

Regency Centers Corporation

Regency Centers is the leading national owner, operator, and developer of grocery-anchored and community shopping centers. Regency's mission is to be the industry leader through the highly-focused commitment of our talented employees to provide thriving shopping centers for the benefit of our retail customers, communities, investment partners and shareholders. Regency owns 367 retail properties, totaling 49.8 million square feet, and 87 percent of these properties are located in a top 50 market.

Regency's quality portfolio is anchored by market-dominant supermarket chains, including Kroger, Publix and Safeway, specialty grocers such as Whole Foods, as well as leading national retailers such as Target and Kohl's. The anchors are complemented by specialty side-shop retailers such as The UPS Store, Starbucks, Great Clips, Subway and H&R Block. 78 percent of Regency's portfolio is leased to national and regional retailers. Since 2000 Regency has developed 205 shopping centers, including those currently in-process, representing an investment at completion of \$3 billion.

Headquartered in Jacksonville, Florida, Regency has 17 offices and nearly 400 employees nationwide. Regency was founded in 1963 by Martin and Joan Stein and became a publicly traded REIT in 1993. Operating as a fully integrated real estate company, Regency is a qualified real estate investment trust that is self-administered and self-managed. The Company is listed on the New York Stock Exchange (NYSE: REG) and is included in the S&P MidCap 400 Index with a total market cap of \$5.1 billion.

developing owning operating



QUALITY SHOPPING CENTERS

regencycenters
> moving quality forward

Regency Centers Corporation

Premier Customer Initiative



Regency Centers leases space to high-quality retailers in new developments and operating centers to enhance the synergy of the tenant mix through its unique program, Premier Customer Initiative (PCI). Premier Customer Initiative (PCI) is Regency's relationship-based operating system that focuses on the national, regional, and local retailers that are the best operators in their merchandising category. The PCI program was created to identify the best-in-class retailers, to build a synergistic relationship with those retailers, to provide them with access to prime space in multiple locations and to help them achieve their store growth needs.

The company believes the quality of its tenant base and the strength of these relationships set Regency apart from its competitors. Intimate knowledge of the company's retail partners has allowed for the streamlining and customization of the leasing process to reduce negotiation and vacancy down time, while increasing the percentage of square footage leased to better operators. As a result, our occupancy rates have averaged 94 percent for the past five years.

Sustainability Initiative



As part of Regency's commitment to be better stewards of the environment, the company has implemented the greengenuity® sustainability initiative. Leading the industry, Regency's innovative best practices program reduces long-term operating costs and environmental impacts of shopping centers. Regency's greengenuity program uses the latest advances in green building design, construction, operations and maintenance to reduce the use of natural resources and increase efficiencies at new developments and existing centers.



Martin E. “Hap” Stein, Jr.

Chairman and Chief Executive Officer

Hap Stein is chairman and chief executive officer of Regency Centers, a real estate investment trust (REIT) specializing in developing, owning and operating grocery-anchored and community shopping centers.

Mr. Stein has served as chief executive officer of Regency from its initial public offering in October 1993 and as chairman since January 1999. He also served as president of Regency’s predecessor real estate division since 1981 and as a vice president from 1976 to 1981.

Mr. Stein is past chairman of the National Association of Real Estate Investment Trusts (NAREIT), the global trade association for REITs and publicly traded real estate companies with an interest in U.S. real estate and capital markets. He currently serves on the Executive Committee of the Board of Governors for NAREIT. Mr. Stein also serves as a board member for Patriot Transportation Holding, Inc., a publicly held transportation and real estate company, and Stein Mart, Inc., a publicly held upscale discount retailer. A long-time member, Mr. Stein serves on the Board of Trustees for the Urban Land Institute.

He received a Master of Business Administration from Dartmouth College and a Bachelor of Arts from Washington and Lee University, where he continues to serve on the Board of Trustees.

[Click to download current headshot](#)

Bruce M. Johnson

Executive Vice President and Chief Financial Officer

Bruce Johnson is executive vice president and chief financial officer of Regency Centers, a real estate investment trust (REIT) specializing in developing, owning and operating grocery-anchored and community shopping centers.

Mr. Johnson was appointed managing director and chief financial officer in 1993 and executive vice president since 2009. He oversees new investment underwriting and due diligence, project and entity financing, joint venture relationships, corporate and property level accounting and information technology. He started with Regency in 1979.

Prior to joining Regency, Mr. Johnson was vice president of Barnett Winston Investment Trust, an equity and mortgage real estate investment trust, and a director of Columbia Equity Trust, Inc., an owner and operator of commercial office properties in the greater Washington, D.C. area.

Presently, Mr. Johnson serves as board chairman of Brooks Rehabilitation Hospital, a private not-for-profit rehabilitation hospital, and sits on the Board and the Executive Committee of its private parent company, Brooks Health Systems.

Johnson holds a Master of Science degree in real estate from the University of Wisconsin.

[Click to download current headshot](#)

Brian M. Smith

President and Chief Operating Officer

Brian Smith is president and chief operating officer of Regency Centers, a real estate investment trust (REIT) specializing in developing, owning and operating grocery-anchored and community shopping centers.

Mr. Smith started with Regency as a managing director for the Pacific, Mid-Atlantic and Northeast divisions which led to his appointment as chief investment officer in 2005 where he oversaw the formulation, growth and management of the company's development and investment business nationwide. He was appointed chief operating officer and president in 2009.

Mr. Smith joined Regency in 1999 through the merger with Pacific Retail Trust, where he created the development program and served as managing director of investments for the Pacific region. Mr. Smith began his real estate career at Trammell Crow Company as a leasing agent and ultimately as partner in the firm and a member of the company's National Retail Executive Committee.

Prior to real estate, Mr. Smith was a cryptology officer in the United States Navy. He received a Bachelor of Science degree from the United States Naval Academy, a Master of Arts degree from Pepperdine University and a Master of Business Administration degree from Stanford University.

[Click to download current headshot](#)