

FINANCIAL HIGHLIGHTS

FOR THE YEAR ENDED DECEMBER 31,	2008	2007	2006	2005	2004
(in thousands, except per-share data and number of properties owned)					
Funds from Operations (FFO) ^(a)	\$ 263,848	293,891	269,960	242,408	200,873
FFO Per Share (diluted) ^(a)	\$ 3.75	4.20	3.88	3.64	3.21
Net Income for Common Stockholders	\$ 116,513	183,976	198,836	130,996	129,262
Earnings Per Share (diluted)	\$ 1.66	2.65	2.89	2.00	2.11
Total Revenue ^(b)	\$ 553,770	528,519	494,784	454,724	443,434
Revenue Under Management ^(c)	\$ 1,035,718	970,465	907,796	762,528	548,803
Real Estate Investments, at cost	\$ 4,425,895	4,367,191	3,870,629	3,744,429	3,317,904
Real Estate Investments Under Management, at cost ^(c)	\$ 9,012,236	8,720,721	7,722,249	7,302,710	4,516,269
Number of Shopping Centers Owned	440	451	405	393	291
Gross Leasable Area Owned ^(c)	49,645	51,107	47,187	46,243	33,816
Percent Leased — Operating Properties ^(d)	93.8%	95.0%	95.2%	95.2%	96.1%

(a) For a reconciliation of net income for common stockholders to funds from operations, please see page 59.

(b) Includes revenue from continuing and discontinued operations, management fees and commissions, and gains from the sale of real estate developments and land.

(c) Includes all shopping centers that are wholly owned and 100% of co-investment partnerships.

(d) 2005–2008 numbers reflect wholly owned shopping centers and Regency’s pro-rata share of properties owned in co-investment partnerships.