ICSC

Asia Shopping-Centre Classification and Typical Characteristics*

Type of Shopping Centre	Concept	Typical NLA Range (Sq. Ft.)	Acres	# of Anchors	% Anchor GLA	Typical Number of Tenants	Typical Type of Anchors	Trade Area Size
General-Purpose Centres								
Mega-Mall	Larger-scale version of a super-regional centre. Greater variety of fashion and entertainment/leisure.	1.5 million+	NA	3+	NA	NA	Supermarket(s), department stores, hypermarket, general merchandise store, cinema, major entertainment/leisure	NA
Super-Regional	Larger-scale version of a regional centre. Greater variety of fashion and entertainment/leisure.	800,000-1,499,999	NA	3+	NA	NA	Supermarket(s), department stores, hypermarket, general merchandise store, cinema, major entertainment/leisure	NA
Regional	General merchandise and/or fashion-oriented offerings. Main focus is on non-discretionary retail and entertainment/leisure. Draws from a broad catchment.	500,000-800,000	NA	2+	NA	NA	Supermarket(s), department store(s), hypermarket, general merchandise store, discount department stores, cinema	NA
Sub-Regional	General merchandise and/or convenience-oriented offerings. Wider range of apparel and other discretionary products, as well as other non-discretionary food & groceries.	200,000-500,000	NA	0-3	NA	NA	Supermarket(s), hypermarket, general merchandise store, small department store, discount department stores	NA
Neighbourhood	Small, convenience-oriented centre with a heavy focus on food & groceries, and other non-discretionary products. May include a hypermarket mall, as long as they satisfy the shopping centre definition. In particular, it must include multi-branded rental units and common areas.	20,000-200,000	NA	0-2	NA	NA	Supermarket(s), hypermarket, general merchandise store	NA
Specialized-Purpose Centres								
Specialty Centre	Dominated by specialty shops and mini major tenants, these centres are typically located within or near to central business districts (CBDs) or large mixed-use developments. Defined as shopping centres that have no anchor tenants. Excludes centres otherwise defined as leisure/entertainment centres, major transport hub centres, outlet centres, power centres, or single-category centres.	<500,000	NA	None	NA	NA	NA	NA
Leisure/Entertainment	Predominantly specialty stores with leisure tourist, retail or food and beverage (F&B) offering with leisure/entertainment as a unifying theme. May be indoor or outdoor. Excludes centres defined as major transport hub centres. Must have >50% F&B or entertainment tenants.	<500,000	NA	0+	NA	NA	Chain-store mini-majors: electronics (e.g. Apple), fast-fashion, sports. Well-known restaurants	NA
Power Centre	Category-dominant anchors, including large "big-box" stores and wholesale clubs. Must have 90% of floorspace allocated to anchor or mini-anchor size tenancies.	>50,000 (no maximum size)	NA	NA	90	NA	NA	NA
Outlet Centre	Manufacturers' and retailers' outlet stores selling brand name goods at a discount. Must have 80% of non-F&B floorspace or NLA dedicated to outlet tenancies.	No maximum size	NA	None	NA	NA	NA	NA
Single-Category Centre	Dominated by specialty shops that cater to a single, tightly defined niche. Excludes malls that focus on food & groceries, F&B and fashion. Excludes centres otherwise defined as leisure/entertainment centres, outlet centres, specialty centres, major transport hub centres or power centres. Must have 80% of floorspace or NLA dedicated to: information technology ("IT Mall"), homewares/furniture ("Homemaker Mall"), any other single product type ("Other Mall"). This category excludes malls that focus on F&B, which are classified as leisure/entertainment malls, as well as food & groceries and fashion, which come under general mall classifications.	<500,000	NA	0+	NA	NA	Any related to a single category	NA
Major Transport Hub Centre	Must be located within an airport, an intercity railway station (not subway or metro station) or intercity bus station. The retail offer must be directly connected to the transport hub. Includes airside retail at an airport.	>50,000	NA	0+	NA	NA	NA	NA
Other Major Retail Real Estate								
Department Store	Retail establishment with a variety of goods organised into separate departments/brands. Defined attributes include: stand-alone building - physically separated from a neighbouring retail offer (i.e. not directly anchoring a mall); single owner - separate ownership from surrounding retail (again, not being used to anchor a mall); 90% of space under centralised payment system; less than 10% of space subleased to tenants other than the department store retailer; 90% of staff employed centrally. If the above definition is not satisfied, then the establishment should be defined as a different format of shopping centre, or may be considered a department store tenant within a shopping centre.	>20,000	NA	NA	NA	NA	NA	NA