

Cohen & Steers SICAV Global Real Estate Securities Fund—Class A Inc—USD

General Information

NAV Per Share (Class A Inc)	\$19.33
Total Net Assets	USD \$96.5 Million
Total Strategy AUM (as of 31/03/2024)	USD \$13.4 Billion
Share Class Inception Date	05 Aug 2009
Management Fee	1.35%
Ongoing Charges (OCF) ⁽¹⁾	1.70%
Index	Linked Index ⁽²⁾
Fund Structure	SICAV
SFDR Designation ⁽³⁾	Article 8
Investment Manager	Cohen & Steers UK Ltd.
Sub-Investment Manager	Cohen & Steers Capital Management, Inc.
Domicile	Luxembourg
Fund Type	UCITS
Base Currency	US Dollar (\$)
Share Class Currency	US Dollar (\$)
Minimum Investment ⁽⁴⁾	\$5,000
Dealing Frequency	Daily
Distribution	Semi-annual

See the prospectus for additional information, and details about fees and expenses.

(1) Charges taken from the Fund over a year. The OCF includes the management fee and other fees and expenses. These charges reduce the potential growth of an investment in the Fund. Currency and foreign exchange fluctuations may increase or decrease costs.

(2) **Linked Index:** The Linked Global SICAV Index is represented by the performance of the S&P Developed Property Index through 6/30/2009, the FTSE EPRA Nareit Developed Index (Net) thereafter.

The Fund is actively managed. The composition of the Fund is not constrained by the composition of the benchmark.

(3) Effective September 30, 2022. Product categorised based on the Sustainable Finance Disclosure Regulation (SFDR).

A decision to invest in the Fund should take into account all of the characteristics and objectives of the Fund as described in its prospectus. Additional information can be found on the firm's website at the following link (<https://www.cohenandsteers.com/topics/esg-integration>).

(4) In USD, or the equivalent in any other currency (if applicable), in which case the currency conversion costs shall be borne by the investor. These minima may be waived or varied.

Portfolio Manager(s)

	Managing Fund Since	Years of Experience
Jon Cheigh	2012	28
William Leung	2012	29
Rogier Quirijns	2012	24
Jason Yablon	2020	24
Ji Zhang	2021	16

Identification Codes

Share Class A Inc

Bloomberg	CSGLRUA
CUSIP	L1852B133
ISIN	LU0254609448
Lipper	65071323
Sedol	B3XH622
WKN	A1H5US

Countries Registered In:

Austria, Belgium, Finland, France, Ireland, Luxembourg, Netherlands, Singapore (res), Spain, Sweden and Switzerland

[cohenandsteers.com](https://www.cohenandsteers.com)

Investment Objective and Philosophy

The Cohen & Steers SICAV Global Real Estate Securities Fund (the "Fund") seeks current income and capital appreciation by investing in a diversified portfolio of REITs and other publicly traded real estate companies located around the world, including both developed and emerging markets. The Fund seeks to identify companies that we believe have superior growth prospects and attractive valuations. We believe the global markets offer the potential for superior returns based on variations in regional economic and property sector cycles, the diversity of business models, the lack of uniform reporting and disclosure standards, and the growing quality of real estate and securitization in many countries. We believe there are alpha generation opportunities for well resourced, disciplined, active managers.

Investment Approach

Cohen & Steers employs an integrated, relative value investment process. A proprietary valuation model ranks global securities on price/net asset value ("NAV") and price/dividend discount model value ("DDM"), which we believe are the primary factors that drive global real estate security values. The company research process includes an evaluation of management, strategy, property quality, financial strength and corporate structure. Judgments with respect to risk management, diversification, liquidity and other factors overlay the model's output and drive the portfolio managers' investment decisions.

Past Performance does not predict future returns.

Discrete Performance

	31/3/23– 31/3/24	31/3/22– 31/3/23	31/3/21– 31/3/22	31/3/20– 31/3/21	31/3/19– 31/3/20
Fund	7.26%	-22.05%	15.42%	35.82%	-18.45%
Index	7.41%	-21.40%	14.48%	34.65%	-23.97%

Calendar Performance

	2023	2022	2021	2020	2019
Fund	9.27%	-25.64%	25.81%	-2.64%	23.98%
Index	9.67%	-25.09%	26.09%	-9.04%	21.91%

Total Returns (Annualized)

	1 Year	3 Year	5 Year	10 Year	Since Inception (5/8/09)
Fund	7.26%	-1.18%	1.34%	3.79%	5.74%
Index	7.41%	-1.13%	-0.21%	3.05%	5.99%

Performance returns stated net of fees. There is no guarantee that any historical trend illustrated in this report will be repeated in the future, and there is no way to predict when such a trend will begin. There is no guarantee that any market forecast in this report will be realized. **Current performance may be lower or higher than the performance quoted. The investment return and the principal value of an investment will fluctuate and shares, when redeemed, may be worth more or less than their original cost. Periods less than one year are not annualized. Returns are historical and include changes in share price and reinvestment of all distributions.** There is no guarantee that any investment objective will be achieved. If the currency in which the past performance is displayed differs from the currency of the country in which an investor resides, then the investor should be aware that due to the exchange rate fluctuations the performance shown may be higher or lower if converted into the investor's local currency. An investor cannot invest directly in an index, and index performance does not reflect the deduction of fees, expenses or taxes.

Morningstar Ratings™

Overall	3 Year	5 Year	10 Year
★★★★	★★★	★★★★	★★★★

Past performance does not predict future results. Morningstar rated this fund among 577, 577, 463 and 254 Property - Indirect Global funds for the overall rating and the 3-, 5- and 10- year periods ending in 31/3/24, respectively. The Overall Morningstar Rating™ is derived from a weighted average of the performance figures associated with a fund's 3-, 5- and 10- year periods Morningstar Rating™ metrics.

Each share class is counted as a fraction of one fund within this scale and rated separately, which may cause slight variations in the distribution percentages.

This is a marketing communication.
Please refer to the prospectus of the Cohen & Steers SICAV and to the KID/KIID before making any final investment decisions.

+44 207 460 6350

Cohen & Steers SICAV Global Real Estate Securities Fund—Class A Inc—USD

Characteristics

	Fund	Index
Premium To NAV	0.6%	1.5%
Premium To DDM	3.4%	6.7%
Dividend Yield	3.5%	4.1%
Price/Cash Flow	17.6x	17.1x
Cash Flow Growth Current Year (2024E vs. 2023)	5.8%	3.3%
Cash Flow Growth Next Year (2025E vs. 2024E)	7.1%	5.9%
5Yr Cash Flow Growth	6.6%	5.4%
Weighted Avg Market Cap	\$33.2B	\$28.4B
Number Of Holdings	73	362
% REITs	87%	86%
% Debt to Asset Value	35%	36%
Cohen & Steers ESG Score	6.2	6.1
MSCI ESG Score	5.9	5.9

Top Holdings

	% of Market Value
Prologis Inc.	7.2 %
Welltower Inc.	6.9 %
Invitation Homes Inc	5.3 %
Digital Realty Trust Inc.	4.8 %
Simon Property Group Inc.	4.3 %
Equinix Inc.	4.2 %
Realty Income Corporation	3.7 %
Public Storage	2.8 %
Mitsui Fudosan Co. Ltd.	2.7 %
Goodman Group	2.6 %

Top Ten Countries

	Fund	Index
United States	61.7%	61.7%
Japan	10.5%	10.2%
Australia	6.0%	6.1%
United Kingdom	5.6%	4.2%
Singapore	2.7%	3.1%
Germany	2.5%	2.0%
Canada	2.4%	2.4%
Hong Kong	2.3%	3.1%
France	1.7%	1.5%
Sweden	1.4%	2.0%

Sector Weights

	Fund	Index
Residential	19.3%	14.7%
Diversified	16.4%	20.0%
Industrial	13.2%	14.4%
Retail	11.8%	15.4%
Data Centers	9.8%	7.4%
Health Care	9.8%	7.3%
Self Storage	6.4%	5.9%
Specialty	4.5%	2.9%
Hotel	3.3%	2.9%
Other Assets	5.4%	9.0%

Top Currency Weights

	% of Market Value
US Dollar	63.1 %
Japanese Yen	10.6 %
Euro	6.5 %
Australian Dollar	6.0 %
British Pound	5.6 %
Canadian Dollar	2.5 %
Hong Kong Dollar	2.3 %
Singapore Dollar	1.9 %
Swedish Krona	1.5 %



The mention of specific securities is not a recommendation or solicitation to buy, sell or hold any particular security and should not be relied upon as investment advice. Weights may vary over time and holdings are subject to change without notice. The investment being promoted is based on the acquisition of shares in a fund and not in a given underlying asset. Due to rounding, values might not add up to 100%. An investor cannot invest directly in an index, and index performance does not reflect the deduction of fees, expenses or taxes. Characteristics Source: FactSet (dividend ex-date methodology). Certain characteristics are estimates based on analysis by Cohen & Steers. Fund characteristics may vary over time. Cohen & Steers portfolio and index ESG scores are the weighted averages of the ESG scores of the underlying securities, which are proprietary calculations utilizing data sourced from Cohen & Steers' proprietary research and MSCI ESG Research, LLC. Elite Ratings are based on FundCalibre's research methodology and are the opinion of FundCalibre's research team only. The Elite Rating is based on a proprietary assessment conducted by FundCalibre which measures historical risk-adjusted performance along with qualitative factors. To be considered for the Elite Rating a fund must have a track record of at least 3 years. A fee was paid to FundCalibre for rights to use its award logo in promotional material.

Cohen & Steers SICAV Global Real Estate Securities Fund—Class A Inc—USD

Risks	Rewards
<ul style="list-style-type: none"> Investment risk including possible loss of entire amount invested. Risks of falling property values, declining rents, lack of liquidity and diversification and sensitivity to general economic factors. Changing general and local economic, financial, and environmental conditions may adversely impact the sub-fund. Investments in emerging markets are subject to greater liquidity risks and other risks. Overbuilding and increased competition may adversely impact real estate securities. Subject to liquidity risk. Interest rate increases may increase the costs of obtaining financing. 	<ul style="list-style-type: none"> Potential for attractive long-term capital appreciation. Potential diversification benefits when added to portfolios of traditional stocks and bonds Potential for protection against rising inflation and interest rates due to coupon resets on many securities. Valuation opportunities can arise in an often misunderstood asset class. Access to the potential benefits of investing in real assets companies via liquid markets. Typically offers a higher income component compared with broader stocks.

For complete information on relevant risks please refer to the prospectus.

Cohen & Steers SICAV Global Real Estate Securities Fund can be found on the following platforms. Platform availability varies by share class.

- 7IM
- AEGON
- Allfunds
- Hubwise

For investors in Switzerland: this is an advertising document. The state of the origin of the Fund is Luxembourg. The Representative in Switzerland is ACOLIN Fund Services AG, Leutschenbachstrasse 50, CH-8050 Zurich, and the Paying Agent is Helvetische Bank AG, Seefeldstrasse 215, CH-8008 Zurich. The basic documents of the Fund such as the prospectus, key investor information documents (KID/KIIDs), articles of incorporation, as well as the annual and, if applicable, semi-annual report may be obtained free of charge at the registered office of the Swiss Representative.

Fund Type. The Fund is a sub-fund of Cohen & Steers SICAV, a Luxembourg-domiciled undertaking for collective investment in transferrable securities (UCITS) that offers distribution and appreciation classes of shares for institutional and retail investors. Shares of the Fund are only offered pursuant to the current prospectus, which can be obtained from your financial advisor or by contacting the Fund's administrator and the sales of shares of the Fund may be restricted in certain jurisdictions. In particular, shares may not be offered or sold, directly or indirectly in the United States or to U.S. persons, as more fully described in the Fund's prospectus. See prospectus for additional information including important risk considerations, potential loss of capital, and details about fees and expenses. The Fund is authorized in the Grand Duchy of Luxembourg and regulated by the Commission de Surveillance du Secteur Financier. Cohen & Steers Ireland Limited is the management company of Cohen & Steers SICAV (the "Management Company") and is authorized and regulated by the Central Bank of Ireland. The Management Company has appointed Cohen & Steers UK Limited, which is authorized and regulated by the Financial Conduct Authority, as the distributor for the shares of the Fund.

Index Source: The "S&P Developed Property Index" is a product of S&P Dow Jones Indices LLC or its affiliates ("SPDJI") and has been licensed for use by Cohen & Steers. Standard & Poor's® and S&P® are registered trademarks of Standard & Poor's Financial Services LLC ("S&P"); Dow Jones® is a registered trademark of Dow Jones Trademark Holdings LLC ("Dow Jones"); and these trademarks have been licensed for use by SPDJI and sublicensed for certain purposes by Cohen & Steers. Cohen & Steers' investment strategy or fund is not sponsored, endorsed, sold or promoted by SPDJI, Dow Jones, S&P, their respective affiliates, and none of such parties make any representation regarding the advisability of investing in such product(s) nor do they have any liability for any errors, omissions, or interruptions of the S&P Developed Property Index.

Index Source: London Stock Exchange Group plc and its group undertakings, including FTSE International Limited (collectively, the "LSE Group"), European Public Real Estate Association ("EPRA"), and the National Association of Real Estate Investments Trusts ("Nareit") (and together the "Licensor Parties"). © LSE Group 2024. FTSE Russell is a trading name of certain LSE Group companies. "FTSE®" and "Russell®" are a trade mark(s) of the relevant LSE Group companies and are used by any other LSE Group company under license. "Nareit®" is a trade mark of Nareit, "EPRA®" is a trade mark of EPRA and all are used by the LSE Group under license. All rights in the FTSE EPRA Nareit Global index(es) or data vest in the Licensor Parties. The Licensor Parties do not accept any liability for any errors or omissions in the indexes or data and no party may rely on any indexes or data contained in this communication. No further distribution of data from the LSE Group is permitted without the relevant LSE Group company's express written consent. The Licensor Parties do not promote, sponsor or endorse the content of this communication.

Morningstar ratings ©2024 Morningstar, Inc. All Rights Reserved. The information contained herein: (1) is proprietary to Morningstar and/or its content providers; (2) may not be copied or distributed; and (3) is not warranted to be accurate, complete, or timely. Neither Morningstar nor its content providers are responsible for any damages or losses arising from any use of this information.

Important Information

No representation or warranty is made as to the efficacy of a particular strategy or fund of actual returns that may be achieved.

The information in this factsheet is for informational purposes only, does not purport to describe all share classes offered, and should not be construed as an offer to sell, or a solicitation of an offer to buy, shares of the fund.

This information is provided by Cohen & Steers UK Limited and may not be reproduced by or provided to others who are not directly concerned with the prospective investor's decision regarding their investment without the prior written permission of Cohen & Steers.

Certain information ©2024 MSCI ESG Research LLC. Reproduced by permission; no further distribution.

This report contains certain information (the "Information") sourced from MSCI ESG Research LLC, or its affiliates or information providers (the "ESG Parties"). The Information may only be used for your internal use, may not be reproduced or redisseminated in any form and may not be used as a basis for or a component of any financial instruments or products or indices. Although they obtain information from sources they consider reliable, none of the ESG Parties warrants or guarantees the originality, accuracy and/or completeness, of any data herein and expressly disclaim all express or implied warranties, including those of merchantability and fitness for a particular purpose. None of the MSCI information is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such, nor should it be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. None of the ESG Parties shall have any liability for any errors or omissions in connection with any data herein, or any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages.

Weighted Avg Market Cap—The weighted average market capitalization refers to a type of stock market index construction that is based on the market capitalization of the index's constituent stocks. The weighted average market capitalization is determined by multiplying the current market price by the number of outstanding shares and then taking an average to determine the weighting.

% Debt to Asset Value—Debt to Asset Value is the weighted-average percentage of assets financed by debt of the underlying fund companies, on a portfolio and benchmark level. Calculated by adding short-term and long-term debt and then dividing by the company's total assets.

This communication is not contractually binding or legislatively required. This communication is not sufficient to make an investment decision. For more information regarding the Cohen & Steers SICAV, please visit our website (<https://www.cohenandsteers.com>), where you can obtain a copy of the most recent prospectus and KID/KIID documents. Investors and potential investors can obtain a summary in English of investor rights in the Important Information section of the prospectus (<https://www.cohenandsteers.com/funds/#fund-literature>). There are currently no collective investor redress mechanisms on an EU, Luxembourg or Irish level. The manager may determine to terminate any arrangements made for marketing the shares in one or more jurisdictions, in accordance with the UCITS Directive, as may be amended from time to time.

Further information is available from:

Cohen & Steers UK, Limited, 50 Pall Mall, 7th Floor, London SW1Y 5JH, United Kingdom **Phone:** +44 207 460 6350

Acting as Distributor

Cohen & Steers Ireland Limited, 77 Sir John Rogerson's Quay, Block C, Grand Canal Docklands, 2nd Floor **Phone:** 00353 1 592 1780

Acting as Management Company

cohenandsteers.com

+44 207 460 6350

SICAVCA Inc Q124