

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

REGENCY CENTERS CORP  
Form SC 13G/A  
February 16, 2016

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

SCHEDULE 13G

Under the Securities Exchange Act of 1934

(Amendment No. 8)

Regency Centers Corporation

-----  
(Name of Issuer)

Common Stock

-----  
(Title of Class of Securities)

758849103

-----  
(CUSIP Number)

Date of Event which Requires Filing of this Statement

December 31, 2015  
-----

Check the appropriate box to designate the rule pursuant to which the Schedule is filed:

- Rule 13d-1(b)  
 Rule 13d-1(c)  
 Rule 13d-1(d)

\* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in prior coverage.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

SEC 1745 (12-02)

Schedule 13G (continued)

CUSIP No. 758849103

-----  
1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

Cohen & Steers, Inc. 14-1904657

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP\* (a) [ ]  
(b) [x]

3 SEC USE ONLY

4 CITIZENSHIP OR PLACE OF ORGANIZATION

Delaware

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5	SOLE VOTING POWER 5,399,489
	6	SHARED VOTING POWER 0
	7	SOLE DISPOSITIVE POWER 11,247,294
	8	SHARED DISPOSITIVE POWER 0

9 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON  
11,247,294

10 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES\*  
[ ]

11 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)  
11.94%

12 TYPE OF REPORTING PERSON\*  
HC, CO

\*SEE INSTRUCTIONS BEFORE FILLING OUT

Schedule 13G (continued)

CUSIP No. 758849103

1 NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON  
Cohen & Steers Capital Management, Inc. 13-3353336

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP\* (a) [ ]  
(b) [x]

3 SEC USE ONLY

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

4 CITIZENSHIP OR PLACE OF ORGANIZATION

New York

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5	SOLE VOTING POWER 5,271,612
	6	SHARED VOTING POWER 0
	7	SOLE DISPOSITIVE POWER 11,040,304
	8	SHARED DISPOSITIVE POWER 0

9 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

11,040,304

10 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES\*

[ ]

11 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

11.72%

12 TYPE OF REPORTING PERSON\*

IA, CO

\*SEE INSTRUCTIONS BEFORE FILLING OUT

Schedule 13G (continued)

CUSIP No. 758849103

1) NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (entities only)

Cohen & Steers UK Limited

2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

(a) [ ]

(b) [x]

3) SEC USE ONLY

4) CITIZENSHIP OR PLACE OF ORGANIZATION

United Kingdom

NUMBER OF SHARES	5)	SOLE VOTING POWER 127,877
------------------------	----	------------------------------

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

BENEFICIALLY OWNED BY EACH

6)	SHARED VOTING POWER
	0

REPORTING PERSON WITH

7)	SOLE DISPOSITIVE POWER
	206,990

8)	SHARED DISPOSITIVE POWER
	0

9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

206,990

10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [ ]

11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

0.22%

12) TYPE OF REPORTING PERSON

IA, CO

\*SEE INSTRUCTIONS BEFORE FILLING OUT!

Schedule 13G (continued)

Item 1.

- (a) Name of Issuer:  
REGENCY CENTERS CORP
- (b) Address of Issuer's Principal Executive Offices:  
ONE INDEPENDENT DRIVE  
SUITE 114  
JACKSONVILLE FL 32202

Item 2.

- (a) Name of Persons Filing:  
Cohen & Steers, Inc.  
Cohen & Steers Capital Management, Inc.  
Cohen & Steers UK Ltd
- (b) Address of Principal Business Office for Cohen & Steers, Inc.  
and Cohen & Steers Capital Management, Inc. is:  
280 Park Avenue  
10th Floor  
New York, NY 10017

The principal address for Cohen & Steers UK Ltd. is:  
Cohen & Steers UK Ltd  
21 Sackville Street 4th Floor  
London, United Kingdom W1S 3DN

## Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

- (c) Citizenship:
  - Cohen & Steers, Inc: Delaware corporation
  - Cohen & Steers Capital Management, Inc: New York corporation
  - Cohen & Steers UK Ltd: United Kingdom Private Limited Company
- (d) Title of Class Securities:
  - Common
- (e) CUSIP Number:
  - 758849103

Item 3. If this statement is filed pursuant to Rule 13d-1(b), or 13d-2(b), check whether the person filing is a

- (a)  Broker or Dealer registered under Section 15 of the Act
- (b)  Bank as defined in Section 3(a)(6) of the Act
- (c)  Insurance Company as defined in section 3(a)(19) of the Act
- (d)  Investment Company registered under Section 8 of the Investment Company Act
- (e)  An investment advisor in accordance with Section 240.13d-1(b)(1)(ii)(E)
- (f)  An employee benefit plan or endowment fund in accordance with 240.13d-1(b)(1)(ii)(F)
- (g)  A parent holding company or control person in accordance with Section 240.13d-1(b)(1)(ii)(G)
- (h)  A savings association as defined in Section 3(b) of the Federal Deposit Insurance Act (12 U.S.C. 1813)
- (i)  A church plan that is excluded from the definition of an investment company under section 3(c)(14) of the Investment Company Act of 1940 (15U.S.C. 80a-3)
- (j)  Group, in accordance with Section 240.13d-1(b)(1)(ii)(J)

Item 4. OWNERSHIP:

(a) Amount Beneficially Owned as of December 31, 2015:

See row 9 on cover sheet

(b) Percent of Class:

See row 11 on cover sheet

(c) Number of shares as to which such person has:

(i) sole power to vote or direct the vote:  
See row 5 on cover sheet

(ii) shared power to vote or direct the vote:  
See row 6 on cover sheet

(iii) sole power to dispose or to direct

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

the disposition of:  
See row 7 on cover sheet

(iv) shared power to dispose or direct  
the disposition of:  
See row 8 on cover sheet

Item 5. OWNERSHIP OF 5% OR LESS OF A CLASS  
NO

Item 6. OWNERSHIP OF MORE THAN 5% ON BEHALF OF ANOTHER PERSON  
N/A

Item 7. IDENTIFICATION AND CLASSIFICATION OF THE SUBSIDIARY WHICH  
ACQUIRED THE SECURITY BEING REPORTED ON BY THE PARENT  
HOLDING COMPANY

Cohen & Steers, Inc. holds a 100% interest in Cohen & Steers Capital  
Management, Inc., an investment advisor registered under Section 203  
of the Investment Advisers Act.

Item 8. IDENTIFICATION AND CLASSIFICATION OF MEMBERS OF THE GROUP

Cohen & Steers, Inc holds a 100% interest in Cohen & Steers Capital  
Management, Inc., an investment advisor registered under Section 203  
of the Investment Advisers Act.

Item 9 NOTICE OF DISSOLUTION OF GROUP:  
Not Applicable

Item 10. Certification

By signing below I certify that, to the best of my knowledge and belief,  
the securities referred to above were acquired and are held in the ordinary  
course of business and were not acquired and are not held for the purpose of  
or with the effect of changing or influencing the control of the issuer  
of such securities and were not acquired and are not held in connection with  
or as a participant in any transaction having that purposes or effect.

Signature

After reasonable inquiry and to the best of my knowledge and belief, I  
certify that the information set forth in this statement is true,  
complete and correct.

Date: February 16, 2016

Cohen & Steers, Inc.  
Cohen & Steers Capital Management, Inc.

By:

/s/ Lisa Phelan

---

Signature

Lisa Phelan, Executive Vice President,  
Chief Compliance Officer

---

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

Name and Title

Cohen & Steers UK Limited

By:

/s/ Heather Kaden

---

Signature

Heather Kaden  
Compliance Officer

---

Name and Title

JOINT FILING AGREEMENT

In accordance with Rule 13d-1(k) promulgated under the Securities Exchange Act of 1934, as amended, the undersigned hereby agree to the joint filing with all other Reporting Persons (as such term is defined in the Schedule 13G referred to below) on behalf of each of them of a Statement on Schedule 13G including amendments thereto with respect to the Common Shares of DCT Industrial Trust Inc. and that this Agreement may be included as an Exhibit to such joint filing. This Agreement may be executed in any number of counterparts, all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned hereby execute this Agreement as of February 16, 2016.

Cohen & Steers, Inc.  
Cohen & Steers Capital Management, Inc.

By:

/s/ Lisa Phelan

---

Signature

Lisa Phelan, Executive Vice President,  
Chief Compliance Officer

---

Name and Title

Cohen & Steers UK Limited

By:

/s/ Heather Kaden

---

Signature

Edgar Filing: REGENCY CENTERS CORP - Form SC 13G/A

Heather Kaden  
Compliance Officer

---

Name and Title