

REGENCY CENTERS CORP  
Form SC 13G  
February 14, 2005

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

**SCHEDULE 13G**

**INFORMATION TO BE INCLUDED IN STATEMENTS FILED PURSUANT TO  
RULES 13d-1(b) (c), and (d) AND AMENDMENTS THERETO FILED  
PURSUANT TO RULE 13d-2(b)**

**Regency Centers Corp**

(Name of Issuer)

**Common Stock**

(Title of Class of Securities)

**758849103**

(CUSIP Number)

**July 30, 2004**

(Date of Event Which Requires Filing of this Statement)

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

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

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\*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 a prior cover page.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 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).

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CUSIP No. 758849103

1. Names of Reporting Persons. I.R.S. Identification Nos. of above persons (entities only)  
AEW Capital Management, L.P.
2. Check the Appropriate Box if a Member of a Group (See Instructions)  
(a)   
(b)
3. SEC Use Only
4. Citizenship or Place of Organization  
Delaware
5. Sole Voting Power  
3,222,300
6. Shared Voting Power  
None
7. Sole Dispositive Power  
3,222,300
8. Shared Dispositive Power  
None
9. Aggregate Amount Beneficially Owned by Each Reporting Person  
3,222,300 shares of Common Stock
10. Check if the Aggregate Amount in Row (9) Excludes Certain Shares (See Instructions)
11. Percent of Class Represented by Amount in Row (9)  
5.14%
12. Type of Reporting Person (See Instructions)  
PN

Number of  
Shares  
Beneficially  
Owned by  
Each  
Reporting  
Person With

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CUSIP No. 758849103

1. Names of Reporting Persons. I.R.S. Identification Nos. of above persons (entities only)  
AEW Capital Management, Inc.
2. Check the Appropriate Box if a Member of a Group (See Instructions)  
(a)   
(b)
3. SEC Use Only
4. Citizenship or Place of Organization  
Massachusetts
5. Sole Voting Power  
3,222,300
6. Shared Voting Power  
None
7. Sole Dispositive Power  
3,222,300
8. Shared Dispositive Power  
None
9. Aggregate Amount Beneficially Owned by Each Reporting Person  
3,222,300 shares of Common Stock
10. Check if the Aggregate Amount in Row (9) Excludes Certain Shares (See Instructions)
11. Percent of Class Represented by Amount in Row (9)  
5.14%
12. Type of Reporting Person (See Instructions)  
CO

Number of  
Shares  
Beneficially  
Owned by  
Each  
Reporting  
Person With

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CUSIP No. 758849103

1. Names of Reporting Persons. I.R.S. Identification Nos. of above persons (entities only)  
AEW Management and Advisors, L.P.
2. Check the Appropriate Box if a Member of a Group (See Instructions)  
(a)   
(b)
3. SEC Use Only
4. Citizenship or Place of Organization  
Delaware
5. Sole Voting Power  
3,222,300
6. Shared Voting Power  
None
7. Sole Dispositive Power  
3,222,300
8. Shared Dispositive Power  
None
9. Aggregate Amount Beneficially Owned by Each Reporting Person  
3,222,300 shares of Common Stock
10. Check if the Aggregate Amount in Row (9) Excludes Certain Shares (See Instructions)
11. Percent of Class Represented by Amount in Row (9)  
5.14%
12. Type of Reporting Person (See Instructions)  
PN

Number of  
Shares  
Beneficially  
Owned by  
Each  
Reporting  
Person With

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CUSIP No. 758849103

1. Names of Reporting Persons. I.R.S. Identification Nos. of above persons (entities only)  
AEW Investment Group, Inc.
2. Check the Appropriate Box if a Member of a Group (See Instructions)  
(a)   
(b)
3. SEC Use Only
4. Citizenship or Place of Organization  
Massachusetts
- |   |    |                                     |
|---|----|-------------------------------------|
| Number of<br>Shares<br>Beneficially<br>Owned by<br>Each<br>Reporting<br>Person With | 5. | Sole Voting Power<br>3,222,300      |
|   | 6. | Shared Voting Power<br>None         |
|   | 7. | Sole Dispositive Power<br>3,222,300 |
|   | 8. | Shared Dispositive Power<br>None    |
9. Aggregate Amount Beneficially Owned by Each Reporting Person  
3,222,300 shares of Common Stock
10. Check if the Aggregate Amount in Row (9) Excludes Certain Shares (See Instructions)
11. Percent of Class Represented by Amount in Row (9)  
5.14%
12. Type of Reporting Person (See Instructions)  
CO

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**Item 1.**

- (a) Name of Issuer  
Regency Centers Corp
- (b) Address of Issuer's Principal Executive Offices  
121 West Forsyth Street, Suite 200  
  
Jacksonville, FL 32202

**Item 2.**

- (a) Name of Person Filing  
AEW Capital Management, L.P.  
  
AEW Capital Management, Inc.  
  
AEW Management and Advisors, L.P.
- (b) Address of Principal Business Office or, if none, Residence  
World Trade Center East  
  
Two Seaport Lane  
  
Boston, MA 02110-2021
- (c) Citizenship  
Delaware for AEW Capital Management, L.P.  
  
Massachusetts for AEW Capital Management, Inc.  
  
Delaware for AEW Management and Advisors, L.P.  
  
Massachusetts for AEW Investment Group, Inc.
- (d) Title of Class of Securities  
Common Stock
- (e) CUSIP Number  
758849103

**Item 3.**

- If this statement is filed pursuant to §§240.13d-1(b) or 240.13d-2(b) or (c), check whether the person filing is a:**
- (a)  Broker or dealer registered under section 15 of the Act (15 U.S.C. 78o).
- (b)  Bank as defined in section 3(a)(6) of the Act (15 U.S.C. 78c).
- (c)  Insurance company as defined in section 3(a)(19) of the Act (15 U.S.C. 78c).
- (d)  Investment company registered under section 8 of the Investment Company Act of 1940 (15 U.S.C 80a-8).
- (e)  An investment adviser in accordance with §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 § 240.13d-1(b)(1)(ii)(G);
- (h)  A savings associations 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 (15 U.S.C. 80a-3);
- (j)  Group, in accordance with §240.13d-1(b)(1)(ii)(J).
- Not Applicable





**Item 4. Ownership**

Provide the following information regarding the aggregate number and percentage of the class of securities of the issuer identified in Item 1.

- (a) Amount beneficially owned:
    - 3,222,300 shares of Common Stock
  - (b) Percent of class:
    - 5.14%
  - (c) Number of shares as to which the person has:
    - (i) Sole power to vote or to direct the vote
    - (ii) 3,222,300 shares of Common Stock  
Shared power to vote or to direct the vote
    - (iii) None  
Sole power to dispose or to direct the disposition of
    - (iv) 3,222,300 shares of Common Stock  
Shared power to dispose or to direct the disposition of
- None

**Item 5. Ownership of Five Percent or Less of a Class**

If this statement is being filed to report the fact that as of the date hereof the reporting person has ceased to be the beneficial owner of more than five percent of the class of securities, check the following .

Not Applicable

**Item 6. Ownership of More than Five Percent on Behalf of Another Person**

Not Applicable

**Item 7. Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on By the Parent Holding Company or Control Person**

Not Applicable

**Item 8. Identification and Classification of Members of the Group**

Not Applicable

**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 not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose 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.

Dated: February 11, 2005

AEW CAPITAL MANAGEMENT, L.P.

By: AEW Capital Management, Inc., its  
General partner

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

AEW CAPITAL MANAGEMENT, INC.

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

AEW MANAGEMENT AND ADVISORS, L.P.

By: AEW Investment Group, Inc., its  
General partner

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

AEW INVESTMENT GROUP, INC.

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

**JOINT FILING AGREEMENT**

In accordance with Rule 13d-1(k) under the Securities Exchange Act of 1934, as amended, the undersigned agree to the joint filing on behalf of each of them of a statement on Schedule 13G (including amendments thereto) with respect to the Common Stock of Regency Centers Corp and further agree that this agreement be included as an exhibit to such filing. Each party to the agreement expressly authorizes each other party to file on its behalf any and all amendments to such statement. Each party to this agreement agrees that this joint filing agreement may be signed in counterparts.

In evidence whereof, the undersigned have caused this Agreement to be executed on their behalf this 11th day of February, 2005.

AEW CAPITAL MANAGEMENT, L.P.

By: AEW Capital Management, Inc., its  
General partner

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

AEW CAPITAL MANAGEMENT, INC.

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

AEW MANAGEMENT AND ADVISORS, L.P.

By: AEW Investment Group, Inc., its  
General partner

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President

AEW INVESTMENT GROUP, INC.

By: /s/ James J. Finnegan  
Name: James J. Finnegan  
Title: Vice President