

Regency Centers Corporation (REG)

Real Estate / REIT - Retail · NASDAQ Global Select

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$73.24 2026-10-16	MARKET CAP \$13.4B VOLUME 1.5M	52-WK HIGH \$83.66 52-WK LOW \$66.86	TRAILING PE 20.7 P/S 7.79	GROSS MARGIN 35.1% NET MARGIN 38.2%	ROE 10% ROIC 5%	PIOTROSKI 7/9 ALTMAN Z 1.5	1-YR RETURN +3.3% 5-YR RETURN +46.4%
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Regency Centers is recognized as a leading national entity specializing in the ownership, management, and development of retail complexes. These properties are strategically located in prosperous and densely populated market regions. The company's portfolio showcases a collection of thriving sites, expertly curated with high-performing supermarkets, popular eateries, essential service businesses, and premier retailers, all deeply integrated with their local neighborhoods, communities, and clientele. Operating as a comprehensive real estate firm, Regency Centers is a qualified Real Estate Investment Trust (REIT), characterized by its self-administered and self-managed structure, and is a respected constituent of the S&P 500 Index.

SECTOR Real Estate INDUSTRY REIT - Retail EXCHANGE NASDAQ MARKET CAP \$13.4B EMPLOYEES 507 (SEC-filed) CEO Lisa Palmer IPO 1993-10-29
COUNTRY US
One Independent Drive, Jacksonville, FL 32202-5019 · Tel 904-598-7000 · regencycenters.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

53 / 100

Street mean **\$84.36** (11 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

ROUTINE SELLING — LOW SIGNAL

\$35M sold / 6 mo, zero open-market buys

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
53
OF 100

Score Breakdown

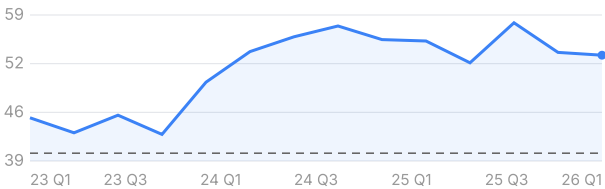
Profitability	58/100
Growth	65/100
Momentum	92/100
Quality	77/100
Earnings Quality	80/100
Balance Sheet	58/100
Value	63/100
Risk (safety)	30/100
Overall	53.2/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
KIM	53
FRT	60
BRX	57
ADC	58
NNN	45
MAC	32
REG	53

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 58 in 25 Q4, latest 53 — -4 since. Fell in 3 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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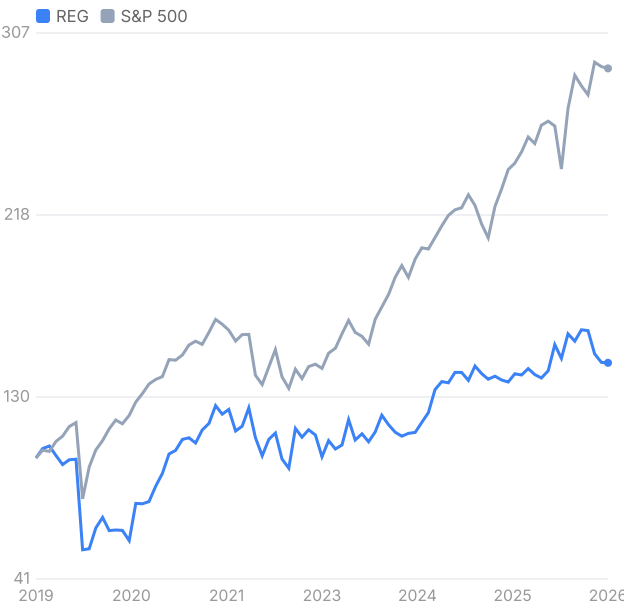
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · REG +3.3% · S&P 500 +15.9% · spread -12.6pp



7 Years vs S&P 500 · REG +46.4% · S&P 500 +189.9% · spread -143.5pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

53 / 100

IS Score 53.2 / 100 · -4.4 from peak of 58

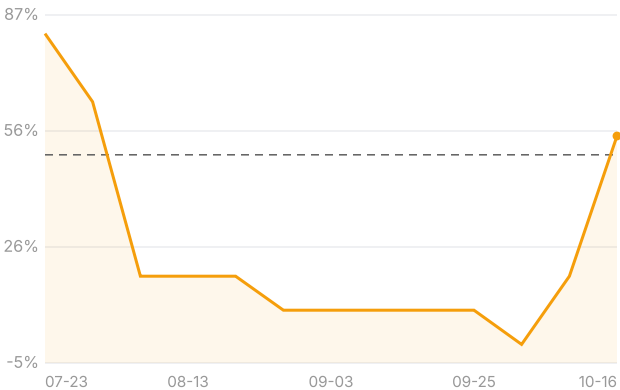


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BULLISH

Technical Score 65 / 100 · Power +30 · 16 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

Both readings sit above the midpoint — business quality at 53 and price structure at 65 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 53.2	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 52 → 58 → 54 → 53	the direction matters more than the level
Technical vote share back above 50%	now 55%	price structure no longer broken
Institutional holder count rises two quarters running	peak 614 → now 614	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

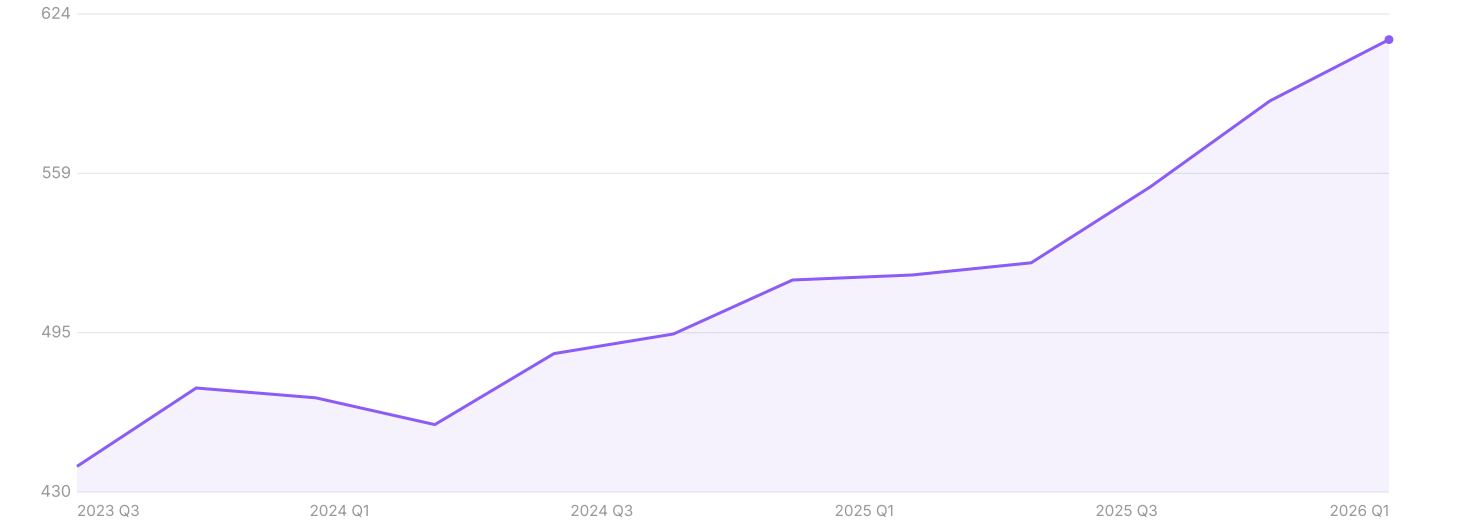
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 3 of 4 top 4% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-03-27	INSIDER BUYS (180D) 0 none disclosed	
ETF FUNDS (30D) 841 up / 668 down net +173 funds	INSTITUTIONS ADDED (13F) 25 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 614 · latest 614 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	614	187.1M	\$14.2B	102.0%	ex-outlier 91.1%
2026 Q1	589	168.9M	\$12.1B	92.1%	
2025 Q4	554	185.5M	\$12.1B	101.2%	ex-outlier 86.0%
2025 Q3	523	163.9M	\$11.2B	89.4%	
2025 Q2	518	185.1M	\$12.4B	100.9%	
2025 Q1	516	185.4M	\$12.9B	101.1%	
2024 Q4	494	183.8M	\$12.8B	100.2%	
2024 Q3	486	177.4M	\$12.0B	96.8%	
2024 Q2	457	173.7M	\$10.2B	94.7%	
2024 Q1	468	177.1M	\$10.1B	96.6%	
2023 Q4	472	177.5M	\$11.3B	96.8%	
2023 Q3	440	178.7M	\$10.1B	97.5%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 102.03%. Institutions cannot hold more of a company than exists. The reported 187.1M shares exceed the 183.4M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 20,038,470 shares against 20,715,473 the prior quarter, a 1x jump, which alone would be 10.9% of the company. Excluding that filing, ownership is 91.1%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

Why 2025-12 reads 101.18%. Institutions cannot hold more of a company than exists. The reported 185.5M shares exceed the 183.4M outstanding, and a single filer accounts for the excess: **VANGUARD GROUP INC** reports 27,862,840 shares against 27,862,215 the prior quarter, a 1x jump, which alone would be 15.2% of the company. Excluding that filing, ownership is 86.0%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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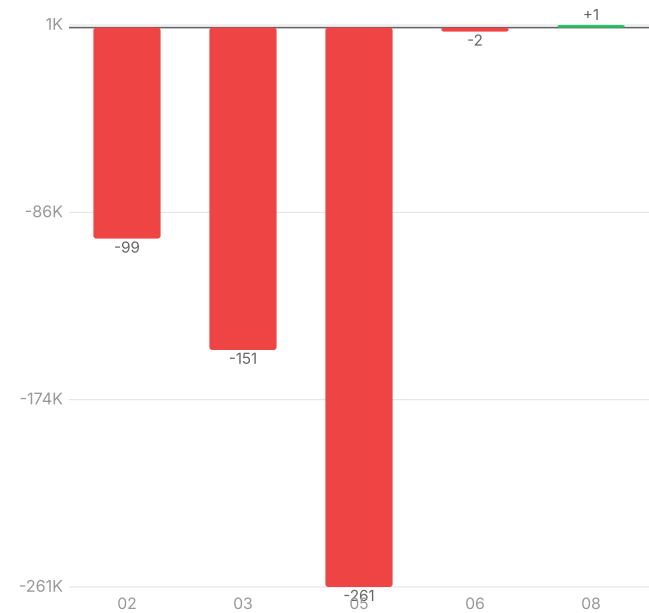
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Linneman Peter	director	2026-08-07	A-Award	318	—	56,061
Klein Karin	director	2026-08-07	A-Award	382	—	25,790
Parrell Mark J.	director	2026-08-07	A-Award	334	—	686
Blankenship C Ronald	director	2026-08-07	A-Award	167	—	114,923
Devereaux Terah L	Principal Accounting Officer	2026-06-12	SELL	1,240	\$0.10M	17,990
Devereaux Terah L	Principal Accounting Officer	2026-06-12	GIFT	620	—	17,370
Blair Bryce	director	2026-05-11	EXERCISE	71	—	33,003
Blair Bryce	director	2026-05-11	EXERCISE	1,736	—	32,932

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	7	451,272	\$35.3M	Counted
M — Exercises (paired A/D)	18	16,408	—	None — mechanics
G — Gifts	1	620	—	None
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL	OPEN-MARKET SELLS	OPEN-MARKET BUYS	CLUSTER
Routine Selling — Low Signal	\$35.3M 7 txns / 6 mo	\$0.0M 0 txns / 6 mo	None active 3+ insiders / 21 days

10 CONGRESSIONAL TRADING EDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Gilbert Cisneros	House	BUY	\$1,001 - \$15,000	2026-01-09	2026-02-13
Gilbert Ray Cisneros	House	BUY	\$1,001 - \$15,000	2026-01-08	2026-02-13
Ro Khanna	House	SELL	\$1,001 - \$15,000	2023-03-24	2023-04-07
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-21

HOUSE 12-MO 2 trades 2 purchases	SENATE 12-MO 1 trades 1 purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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11 INSTITUTIONAL OWNERSHIP & 13F FLOW live 13F data

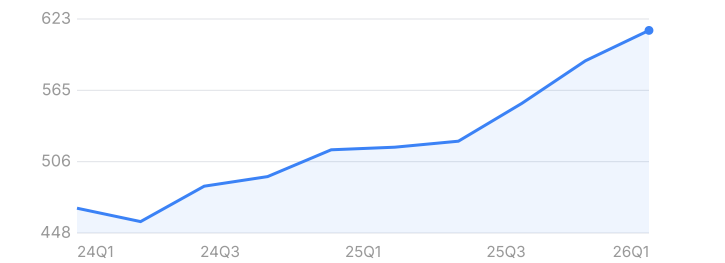
13F FILERS (LAST COMPLETE Q) 589	13F SHARES 169M 92.1% of shares out	NEW / CLOSED 90 / 46 positions, QoQ	INCREASED / REDUCED 201 / 211 positions, QoQ
PUT/CALL (13F) 1.50 option positions	FREE FLOAT 89.8% 164M sh		

2.8 · Largest Reporting 13F Managers

MANAGER	SHARES	VALUE
Baldwin Wealth Partners Llc/Ma	145,570	\$10M
Fjarde Ap-Fonden /Fourth Swedish N	94,858	\$7M
Ifm Investors Pty Ltd	75,166	\$5M
Trustwell Financial Advisors, Llc	73,785	\$5M
Wealth Enhancement Advisory Servic	50,726	\$3M
Czech National Bank	47,880	\$3M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

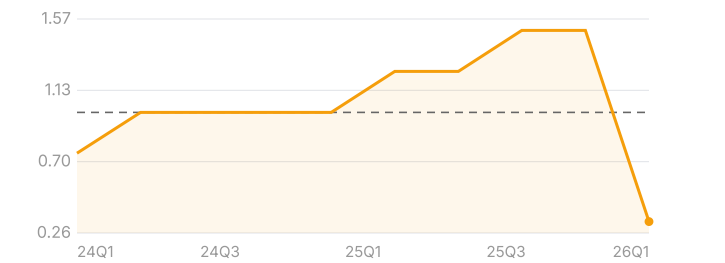
13F Filers Holding REG — quarterly



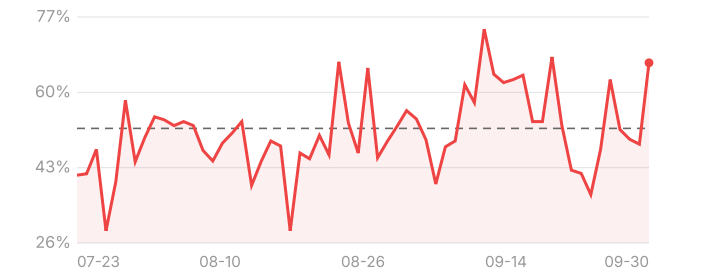
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VNQ	0.7%	\$449M
VGSNX	0.7%	\$449M
VGSLX	0.7%	\$449M
VITSX	0.0%	\$418M
VTI	0.0%	\$418M
VT SAX	0.0%	\$418M

Institutional Put/Call — quarterly



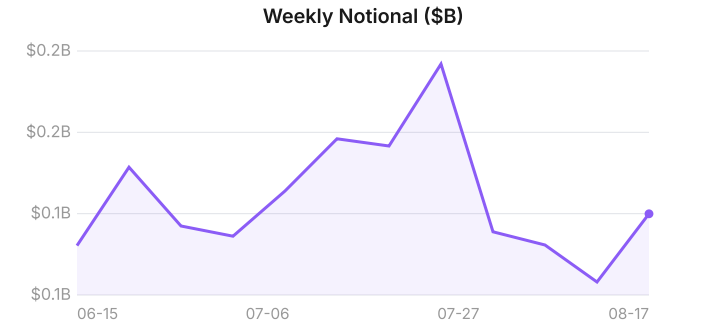
12 SHORT VOLUME — DAILY, 60 SESSIONS EDGE · live FINRA feed



Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 66.3% 2026-10-15	20-DAY AVG 55.7% 50-day 51.5%	TREND Rising 20d vs 50d	BY MARKET CENTER Q: 68% · N: 41% · B: 58% latest session
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13 DARK POOL ACTIVITY EDGE · live ATS data



Where REG Trades in the Dark

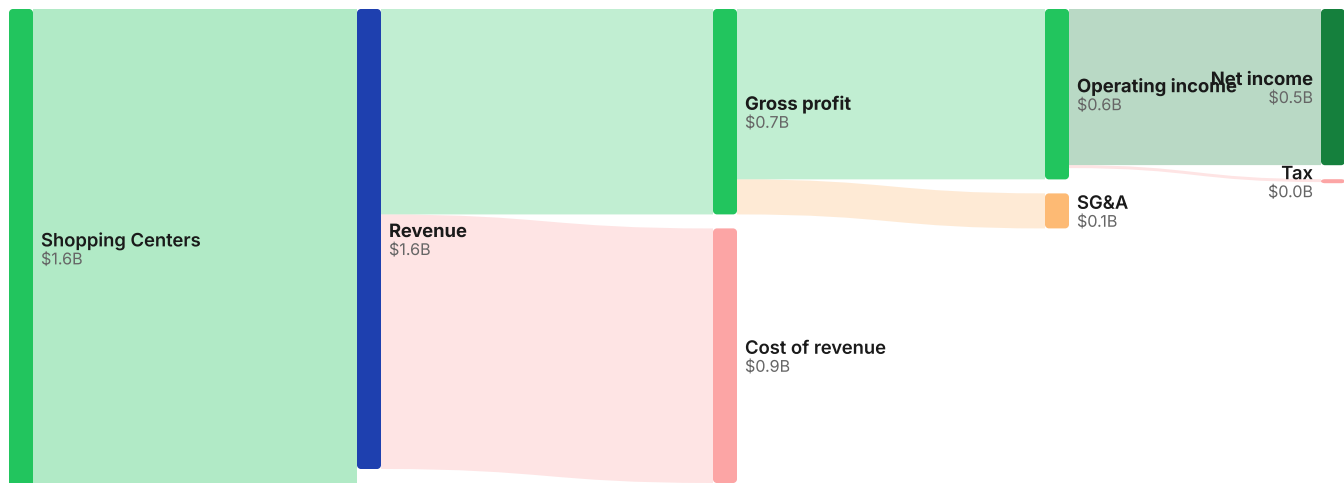
ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	1.2M	38 sh
Ubsa Ubs Ats	1.2M	52 sh
Mstx Ms Trajectory Cross (Ats-1)	0.8M	38 sh
Sgmt Sigma X2	0.8M	38 sh
Ebxl Level Ats	0.7M	17 sh
Mspl Ms Pool (Ats-4)	0.4M	173 sh

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REVENUE FLOW — FY2025

live segmentation + income data

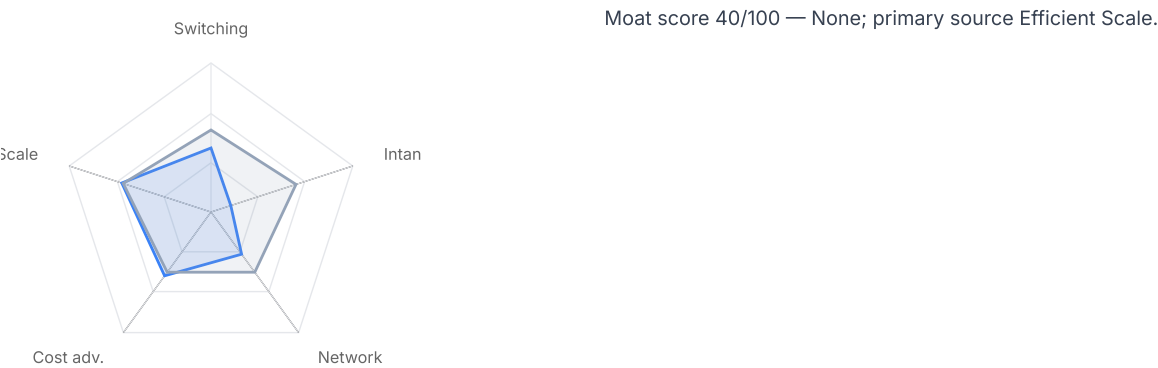


Where a dollar of Regency Centers Corporation revenue goes. All values FY2025 filings, live.

15

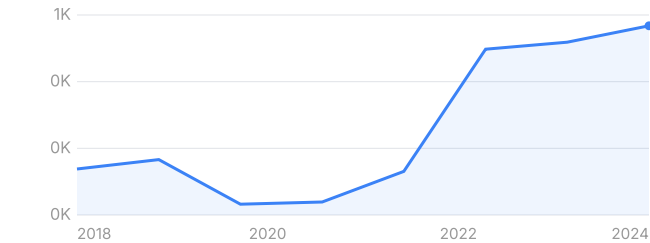
MOAT & COMPETITIVE POSITION

LIVE MODEL · 40/100 NONE



Component scores from the live moat model. Peer median illustrative.

3.8 · Employees (SEC filings)



16

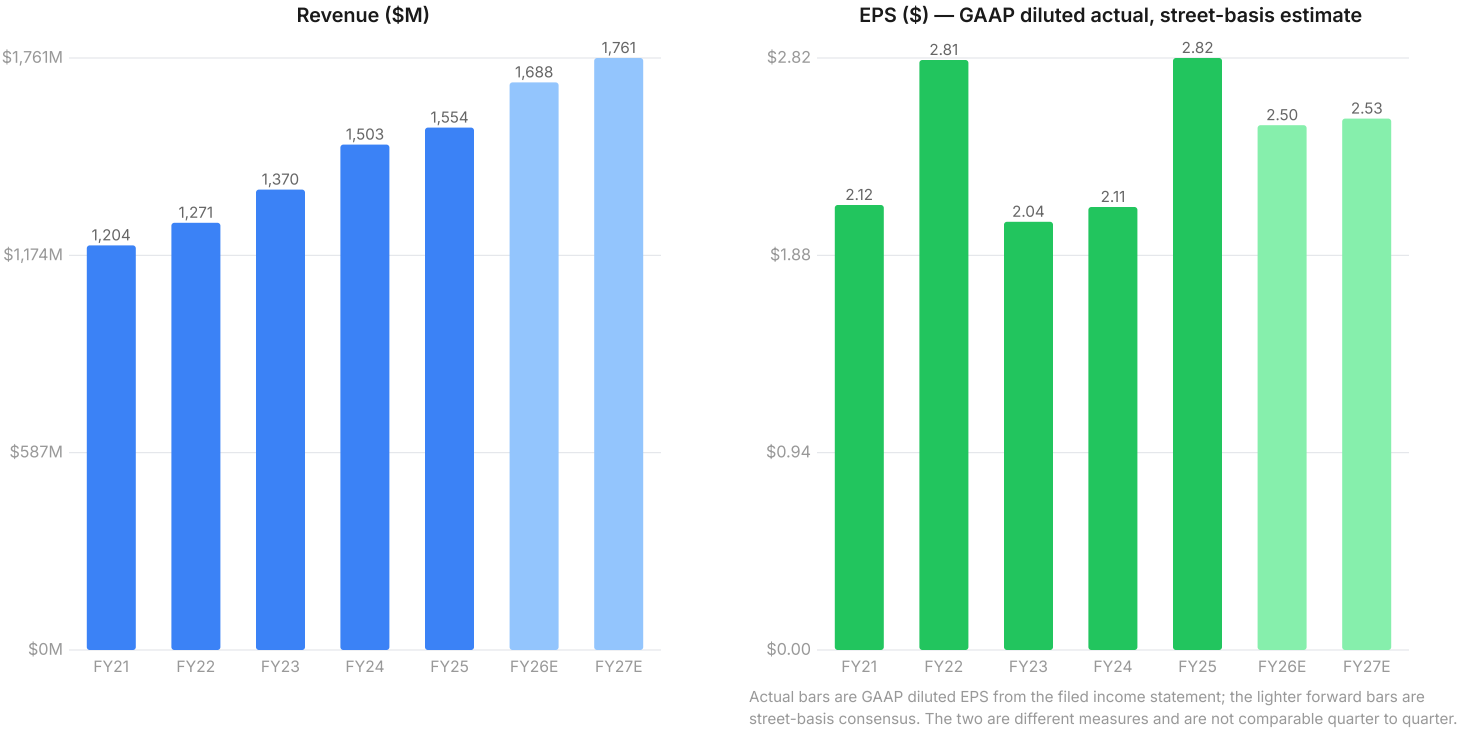
CORPORATE INFORMATION — KEY OFFICERS

507 employees

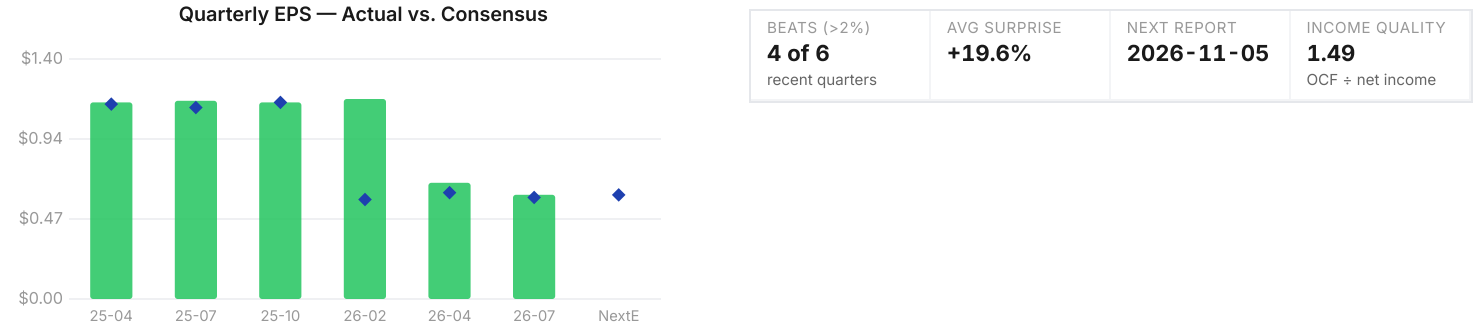
OFFICER	TITLE
Lisa Palmer	President, Chief Executive Officer & Director
Michael J. Mas	Executive Vice President & Chief Financial Officer
Alan Todd Roth	President of East Region & Chief Operating Officer
Nicholas Andrew Wibbenmeyer	President of West Region & Chief Investment Officer

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17 REVENUE & EPS — HISTORY AND ESTIMATES live consensus



18 ESTIMATE VS. ACTUAL & SURPRISES live data



19 REPORTED VS. CONSENSUS — FULL HISTORY 0 quarters · live data

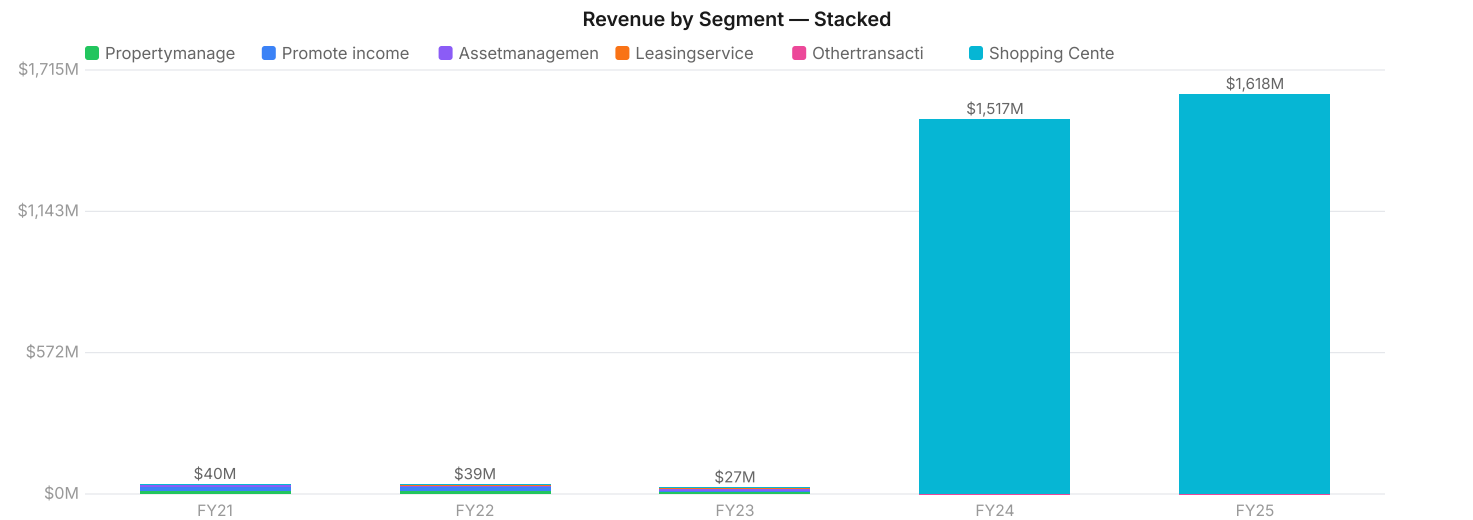
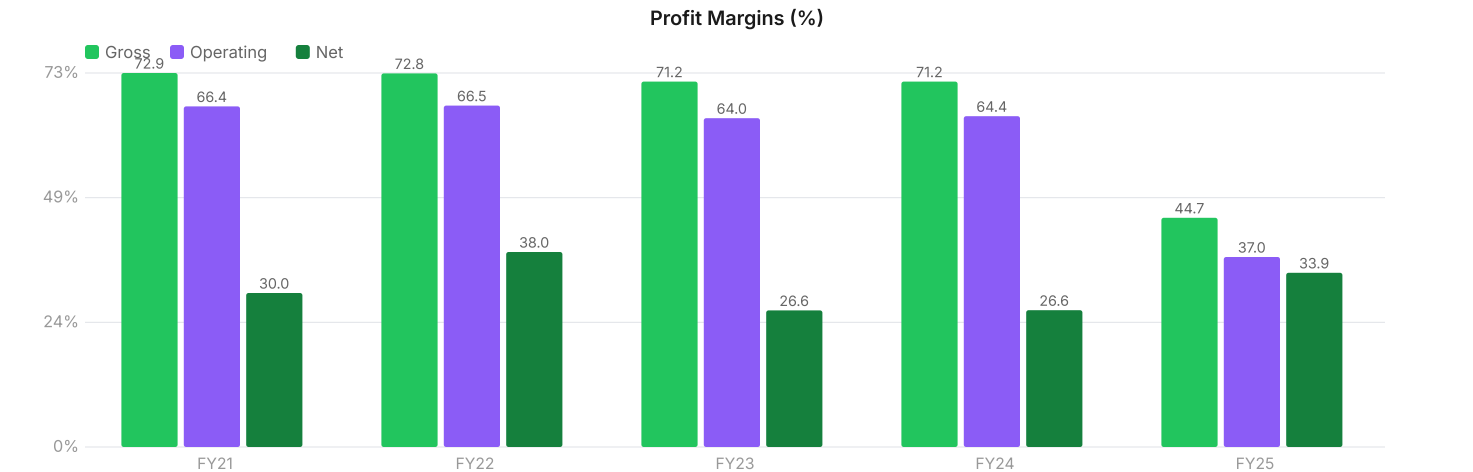
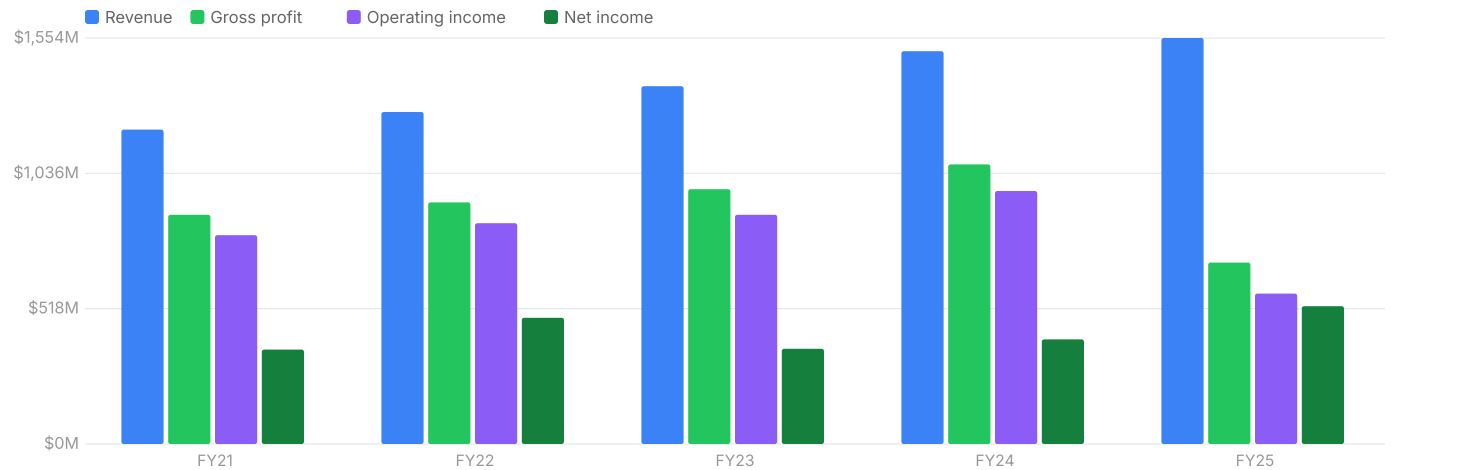
BEAT RATE —% 0 of 0 quarters		CURRENT STREAK 0 longest 0		AVG EPS SURPRISE —% median —%		SURPRISE TREND — last 4 vs prior 4	
PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE	

Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

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INCOME TRENDS — 5 YEARlive financials

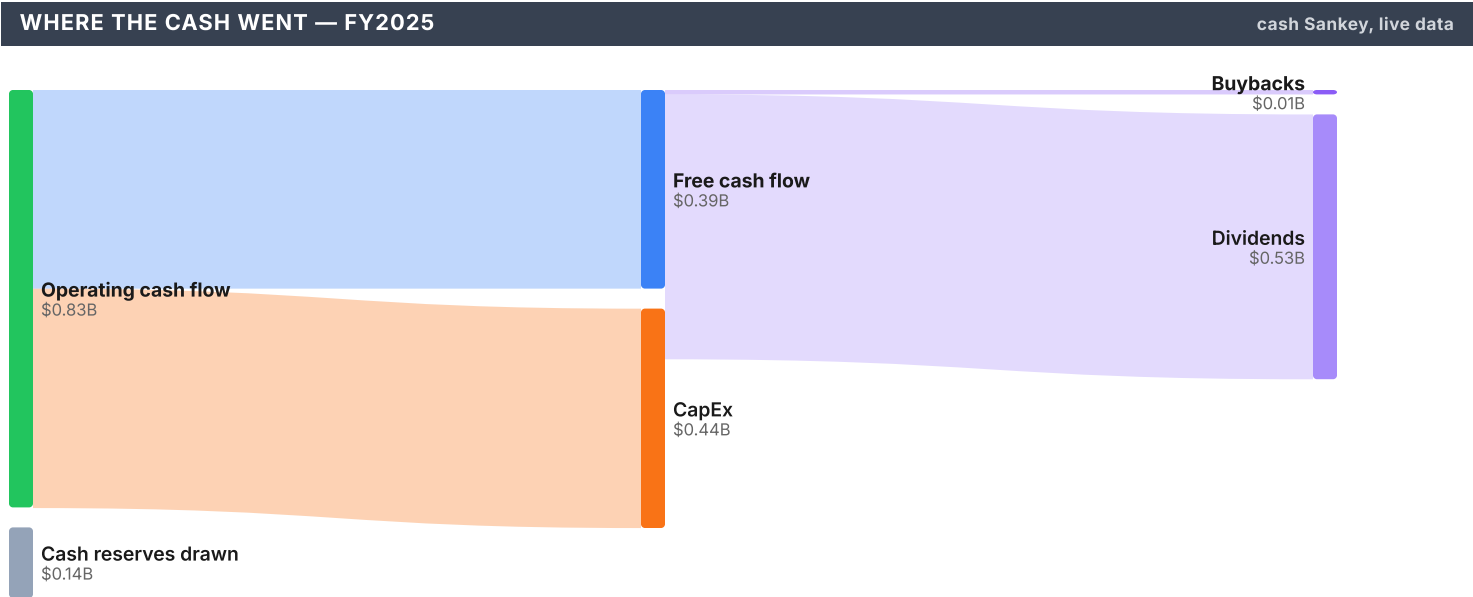
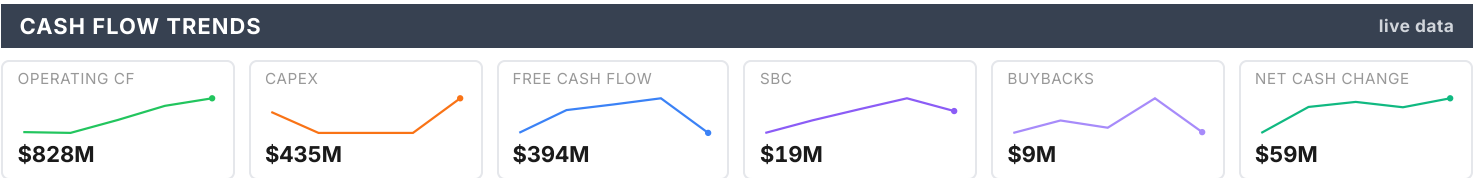


Live segmentation data.

YoY Growth Heatmap — Income Lines					
YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+14.9%	+5.6%	+7.8%	+9.7%	+3.4%
Gross profit	+19.4%	+5.5%	+5.4%	+9.8%	-35.1%
Operating income	+21.1%	+5.8%	+3.8%	+10.4%	-40.6%
Net income	+705.1%	+33.6%	-24.5%	+9.8%	+31.7%

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20 INCOME STATEMENT — FULL						live financials
\$M · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1,204	1,271	1,370	1,503	1,554	
Cost of revenue	327	346	395	433	860	
Gross profit	877	925	975	1,070	694	
R&D expense	0	0	0	0	0	
SG&A expense	78	80	98	101	119	
Operating income	799	845	877	969	576	
EBITDA	771	818	840	940	981	
D&A	280	299	323	372	405	
Pretax income	367	488	372	414	516	
Income tax	1	-0	1	5	0	
Net income	361	483	365	400	527	
Diluted EPS (\$)	2.12	2.81	2.04	2.11	2.82	
Diluted shares (M)	171	172	176	183	182	



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Balance Sheet — Full

\$M	FY22	FY23	FY24	FY25	
Cash & equivalents	66.5	85.0	56.3	120.7	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	188.9	214.9	271.8	273.9	
Total current assets	257.6	325.1	333.7	394.5	
PP&E (net)	281.3	334.7	330.2	328.5	
Goodwill + intangibles	364.8	450.4	396.7	420.9	
Total assets	10,860.2	12,426.9	12,392.0	13,001.3	
Accounts payable	317.3	358.6	392.3	0.0	
Short-term debt	0.0	152.0	65.0	377.5	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	317.3	510.6	457.3	377.5	
Long-term debt	3,726.8	4,001.9	4,343.7	4,977.4	
Total liabilities	4,682.2	5,235.0	5,491.7	5,819.7	
Shareholders' equity	6,178.0	7,191.9	6,900.3	7,181.6	

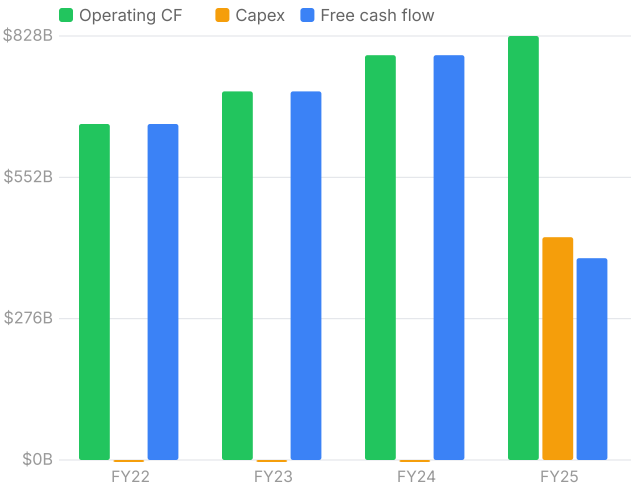
Cash Flow Statement — Full

\$M	FY22	FY23	FY24	FY25	
Net income	488.0	370.9	409.8	541.0	
D&A	298.7	323.2	372.0	382.8	
Stock-based compensation	16.5	20.1	23.5	19.5	
Working capital change	(46.7)	(17.2)	(26.8)	(40.8)	
Operating cash flow	655.8	719.6	790.2	827.7	
Capital expenditures	0.0	0.0	0.0	(435.1)	
Investing cash flow	(206.1)	(342.0)	(326.6)	(421.1)	
Buybacks	(81.9)	(36.9)	(219.6)	(8.8)	
Dividends paid	(428.3)	(456.5)	(504.0)	(525.2)	
Debt issuance / (repay)	(18.0)	138.7	255.4	120.8	
Financing cash flow	(476.0)	(355.0)	(493.0)	(347.8)	
Free cash flow	655.8	719.6	790.2	394.0	

Balance Sheet Structure (\$B)



Cash Generation vs Capex (\$B)



Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

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21 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	6.0%	8.0%	5.6%	5.8%	9.2%	10%	
ROA	3.3%	4.5%	3.1%	3.2%	5.0%	5.0%	
ROIC	7.8%	7.9%	7.5%	8.2%	7.1%	5.3%	
Gross margin	72.9%	72.8%	71.2%	71.2%	44.7%	35.1%	
Operating margin	66.4%	66.5%	64.0%	64.4%	37.0%	40.3%	
Net margin	30.0%	38.0%	26.6%	26.6%	33.9%	38.2%	
EBITDA margin	64.1%	64.4%	61.3%	62.5%	63.1%	68.6%	
FCF margin	54.8%	46.0%	34.0%	49.7%	41.6%	—	
VALUATION							
P/E	30.41	19.63	31.36	32.24	20.07	20.7	
P/B	1.82	1.55	1.63	1.92	1.83	2.0	
P/S	9.13	7.46	8.35	8.59	7.51	7.79	
P/FCF	16.67	16.20	24.52	17.30	18.06	25.9	
EV/EBITDA	19.70	16.76	19.23	19.02	16.51	15.8	
EV/Revenue	12.62	10.78	11.79	11.89	10.96	10.9	
Earnings yield	3.3%	5.1%	3.2%	3.1%	5.0%	4.90%	
FCF yield	6.0%	6.2%	4.1%	5.8%	5.5%	3.85%	
EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.85	0.81	0.64	0.73	1.05	2.91	
Quick ratio	0.85	0.81	0.64	0.73	1.05	2.91	
Debt / equity	0.71	0.70	0.68	0.75	0.86	0.80	
Debt / assets	39.8%	39.5%	38.6%	40.5%	45.7%	41.8%	
Net debt / EBITDA	5.45	5.17	5.61	5.28	5.20	4.49	
Interest coverage	3.38	3.54	4.36	3.00	—	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.11	0.12	0.12	0.12	0.13	0.13	
Receivables turnover	9.35	8.74	8.22	8.21	7.22	5.9	
DSO (days)	39	42	44	44	51	62	
DPO (days)	349	337	312	316	108	—	
Cash conversion cycle	-310	-296	-268	-272	-57	62	
GROWTH (YoY)							
Revenue growth	14.9%	5.6%	7.8%	9.7%	12.0%	—	
Net income growth	705.1%	33.6%	-24.5%	9.8%	57.3%	—	
EPS growth	696.3%	33.8%	-30.0%	11.7%	56.1%	—	
FCF growth	32.1%	-11.3%	-20.3%	60.1%	-6.2%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	2.10	2.81	1.97	2.20	3.44	3.59	
Book value / share	35.13	35.53	38.02	36.99	37.72	38.98	
Revenue / share	7.00	7.41	7.41	8.27	9.20	9.39	
FCF / share	3.84	3.41	2.52	4.11	3.82	2.82	
Cash / share	0.54	0.39	0.46	0.31	0.66	1.05	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.9%	0.3%	1.7%	0.1%	0.06%	
Altman Z-Score	1.43	1.26	1.33	1.45	1.40	1.5	
Piotroski F-Score	7	7	5	8	6	7/9	
Beneish M-Score	-2.53	-2.35	-2.43	-2.39	-2.31	-0.78	

22 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	7 / 9	Strong		
Altman Z-Score	1.5	Distress (<1.81)	Distress	
Income quality	1.49	Cash-backed	OCF ÷ net income	
Beneish M-Score	-0.78	Elevated	vs -2.22 threshold	

23 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		1.00	Revenue stability	0.99
Interest burden		0.86	Earnings stability	0.53
Operating margin		44.6%	Earnings persistence	0.50
Asset turnover		0.13×	Revenue CAGR 3y	10.2%
Financial leverage		1.91×	EPS CAGR 3y	18.8%
= ROE		10%	FCF CAGR 3y	-2.0%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.06%	DIVIDEND YIELD 4.12%	TOTAL SHAREHOLDER RETURN 3.11% cash yield	SBC / REVENUE 1.2% dilution pressure
-------------------------------	--------------------------------	--	---

24 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



25 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
KIM	\$15.4B	25.7	6%	27.8%	+5.7%	7/9	+7.4%
FRT	\$9.2B	21.2	13%	25.5%	+8.1%	8/9	+8.4%
BRX	\$8.5B	19.5	14%	20.8%	+5.8%	7/9	+3.1%
ADC	\$8.3B	36.0	4%	26.6%	+18.2%	5/9	-9.5%
NNN	\$7.9B	20.4	9%	40.1%	+6.5%	6/9	—
MAC	\$6.8B	-35.3	-6%	-10.8%	+1.6%	6/9	—
KRG	\$4.9B	15.2	11%	—	-5.6%	5/9	—
PECO	\$4.9B	33.2	6%	21.8%	+8.1%	8/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

26 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

33 Analysts



MEAN TARGET (QTR) \$84.36 11 targets	TARGET VS. PRICE +15.2% last-quarter mean	NEXT REPORT 2026-11-05 street \$0.61	
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$1.69B	\$1.76B / \$1.67B	\$2.50	\$2.51 / \$2.49	8
FY2027	\$1.76B	\$1.83B / \$1.73B	\$2.53	\$2.55 / \$2.47	7
FY2028	\$1.83B	\$1.84B / \$1.83B	\$2.61	\$2.78 / \$2.07	7

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27 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$82.83	+13.1%	6
Last Quarter	\$84.36	+15.2%	11
Last Year	\$82.86	+13.1%	29
All Time	\$79.71	+8.8%	49

Rolling mean of published targets vs. last close \$73.24. Aggregated from StreetInsider, Benzinga, Investing.

Third-Party Composite Rating

B+

DCF3/5ROE4/5ROA4/5DEBT/EQ3/5P/E2/5P/B2/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

28 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set

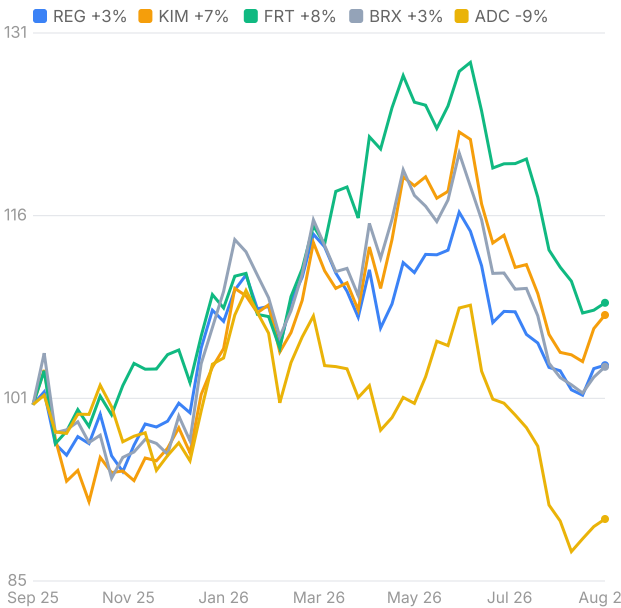
REG +3.3% vs S&P 500 +15.9% — spread -12.6pp



Sector — XLRE +0.9%



Peer Set — indexed to 100



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$72.25	+0.99	+1.37%	Above
SMA 50	\$74.13	-0.89	-1.20%	Below
SMA 200	\$76.36	-3.12	-4.09%	Below
EMA 9	\$72.27	+0.97	+1.34%	Above
EMA 21	\$72.56	+0.68	+0.94%	Above
EMA 50	\$74.10	-0.86	-1.16%	Below
EMA 200	\$75.28	-2.04	-2.71%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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29 TECHNICAL POWER SCORE

EDGE · site engine · 65/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +30

16 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

50

91

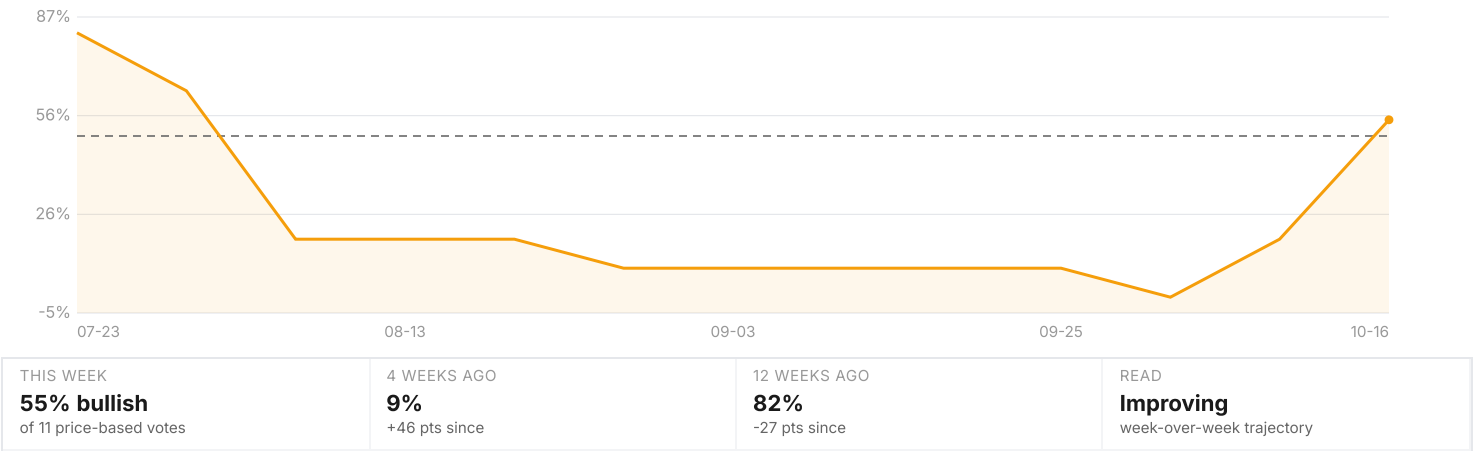
81

33

50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



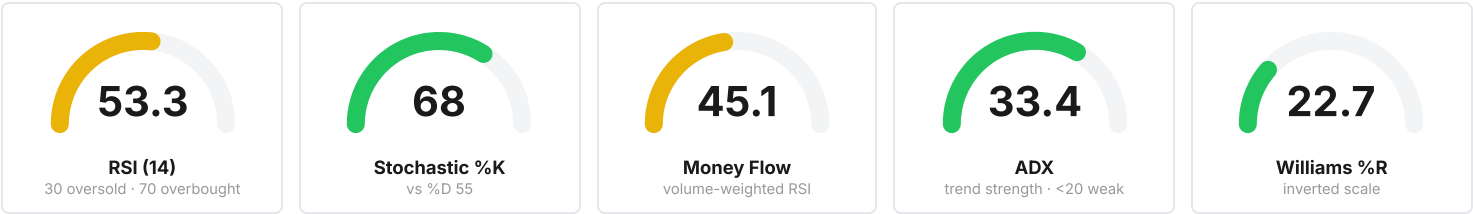
INDICATOR VOTE GRID

16 bull / 6 bear

● Price vs SMA 20	\$72.25	● Price vs SMA 50	\$74.13	● Price vs SMA 200	\$76.36
● EMA 9/21 Cross	72.3/72.6	● SMA 50/200	Death	● ADX Direction	ADX 33
● Supertrend	\$74	● Parabolic SAR	\$71	● SMA Slope	0.010
● RSI	53.3	● Stochastic K/D	68/55	● StochRSI K/D	97/91
● Williams %R	-23	● CCI	106	● TSI vs Signal	-20.4
● CMO	6.6	● ROC	2.29%	● OBV Signal	Accum
● Chaikin MF	0.010	● MFI	45	● Force Index	0M
● Elder Ray Bull	1.52				

INDICATOR GAUGES

site technicals-tab style



30 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$72.95 / \$73.50 / \$73.95	S1 / S2	\$72.50 / \$71.95
Bollinger (20,2)	\$70.67 – \$73.84	Squeeze	Off
52-wk range	\$66.35 – \$83.66	Off 52-wk high	-12.5%
ATR (14)	\$1.07 (1.5%)	Historical vol	11.6%

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31 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+1.4% Jan 65%	+0.1% Feb 50%	+0.2% Mar 57%	+4.0% Apr 55%	-1.1% May 40%	-0.3% Jun 45%	+1.0% Jul 65%	+0.1% Aug 50%	+0.5% Sep 50%	-0.0% Oct 45%	+1.8% Nov 50%	+4.2% Dec 50%
---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

Sample: 20 years — treat short histories as suggestive, not statistical.

32 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	REG	S&P 500
Weekly volatility (σ , 1y)	2.24%	1.83%
Best / worst week (1y)	+5.4% / -4.3%	—
Max drawdown (5y, monthly)	-47.8%	—
1-week VaR (95%)	-4.2%	—
Beta (5y)	0.81	1.00

33 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

REG EQUITY WEATHER (LIVE)

CLOUDY · -14

Trend

Momentum

Volume

Volatility

Breadth

-45

+20

+45

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed Bearish

SPY / QQQ TSI

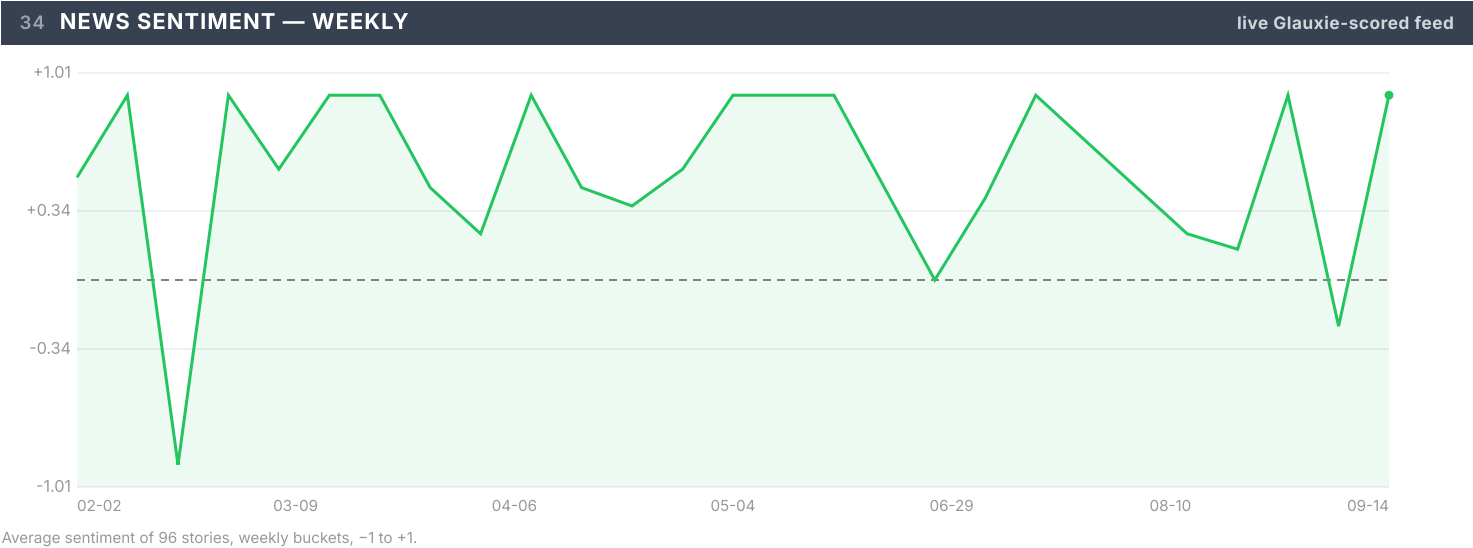
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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35 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -13.5 +12.6 vs industry	TREND -45.2 -4.5 vs industry	MOMENTUM +20.3 +17.6 vs industry	VOLUME +44.8 +71.0 vs industry
--	---	---	---

READING	REG	REIT - RETAIL N=145	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-13.5	-26.1	-28.0	-20.5
Trend	-45.2	-40.7	-37.3	-21.3
Momentum	+20.3	+2.7	-17.0	-15.8
Volume	+44.8	-26.2	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

36 EXECUTIVE COMPENSATION

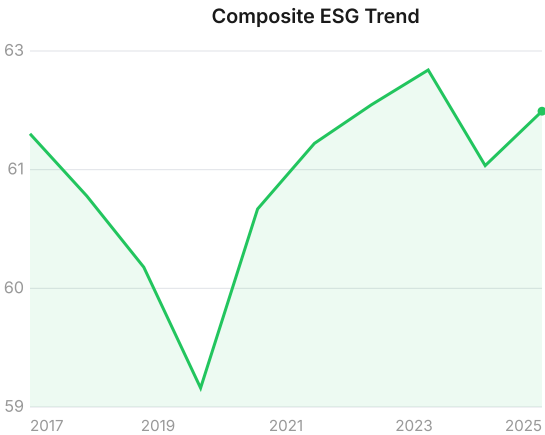
live proxy data · FY2024

EXECUTIVE	TOTAL COMP	STRUCTURE
Lisa Palmer President and Chief Executive Of	\$9.6M	89% equity+incentive
Michael J. Mas Executive Vice President, Chi	\$3.9M	84% equity+incentive
Alan T. Roth East Region President and Chief	\$2.8M	78% equity+incentive
Nicholas A. Wibbenmeyer West Region Presiden	\$2.8M	78% equity+incentive
Martin E. Stein, Jr. Executive Chairman of t	\$1.3M	57% equity+incentive

37 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	65
Social	57
Governance	66
Composite ESG	63



38 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

39 DISCLOSURES

DISCLOSURES. This document is produced by InsiderStreet.ai from live production data. It is not investment advice, not an offer or solicitation to buy or sell any security, and not a recommendation tailored to any person. Data is sourced as of the dates shown and may no longer be current. InsiderStreet.ai is not a registered investment adviser or broker-dealer. Investing involves risk, including loss of principal. Past performance does not guarantee future results. Do not make any investment decision based on this document. © 2026 InsiderStreet.ai — all rights reserved. Redistribution prohibited.

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40 DATA PROVENANCE FOR THIS REPORT			sources · coverage · method
DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT	
Price & volume	market_db.historical_prices	52 rows	
Fundamentals	income_statements_annual	6 rows · 2020 to 2025	
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-08-03 to 2026-04-29	
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31	
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	107 rows · 1999 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-05-11 to 2026-08-07	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15	
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31	
ETF & fund holding	etf_holdings_changelog (30d)	1 record	
Peer set	stock_peers_dynamic	8 rows	
Industry medians	industry_medians	1 record	
Congressional trades	congress_db (House + Senate)	1 record	
ESG	fact/esg_disclosures	1 record	

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.