

## Europe Shopping-Centre Classification and Typical Characteristics\*

Type of Shopping Centre	Concept	Typical GLA Range (Sq. M.)	Acres	# of Anchors	% Anchor GLA	Typical Number of Tenants	Typical Type of Anchors	Trade Area Size
<b>Traditional Shopping Centre</b>								
Very Large	An all-purpose scheme that can be either enclosed or open-air and is classified by size.	80,000+	NA	NA	NA	NA	Supermarket(s), department stores, hypermarket, general merchandise store, cinema, major entertainment/leisure	NA
Large	An all-purpose scheme that can be either enclosed or open-air and is classified by size.	40,000-79,999	NA	NA	NA	NA	Supermarket(s), department stores, hypermarket, general merchandise store, cinema, major entertainment/leisure	NA
Medium	An all-purpose scheme that can be either enclosed or open-air and is classified by size.	20,000-39,999	NA	NA	NA	NA	Supermarket(s), hypermarket, general merchandise store, small department store, discount department stores	NA
Small	<i>Comparison-Based</i> - Centres include retailers typically selling fashion apparel and shoes, home furnishings, electronics, general merchandise, toys, luxury goods, gifts and other discretionary goods. These centres are often part of a larger retail area, most likely found in city centres.	5,000-19,999	NA	NA	NA	NA	Not usually anchored.	NA
	<i>Convenience-Based</i> - Centres include retailers that sell essential goods (those items consumers buy on a regular basis) and are typically located at the edge or out of town.	5,000-19,999	NA	NA	NA	NA	Typically anchored by a grocery store (supermarket or hypermarket). Additional stores usually include chemists, convenience stores and retailers selling household goods, basic apparel, flowers and pet supplies.	NA
<b>Specialty Shopping Centre</b>								
Retail Park	Also known as a "power centre." A consistently designed, planned and managed open-air scheme that comprises mainly medium- and large-scale specialist retailers ("big boxes" or "power stores") that are mostly freestanding (unconnected). As with other open-air centres, ample on-site paved parking is located in front of the stores and around the site at the ground level.	Large: 20,000+	NA	NA	NA	NA	Usually anchored by discount department stores, warehouse clubs, off-price stores or other "category killers," i.e., stores that offer a vast selection in related merchandise categories at very competitive retail prices.	NA
		Medium: 10,000-19,999	NA	NA	NA	NA		NA
		Small: 5,000-9,999	NA	NA	NA	NA		NA
Factory Outlet	Open-air and/or enclosed centre that comprises manufacturers' and retailers' outlet stores selling brand-name goods at a discount-usually selling surplus stock, prior-season or slow-selling merchandise and especially designed merchandise.	5,000+	NA	NA	NA	NA	Generally not anchored, although certain brand-name stores may serve as "magnet" tenants	NA
Theme-Oriented Centre	<i>Leisure-Based</i> - A consistently designed, planned and managed scheme that includes some retail units and typically concentrates on a narrow but deep selection of merchandise within a specific retail category. A leisure-based centre is usually anchored by a multiplex cinema and includes restaurants and bars with any combination of bowling, health and fitness and other leisure-concept uses.	5,000+	NA	NA	NA	NA	Usually anchored by a multiplex cinema	NA
	<i>Non-Leisure-Based</i> - A consistently designed, planned and managed scheme that includes some retail units and typically concentrates on a narrow but deep selection of merchandise within a specific retail category. A non-leisure-based centre concentrates on a niche market for fashion/apparel or home furnishings or can target specific customers such as passengers at airports.	5,000+	NA	NA	NA	NA	NA	NA

\*Disclaimer: While every effort is made to ensure the accuracy and reliability of the information contained in this report, ICSC does not guarantee and is not responsible for the accuracy, completeness or reliability of the information contained in this report. Use of such information is voluntary, and reliance on it should only be undertaken after an independent review of its accuracy, completeness, efficiency, and timeliness. Criteria used in the definitions above are intended to be only typical of general features, rather than covering all situations.