

**2021 KORPACZ REGIONAL MALL CLASSIFICATION
AND
COST OF OCCUPANCY SURVEYS**

Due to the impact of COVID-19 on regional mall store closures, some temporary (due to country-wide shutdowns) and some permanent (due to bankruptcies and national chain store reductions), which caused a reduction of retail sales, the Korpacz Regional Mall Classification and Cost of Occupancy Surveys will not be published as of January 1, 2021.

Our recommendation for those who need to classify regional malls, as of January 1, 2021, is to base the Step 1 procedure (retail sales levels) on the January 1, 2020 survey (pre-COVID-19) and follow the Step 2 process in the normal way. Mall characteristics that result in long-term or permanent impacts of the pandemic, such as permanent anchors and inline store closures (bankruptcies, etc.) among other factors, would be the best foundation for adjusting the Step 1 mall classification to a reasonable conclusion.

There may be other ways to develop market-based mall classifications and cost of occupancy benchmarks, and we encourage research and interviews with mall owners, buyers, and brokers, if appropriate.

We will reassess the viability and usefulness of January 21, 2022 surveys as circumstances evolve.