

REGENCY CENTERS CORP  
 Form 4  
 June 20, 2005

**FORM 4**

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION  
 Washington, D.C. 20549**

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
**FIALA MARY LOU**

2. Issuer Name and Ticker or Trading Symbol  
**REGENCY CENTERS CORP  
 [REG]**

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)  
 121 WEST FORSYTH STREET,  
 SUITE 200  
 (Street)

3. Date of Earliest Transaction  
 (Month/Day/Year)  
 06/17/2005

Director  10% Owner  
 Officer (give title below)  Other (specify below)  
 Chief Operating Officer

JACKSONVILLE, FL 32202

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Ownership (Instr. 4)
				(A) or (D)	Price		
Common Stock	06/17/2005		M	3,226	A \$ 54.05	174,043	D
Common Stock	06/17/2005		M	661	A \$ 44.94	174,704	D
Common Stock	06/17/2005		F	3,607	D \$ 59.21	171,097	D
Common Stock						124,750	I By Spouse

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities (A) or Disposed of (D) (Instr. 3, 4, and 5)			6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)	
					V	(A)	(D)	Date Exercisable	Expiration Date		Title
Employee Stock Option (right to buy)	\$ 54.05	06/17/2005		M		1,326		06/12/1998	06/12/2007	Common Stock	1,326
Employee Stock Option (right to buy)	\$ 54.05	06/17/2005		M		604		06/19/1998	06/19/2007	Common Stock	604
Employee Stock Option (right to buy)	\$ 54.05	06/17/2005		M		665		12/31/1998	12/31/2007	Common Stock	665
Employee Stock Option (right to buy)	\$ 54.05	06/17/2005		M		631		06/24/1999	06/24/2008	Common Stock	631
Employee Stock Option (right to buy)	\$ 44.94	06/17/2005		M		661		12/31/1999	12/31/2008	Common Stock	661

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
FIALA MARY LOU 121 WEST FORSYTH STREET, SUITE 200 JACKSONVILLE, FL 32202	X		Chief Operating Officer	

## Signatures

Linda Y. Kelso, Attorney-in-Fact for Mary Lou Fiala  
06/20/2005

\_\_Signature of Reporting Person

Date

## Explanation of Responses:

\* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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