement Materials of the reporting year.

(29) Regency calculates both absolute and like-for-like (LFL) total waste generated, total waste diverted and total waste directed. Figures are based on actuals unless otherwise noted.

(30) The 2025 renewable energy figure corresponds to Regency owned or leased solar.

(31) Total on-site renewable energy equivalent to electricity consumption is calculated using purchased grid electricity consumed by Regency and divided by electricity generated from on-site renewable energy.

(32) "Active" represents stations that no longer have a contingency period.



GRI™ INDEX

General Disclosures	Regency Centers has reported in accordance with the GRI Standards for the period January 1, 2025 through December 31, 2025
GRI 1 used	GRI 1: Foundation 2021
Applicable GRI Sector Standards	None

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
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General Disclosures

	2-1 Organizational details	Regency Overview	
	2-2 Entities included in the organization’s sustainability reporting	About Our Report	
	2-3 Reporting period, frequency and contact point	About Our Report	Laura Davis, Director Corporate Responsibility (904) 598-7646
	2-4 Restatements of information	Appendix	None
	2-5 External assurance	External Statement of Verification	
	2-6 Activities, value chain and other business relationships	Regency Overview / Annual Report on Form 10-K p.2-5	1. GICS Sector: Real Estate, GICS Industry: Diversified REITs, 2. Regency’s extensive vendor base is a result of owning, operating, and developing more than 500 properties in the U.S. The vast majority of vendors are sourced by regional teams to perform work at a local level while a smaller handful of vendors are contracted on a national scale to provide support to the collective portfolio.
GRI 2: General Disclosures 2021	2-7 Employees	Appendix: Our People	
	2-8 Workers who are not employees	Appendix: Our People	
	2-9 Governance structure and composition	Corporate Responsibility Governance / Governance and Board Oversight / Board Composition / 2026 Proxy Statement p. 8	
	2-10 Nomination and selection of the highest governance body	2026 Proxy Statement p. 10-18	
	2-11 Chair of the highest governance body	2026 Proxy Statement p. 16	
	2-12 Role of the highest governance body in overseeing the management of impacts	Corporate Responsibility Governance and Strategy / Ethics and Governance	
	2-13 Delegation of responsibility for managing impacts	Corporate Responsibility Governance and Strategy / Ethics and Governance	
	2-14 Role of the highest governance body in sustainability reporting	Corporate Responsibility At Regency / Diversity, Equity, and Inclusion / Ethics and Governance	
	2-15 Conflicts of interest	Ethics and Governance	
	2-16 Communication of critical concerns	Ethics and Governance	

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
GRI 2: General Disclosures 2021	2-17 Collective knowledge of the highest governance body	Strategic Board Selection & Refreshment	
	2-18 Evaluation of the performance of the highest governance body	Ethics and Governance	
	2-19 Remuneration policies	2026 Proxy Statement p.36-45 / Clawback Policy	
	2-20 Process to determine remuneration	2026 Proxy Statement p.33-45	
	2-21 Annual total compensation ratio	2026 Proxy Statement p.40 / Appendix: Our People	
	2-22 Statement on sustainable development strategy	Message From Our CEO / Corporate Responsibility Governance / Company-wide Goals and Progress	
	2-23 Policy commitments	Regency's CR Policies and Practices	
	2-24 Embedding policy commitments	Corporate Responsibility Governance / Regency's CR Policies and Practices	
	2-25 Processes to remediate negative impacts	Corporate Responsibility Governance / Our People / Ethics and Governance	
	2-26 Mechanisms for seeking advice and raising concerns	Whistleblower	
	2-27 Compliance with laws and regulations	Ethics and Compliance	
	2-28 Membership associations	Membership Associations	
	2-29 Approach to stakeholder engagement	Stakeholder Engagement	
	2-30 Collective bargaining agreements		Not Applicable
	2-15 Conflicts of interest	Ethics and Governance	
2-16 Communication of critical concerns	Ethics and Governance		
Material Topics			
GRI 3: Material Topics 2021	3-1 Process to determine material topics	Materiality Assessment	
	3-2 List of material topics	Materiality Assessment	
	3-3 Management of material topics		Economic performance is material to Regency due to its relevance to shareholders, bondholders and lenders, employees, co-investment partners, tenants and the communities where Regency's properties are located. Through strong financial performance, Regency enhances the capital of its investors and partners, establishes its ability to remain a reliable workplace and landlord and grows its ability to positively contribute to its local communities through job creation and by maintaining high quality properties.

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
Economic Performance 2016	201-1 Direct economic value generated and distributed	2025 Annual Report on Form 10-K p. 72-88 / 2024 Q4 Supplemental	
	201-2 Financial implications and other risks and opportunities due to climate change	2025 Annual Report on Form 10-K p. 8-23	
	201-3 Defined benefit plan obligations and other retirement plans	2025 Annual Report on Form 10-K	
	201-4 Financial assistance received from government		None in 2025
Indirect Economic Impacts 2016	3-3 Management of material topics	Creating Direct and Indirect Economic Impacts	Indirect economic impacts are material to Regency and the local communities in which Regency operates as new properties stimulate job creation and revenue for localities through taxes generated.
	203-1 Infrastructure investments and services supported	Creating Direct and Indirect Economic Impacts	
	203-2 Significant indirect economic impacts	Creating Direct and Indirect Economic Impacts	
Procurement Practices			
GRI 3: Material Topics 2021	3-3 Management of material topics		
GRI 204: Procurement Practices 2016	204-1 Proportion of spending on local suppliers		
Anti - Corruption			
GRI 3: Material Topics 2021	3-3 Management of material topics	Ethics and Governance	
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	Ethics and Governance	
	205-2 Communication and training about anti-corruption policies and procedures	Ethics and Governance	
	205-3 Confirmed incidents of corruption and actions taken		None in 2025

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
Anti-Competitive Behavior			
GRI 3: Material Topics 2021	3-3 Management of material topics	Ethics and Governance	
GRI 206: Anti-competitive Behavior 2016	204-1 Proportion of spending on local suppliers		None in 2025
Energy			
GRI 3: Material Topics 2021	3-3 Management of material topics	About Our Report / Company-wide Goals and Progress / Energy Performance / Appendix: Environmental Stewardship	
GRI 302: Energy 2016	302-1 Energy consumption within the organization	Energy Performance / Appendix: Environmental Stewardship	
	302-2 Energy consumption outside of the organization	Energy Performance / Appendix: Environmental Stewardship	
	302-3 Energy intensity	Energy Performance / Appendix: Environmental Stewardship	
	302-4 Reduction of energy consumption	Company-wide Goals and Progress / Energy Performance / Appendix: Environmental Stewardship	
Water and Effluents			
GRI 3: Material Topics 2021	3-3 Management of material topics	About Our Report / Company-wide Goals and Progress / Water Conservation / Appendix: Environmental Stewardship	
GRI 303: Water and Effluents 2018	303-1 Interactions with water as a shared resource	Water Conservation	
	303-2 Management of water discharge-related impacts		Water and effluent discharge at Regency offices and shopping centers complies with all state and federal laws. The U.S. laws and regulations applicable to our properties and offices reflect best practice, as such Regency has not developed an internal standard.
	303-3 Water withdrawal	Water Conservation / Appendix: Environmental Stewardship	
	303-4 Water discharge	Water Conservation / Appendix: Environmental Stewardship	
	303-5 Water consumption	Company-wide Goals and Progress / Water Conservation / Appendix: Environmental Stewardship	
Biodiversity			
GRI 3: Material Topics 2021	3-3 Management of material topics	Biodiversity and Habitat Protection Practices	
GRI 304: Biodiversity 2016	304-2 Significant impacts of activities, products and services on biodiversity	Biodiversity and Habitat Protection Practices	
	304-3 Habitats protected or restored		None in 2025
	304-4 IUCN Red List species and national conservation list species with habitats in areas affected by operations		None in 2025

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
Emissions			
GRI 3: Material Topics 2021	3-3 Management of material topics	About Our Report / Company-wide Goals and Progress / Greenhouse Gas Emissions /Appendix: Environmental Stewardship	
	302-1 Energy consumption within the organization	Energy Performance / Appendix: Environmental Stewardship	
GRI 302: Energy 2016	302-2 Energy consumption outside of the organization	Energy Performance / Appendix: Environmental Stewardship	
	302-3 Energy intensity	Energy Performance / Appendix: Environmental Stewardship	
	302-4 Reduction of energy consumption	Company-wide Goals and Progress / Energy Performance / Appendix: Environmental Stewardship	
	305-5 Reduction of GHG emissions	Company-wide Goals and Progress / Greenhouse Gas Emissions / Appendix: Environmental Stewardship	
	305-6 Emissions of ozone-depleting substances (ODS)		
	305-7 Nitrogen oxides (NO _x), sulfur oxides (SO _x), and other significant air emissions		
Waste			
GRI 3: Material Topics 2021	3-3 Management of material topics	About Our Report / Company-wide Goals and Progress / Waste Management / Appendix: Environmental Stewardship	
	306-1 Waste generation and significant waste-related impacts	About Our Report / Company-wide Goals and Progress / Waste Management / Appendix: Environmental Stewardship	
GRI 306: Waste 2020	306-2 Management of significant waste-related impacts	About Our Report / Waste Management / Appendix:Environmental Stewardship	Regency works with third-party vendors to collect and dispose of waste, as well as to provide comprehensive collection reports.
	306-3 Waste generated	About Our Report / Waste Management / Appendix:Environmental Stewardship	
	306-4 Waste diverted from disposal	About Our Report / Waste Management / Appendix:Environmental Stewardship	
	306-5 Waste directed to disposal	About Our Report / Waste Management / Appendix:Environmental Stewardship	

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
Supplier Environmental Assessment			
GRI 3: Material Topics 2021	3-3 Management of material topics		
GRI 308: Supplier Environmental Assessment 2016	308-1 New suppliers that were screened using environmental criteria		
	308-2 Negative environmental impacts in the supply chain and actions taken		
Employment			
GRI 3: Material Topics 2021	3-3 Management of material topics	Our People	
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	Our People / Appendix: Our People	
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Regency Centers Careers	
	401-3 Parental leave	Appendix: Our People	

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
GRI 3: Material Topics 2021			
GRI 3: Material Topics 2021	3-3 Management of material topics	Health, Safety, and Well-Being	
GRI 403: Occupational Health and Safety 2018	308-1 New suppliers that were screened using environmental criteria		Once HR or Risk Management is notified of a work-related accident or injury to an employee, it is reported to the workers' compensation carrier to determine whether a claim needs to be filed. The incident is also reported in HR's HRIS system in order to comply with annual OSHA reporting requirements. Regency does not manage work-related accident or injury processes in workplaces outside our operational control but we do work with contractors to help to ensure they meet all legal requirement with respect to their workers' health and safety.
	403-2 Hazard identification, risk assessment, and incident investigation		Employees are encouraged to report any accidents, injuries or issues to their managers, HR and/ or Risk Management, and are regularly advised that their health and safety is a priority. HR and Risk Management undertake rigorous investigation of any accident or injury within the workplace. If an accident or injury occurs we investigate and update our processes accordingly.
	403-3 Occupational health services	Regency's CR Policies and Practices	
	403-4 Worker participation, consultation, and communication on occupational health and safety	Health, Safety, and Well-Being /Regency's CR Policies and Practices p. 6	
	403-5 Worker training on occupational health and safety		Regency conducts due diligence on vendors and contractors to ensure they meet applicable requirements and have regular reviews with contractors on our development and redevelopment sites to ensure ongoing training and requirements are met.
	403-6 Promotion of worker health	Health, Safety, and Well-Being	
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Regency's CR Policies and Practices	
	403-8 Workers covered by an occupational health and safety management system		100% of Regency employees
	403-9 Work-related injuries	Appendix: Our People	
	403-10 Work-related ill health	Appendix: Our People	
Training and Education			
GRI 3: Material Topics 2021	3-3 Management of material topics	Our People	
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	Our People / Appendix: Our People	
	404-2 Programs for upgrading employee skills and transition assistance programs	Our People	
	404-3 Percentage of employees receiving regular performance and career development reviews	Company-wide Goals and Progress	

GRI™ INDEX

GRI STANDARD/ OTHER SOURCE	DISCLOSURE	LOCATION	REGENCY RESPONSE
Diversity and Equal Opportunity			
GRI 3: Material Topics 2021	3-3 Management of material topics	Our People	
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	Our People / Appendix: Our People	
	405-2 Ratio of basic salary and remuneration of women to men	Pay Equity	
Non-Discrimination			
GRI 3: Material Topics 2021	3-3 Management of material topics		
GRI 406: Non-Discrimination 2016	406-1 Incidents of discrimination and corrective actions taken		None in 2025
Rights of indigenous peoples			
GRI 3: Material Topics 2021	3-3 Management of material topics		
GRI 411: Rights of Indigenous Peoples 2016	411-1 Incidents of violations involving rights of indigenous peoples		None
Local Communities			
GRI 3: Material Topics 2021	3-3 Management of material topics	Our Communities	
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Company-wide Goals and Progress / Our Communities	
	413-2 Operations with significant actual and potential negative impacts on local communities	Company-wide Goals and Progress / Our Communities	
Supplier social assessment			
GRI 3: Material Topics 2021	3-3 Management of material topics		
GRI 414: Supplier Social Assessment 2016	414-1 New suppliers that were screened using social criteria		None
	414-2 Negative social impacts in the supply chain and actions taken		None
Public policy			
GRI 3: Material Topics 2021	3-3 Management of material topics	Regency's Code of Business Conduct and Ethics	
GRI 415: Public Policy 2016	415-1 Political contributions	Governance and Board Oversight	No material contributions
Customer health and safety			
GRI 3: Material Topics 2021	3-3 Management of material topics	Our Communities	
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	Our Communities	
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services		None

SASB INDEX

Topic	Accounting Metric	Code	Unit	Regency Response or Report Reference
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property sector	IF-RE-130a.1	% by floor area	Areas Purchased by Landlord include 100% Common Area, such as parking lots and exterior landscaped areas, as well as 3.19% to 4.17% Vacancy spaces (a). We have visibility of 49.2% of our energy consumption is Purchased by Tenant (b).
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	IF-RE-130a.2	GJ, %	(1)(a) 260,236 (b) 1,215,668 (2)(a) 84.08% (3)(a) 0
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	IF-RE-130a.3	%	(1)(a) (10)%
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	IF-RE-130a.4	% by floor area	
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5		Our operations teams work with our Vice President of Sustainability to identify opportunities to improve energy efficiency and manage any energy risks at our properties. A coordinated roll out of LED lighting and other energy efficiency initiatives at our centers is being implemented through our property managers with the support of the Sustainability team and our Sustainability Corporate Guidelines ensure our operations team is up to date on best-in-class practices for operational energy efficiency. Energy management is a key consideration when we analyze investments. Our investments team visit all properties and review the financials, including operating costs, as part of the due diligence process. Green building and energy certifications and ratings are also considered, as well as any capital improvements required to ensure energy management is consistent with best practice at our other centers. Our Green Building Standard ensures that developments and redevelopments at our properties apply leading energy efficiency protocols. Environmental Stewardship: Energy Efficiency
Water Management	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	IF-RE-140a.1	% by floor area	(1) Areas Purchased by Landlord include 100% Common Area, such as parking lots and exterior landscaped areas, as well as 2.3% to 3.0% Vacancy spaces. (2)(a) 46.26%
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	IF-RE-140a.2	m3, %	(1)(a) 1,527,222 (2)(a) 46.26%
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	IF-RE-140a.3	%	(a) 2%
	Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4		The water-related environmental risks and constraints we face are those of urban neighborhoods. We do not consider water quality a significant risk to our business. However, costs of municipal water have and are projected to continue to rise making increased operational costs associated with water use a likelihood. Additionally, we face regulatory risks as locations in water stress impose limits and other constraints on local water use. We are committed to minimizing these risks and the primary way in which we do this is by minimizing our use and increasing conservation efforts at our properties. Environmental Stewardship: Water Conservation






SASB INDEX

Topic	Accounting Metric	Code	Unit	Regency Response or Report Reference
Energy Management	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	IF-RE-410a.1	% by floor area, ft2	100% of our form leases
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by	IF-RE-410a.2	% by floor area	(1) 100% (2) 100%
	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	IF-RE-410a.3		
	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	IF-RE-410a.3		Our leasing arrangements do not enable us to monitor or directly impact our tenants' sustainability measures. However, we take every opportunity to engage with them and provide leadership on sustainability. Our form leases are 'green leases' and contain a number of clauses that promote sustainability measures including a cost recovery clause for sustainability-related capital improvements. We provide all tenants with a Sustainability Guide upon commencement of their lease and this includes tips and advice on energy and water conservation as well as recycling.
Climate Change Adaptation	Area of properties located in 100-year flood zones, by property subsector	IF-RE-450a.1	ft2	7.04%
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2		Environmental Stewardship
SASB Activity Metric	Number of assets, by property sector	IF-RE-000.A		481
	Leasable floor area, by property sector	IF-RE-000.B		58,377,000
	Percentage of indirectly managed assets, by property sector	IF-RE-000.C		0
	Average occupancy rate, by property sector	IF-RE-000.D		95.9%

TCFD INDEX

Topic	Description	Regency Response or Report Reference
Governance	Disclose the board’s oversight of climate-related risks and opportunities.	Regency Centers 2025 TCFD Report; Pg. 5
	Describe management’s role in assessing and managing climate-related risks and opportunities.	Regency Centers 2025 TCFD Report; Pg. 5
Strategy	Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Regency Centers 2025 TCFD Report; Pg. 6
	Describe the impact of climate-related risks and opportunities on the organization’s businesses, strategy, and financial planning.	Regency Centers 2025 TCFD Report; Pg. 6
	Describe the resilience of the organization’s strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Regency Centers 2025 TCFD Report; Pg. 6
Risk Management	Describe the organization’s processes for identifying and assessing climate-related risks.	Regency Centers 2025 TCFD Report; Pg. 7
	Describe the organization’s processes for managing climate related risks.	Climate Change: Risk Management
	Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization’s overall risk management.	Regency Centers 2025 TCFD Report; Pg. 7
Metrics and Targets	Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Regency Centers 2025 TCFD Report; Pgs. 7-9
	Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Company-wide Goals and Progress / Reducing Our Carbon Footprint / Our Roadmap to Meaningful Carbon Reduction / Appendix
	Describe the targets used by the organization to manage climate-related risks and opportunities and performance against targets.	Company-wide Goals and Progress / Reducing Our Carbon Footprint / Our Roadmap to Meaningful Carbon Reduction / Appendix

U.N. SD Goals

SDG	Regency's Actions And Report Reference	Regency's Actions And Report Reference
 <p>3 GOOD HEALTH AND WELL BEING</p>	<p>Our people are our most fundamental asset. We provide a comprehensive wellness program and benefits and strive for a work environment that is safe and healthy. Our community partnerships are similarly focused on promoting health and well-being for all. Our People, Health, Safety, and Well-Being</p>	<p>Our people are our most fundamental asset. We provide a comprehensive wellness program and benefits and strive for a work environment that is safe and healthy. Our community partnerships are similarly focused on promoting health and well-being for all. Our People, Health, Safety, and Well-Being</p>
 <p>5 GENDER EQUALITY</p>	<p>We are committed to cultivating and advancing an inclusive culture in our organization, operations, and communities. Our People</p>	<p>We are committed to cultivating and advancing an inclusive culture in our organization, operations, and communities. Our People</p>
 <p>11 SUSTAINABLE CITIES AND COMMUNITIES</p>	<p>Center experience is a key focus at Regency. Our Operations team strives to make our centers safe, inclusive, dynamic environments for the surrounding neighborhoods and communities. In addition, we implement our green building standard, plan for resilience and drive sustainable resource use. Environmental Sustainability</p>	<p>Center experience is a key focus at Regency. Our Operations team strives to make our centers safe, inclusive, dynamic environments for the surrounding neighborhoods and communities. In addition, we implement our green building standard, plan for resilience and drive sustainable resource use. Environmental Sustainability</p>
 <p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p>	<p>Ensure sustainable consumption and production patterns</p>	<p>Responsible environmental stewardship and pursuing sustainable operations have always been our Corporate Responsibility Program's key components. We have ambitious near- and long-term targets to reduce our environmental impact. Company-wide Goals and Progress</p>
 <p>13 CLIMATE ACTION</p>	<p>Integrate climate change measures into policies, strategies and planning. Strengthen resilience and adaptive capacity to climate related hazards and natural disasters in all countries.</p>	<p>Climate change is a significant issue for our nation and our planet. Our environmental targets demonstrate our commitment to combat climate change. Company-wide Goals and Progress and Environmental Stewardship</p>



Statement of Verification

Scope

Regency Centers (also referred to as “Responsible Party”) engaged Cventure LLC (also referred to as “Verifier”) to conduct a verification review of Regency Centers’ 2025 corporate greenhouse gas (GHG) emissions inventory, energy consumption, water withdrawal, and waste disposal. This verification review included the underlying supporting evidence detailing the GHG emissions inventory and other environmental metrics in associated Regency Centers relevant source documents, and all activities under Regency Centers operational control, over the reporting period January 1, 2025 to December 31, 2025 (“CY2025”) inclusive. This includes the 2025 Regency Centers Corporate Responsibility Report. These elements are collectively referred to as the “Assertion” for the purposes of this statement.

Cventure verified GHG emissions data and associated energy and other environmental metrics as reported by Regency Centers for the following source categories:

- Direct (Scope 1) and Indirect (Scope 2) Greenhouse Gas Emissions, including:
 - Scope 2: Location-Based
 - Scope 2: Market-Based (including Renewable Energy Certificates [RECs] impacts)
 - Total Scope 1 + Scope 2
- Optional Scope 3 GHG emissions:
 - Waste generated in operations
 - Total waste disposed, diverted, and recycled
- Direct Energy Consumption (fossil fuels consumed)
- Indirect Energy Consumption (non-renewable purchased electricity)
- Total water withdrawal/consumption (water usage and irrigation)
- Like-for-Like (L4L) % differences from 2024 to 2025, based on GRESB definitions for L4L analyses and reporting:
 - GHG emissions
 - Energy usage:
 - Electricity
 - Natural Gas
 - Water total consumption
 - Waste diversion

The Responsible Party is responsible for the preparation and presentation of the information within the GHG Assertion. The Verifier’s responsibility is to express a conclusion as to whether anything has come to our attention to suggest that the Assertion is not fairly stated, as measured against suitable criteria; in this case, in accordance with generally accepted GHG accounting and reporting standards, i.e., The Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard, Revised Edition, WRI/WBCSD, March 2004. The intended users of this statement include Regency Centers stakeholders and members of the public.

Independence

Cventure’s managers are independent, experienced verification practitioners, who were not involved in the preparation of Regency Centers’ GHG emissions inventory, energy usage, water consumption, and waste disposal metrics data results, as reported in the Assertion. We did not participate in any associated GHG emissions and other environmental metrics activity and characteristic data collection, management, or reporting activities; nor the development of associated fuel/energy usage or GHG emissions estimates; or any subsequent GHG assertions made by Regency Centers. Cventure has not provided any services to the Responsible Party which could compromise our independence as a third party verifier. Cventure disclaims any liability for any decision made by third parties based on this Verification Statement.

Methodology

We conducted our verification review of the Regency Centers 2025 GHG emissions inventory and other environmental metrics in accordance with Tier II of the ERT standard: “*Corporate Greenhouse Gas Verification Guideline*”, a CDP- and GRESB-approved verification standard; including its modules for verifying GHG emissions, activity data, characteristic data, calculation methodologies, and associated organizational and operational boundary conditions.

This verification level is appropriate for basic voluntary reporting purposes, including stakeholder reporting and other external communications, and voluntary efforts for which there are no regulatory requirements for GHG emissions compliance, as is the position for Regency Centers. It is intended to support assessments of the entity-wide performance of GHG emissions/energy use/waste reduction initiatives, as implemented by Regency Centers.

We planned and performed our GHG emissions inventory verification work to provide a limited level of assurance^[1] that the GHG emissions and other environmental metrics data in the Assertion are materially correct, with respect to the quality and reliability of disclosed information on GHG emissions, environmental and energy metrics performance. Cventure reviewed Regency Centers’ Assertion, and associated underlying data and supporting documentation, with review criteria based on *The Greenhouse Gas Protocol*, and believe that our work provides a sound basis for our conclusion. No material errors, omissions or discrepancies were identified by Cventure during the course of our verification activities.

Conclusion

Based on our overall verification review and assessment procedures undertaken, Cventure finds that Regency Centers has the corporate GHG emissions inventory and environmental metrics reporting systems and processes in place, including data

collection and management, degree of disclosure transparency, and accuracy of calculations and reporting, that are necessary to demonstrate the reliability of their associated GHG emissions and environmental performance information. We also find that the Regency Centers CY2025 (January 1, 2025 – December 31, 2025) GHG emissions inventory conforms to generally accepted GHG accounting standards, and that their GHG emissions and other environmental metrics performance information are complete and accurate. No material errors or omissions were identified by Cventure during the course of this verification program.

Nothing has come to our attention that causes us to believe that the Assertion is materially misstated. The GHG emissions estimates and other environmental metrics reporting data were calculated and presented in a consistent and transparent manner, and found to be a fair and accurate representation of Regency Centers’ actual conditions, and are free from material misstatements or omissions. Cventure has found no evidence that the GHG emissions and environmental metrics data, disclosures, and declarations, as reported in the 2025 Regency Centers Corporate Responsibility Report, are not materially correct; and no evidence that the Assertion is not consistent with Regency Centers’ actual GHG emissions and environmental metrics corporate position, with a limited level of assurance.

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[1] At a ten (10) percent materiality threshold.