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Cohen & Steers and DLC Acquire West Street Shopping Center in Keene, New Hampshire

New York, November 10, 2026—Cohen & Steers (NYSE: CNS) announced today that the Cohen & Steers Real Estate Opportunities Fund (REOF) has acquired West Street Shopping Center, a grocery-anchored center in Keene, New Hampshire. The acquisition was made through a joint venture with DLC, a vertically integrated owner and operator of open-air shopping centers.

West Street Shopping Center aligns with Cohen & Steers' investment thesis of acquiring income-generating shopping centers anchored by necessity-based retailers in established markets with limited competitive retail supply. The center is anchored by a top-performing Hannaford grocery store and includes a diverse mix of necessity- and value-oriented retailers including Hobby Lobby, Maurices, UPS, Spectrum, and AAA.

James S. Corl, Head of the Private Real Estate Group at Cohen & Steers, said:
"West Street Shopping Center has several attributes that we find particularly attractive. Keene is a key regional hub, with highways leading out of the city in eight directions, resulting in a very large effective catchment area. Keene also sits close to the Massachusetts state border, where the sales tax of 6.25% provides a meaningful incentive to make the drive over into New Hampshire where the sales tax is zero. As a result of these and other local considerations, the grocer at West Street generates extraordinary sales, which drives exceptional traffic to the center. This profile is highly desirable to many national retailers who are underrepresented in Keene and have been looking for a way to participate in this market."

West Street Shopping Center is located about 90 miles northwest of Boston in a stable, regional market with a 3-mile median household income of $85,000[1]. The area serves as the primary commercial hub for southwestern New Hampshire and also draws customers from adjacent states due to a favorable tax environment.

About Cohen & Steers. Cohen & Steers is a leading global investment manager specializing in real assets and alternative income, including listed and private real estate, preferred securities, infrastructure, resource equities, commodities, as well as multi-strategy solutions. Founded in 1986, the firm is headquartered in New York City, with offices in London, Dublin, Hong Kong, Tokyo and Singapore.

[1] CoStar, as of 10/15/2026

About DLC. DLC is one of the country's leading owners and operators of open-air shopping centers, with more than $4.3 billion and 24 million square feet in assets under management across 90+ properties. Headquartered in Elmsford, NY, DLC leverages an owner-operator model and a fully integrated platform — including construction and design through Renovo Construction and NWS Architects — to deliver superior performance and value. Guided by a people-first culture and a focus on speed, precision, and partnership, DLC continues to redefine what's possible in open-air retail. For more information about DLC, visit dlcmgmt.com.

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