

KEY INVESTOR INFORMATION

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

COHEN & STEERS

European Real Estate Securities Fund

Class A (EUR) Shares (ISIN: LU0187263511) and Class AX (EUR) Shares (ISIN: LU0187263354)

Class A (CHF) Shares (ISIN: LU1611223196) and Class AX (CHF) Shares (ISIN: LU1611223279)

This is a sub-fund of Cohen & Steers SICAV. Davy Global Fund Management Limited is the management company of the fund.

Objectives and Investment Policy

The Fund's objective is to produce both income and capital growth by investing the majority of its assets in shares of companies and investment trusts engaged in the real estate industry in Europe. The Fund invests primarily in companies located in developed countries. The Fund may also invest to a limited extent in shares of companies located in emerging market countries. The Fund's investment may include rights, debt securities and other instruments that can be exercised to obtain shares. The Fund may also invest in preferred shares. The Fund may not exceed 10% investment of its assets in other funds. The Fund may invest in financial instruments whose value is based on the value or characteristics of one or more underlying assets (derivatives) for hedging purposes although it has not historically done so.

The Fund is actively managed. The investment manager currently uses FTSE EPRA Nareit Developed Europe Real Estate Index (Net) for its internal analysis and for comparison with the investment performance, holdings, and other characteristics of the Fund in materials provided to shareholders and potential investors, but the

composition of the portfolio holdings of the Fund is not constrained by the composition of its benchmark as a result. Active management of the Fund may result in the minority or majority of the portfolio being components of the benchmark while also including securities that are not components of this benchmark. Because the Fund's investment objective and policy focus on the same sector as this benchmark, the investment performance, holdings, and other characteristics of the Fund may resemble those of the benchmark. Such characteristics are the result of the exercise of full discretion over the Fund based on current market conditions.

Investment in the Fund is suitable for a long-term investor who is able to tolerate stock market volatility and potential loss of capital.

Income arising from the Fund will be distributed to shareholders of Class A Shares semi-annually, while all such income will be reinvested in Class AX Shares. Class A and AX Shares are each offered in EUR and CHF. You may buy or sell shares of the Fund on demand on any Luxembourg business day.

Risk and Reward Profile



Calculated using annualized volatility on monthly performance returns of Class I Shares.

The Fund is in risk category 6 because the volatility of past returns of the Fund and its benchmark has been very high. All investments, including an investment in the Fund, involve risks that cannot be predicted. The categorization above is based on historical information, may not be a reliable indication of the future performance of the Fund, and may shift over time. The lowest category does not mean risk free.

Because investments are concentrated in the real estate industry, the Fund will be sensitive to the performance of this industry, which can be cyclical. The Fund invests throughout Europe, including in emerging markets, and is thus subject to changing currency exchange rates and costs and economic and political conditions in various countries; these risks are often heightened in emerging markets. The Fund's investment may include smaller companies whose share prices may be more volatile than larger companies and preferred stocks whose value may rise and fall with interest rate changes. Any investment in derivatives would expose the Fund to additional risks, including risk of loss in the event of counterparty default.

Charges for this Fund

The charges you pay are used to pay the costs of running the Fund, including the costs of marketing and distributing it. These charges reduce the potential growth of your investment.

One-off charges taken before or after you invest	
Entry charge	Up to 5.00%
Exit charge	None
This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
Ongoing charges	Class A Shares 1.75%* Class AX Shares 1.75%*
Charges taken from the Fund under certain specific conditions	

Performance fee	None
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*The Fund's investment manager has undertaken to reimburse the Fund for ongoing charges that exceed this amount annually.

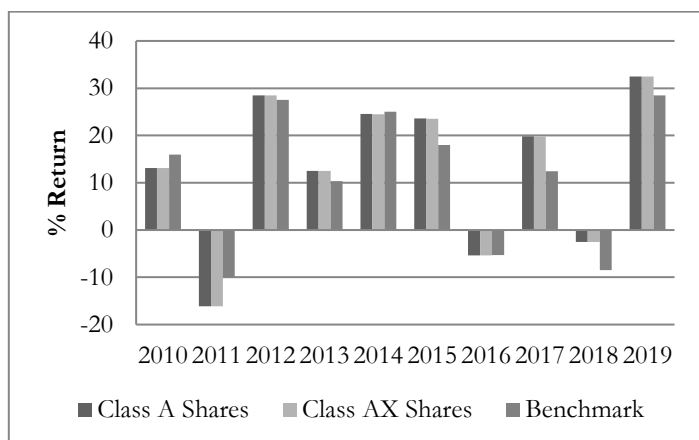
The entry and exit charges shown are maximum figures. In some cases you might pay less – you can find this out from your financial advisor. The ongoing charges figure is based on expenses for the year ending 31 December 2019. This figure may vary from year to year. It excludes:

- Performance fees

- Portfolio transaction costs, except in the case of an entry/exit charge paid by the Fund when buying or selling units in another collective investment undertaking

For more information about charges, please see the section entitled “Charges and Expenses” in Cohen & Steers SICAV’s prospectus, which is available at www.cohenandsteers.com

Past Performance



Past performance is not a guarantee of future performance. An investor cannot invest directly in an index and index performance does not reflect the deduction of any fees, expenses, or taxes. Index comparisons have limitations as volatility and other characteristics may differ from a particular investment. Total returns, provided by the investment manager, reflect the percentage change in net asset value of Class A (EUR) Shares and Class AX (EUR) Shares of the Fund for each complete year of investment. Performance since 31 December 2019 may differ, perhaps significantly, from performance shown. Total returns have been calculated in euro and include change in net asset value, fees and charges (excluding sales charges) and reinvestment of distributions. Fund performance changes over time and the value of shares may fall as well as rise, so that your shares, when redeemed, may be worth more or less than their original cost to you. Performance for other share classes of the Fund is available upon request.

Practical Information

- State Street Bank International GmbH, Luxembourg Branch is Cohen & Steers SICAV's custodian bank.
- Further information about Cohen & Steers SICAV, including the prospectus, the latest annual and semi-annual reports as well as the Key Investor Information Documents of Cohen & Steers SICAV and other practical information such as where to find the latest prices of shares, may be obtained in several languages, free of charge at: Cohen & Steers SICAV, c/o State Street Bank International GmbH, Luxembourg Branch, 49, Avenue J.F. Kennedy, L-1855 Luxembourg Tel.: + 352 464 010 600 , Fax: + 352 24 52 95 01 , or at www.cohenandsteers.com.
- The Fund is not listed on any exchange. The net asset value of the shares of the Fund, if available, is quoted in Bloomberg.
- Your personal tax position may be impacted by the tax legislation of Luxembourg. Please consult your tax advisor for further details.
- Davy Global Fund Management Limited (“The management company”) may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus of Cohen & Steers SICAV.
- The details of the up-to-date remuneration policy of the management company, including, but not limited to, a description of how remuneration and benefits are calculated, are available on <http://www.davygfm.com/legal>. A paper copy of such document is available free of charge from the management company upon request.
- The Fund is one of several sub-funds under the Cohen & Steers SICAV umbrella fund. This document describes two share classes of the Fund and the prospectus and periodic reports are prepared for Cohen & Steers SICAV. The assets and liabilities of each sub-fund of Cohen & Steers SICAV are segregated by law which means that only the gains and losses of the Fund are relevant for the investor. Other share classes are available for this sub-fund. For more details, please consult cohenandsteers.com. You may exchange your investment in share(s) of this sub-fund for investment in share(s) of this or another sub-fund of Cohen & Steers SICAV. You can find details in the prospectus of Cohen & Steers SICAV.
- For investors in Switzerland: The state of the origin of the fund is Luxembourg. In Switzerland, the representative is ACOLIN Fund Services AG, Leutschenbachstrasse 50, CH-8050 Zurich, whilst the paying agent is Helvetische Bank AG, Seefeldstrasse 215, CH-8008, Zurich. The prospectus, the basic information sheet or the Key Investor Information Documents, the articles of association as well as the annual and semi-annual reports may be obtained free of charge from the representative. In respect of the units offered in or from Switzerland, the place of performance and jurisdiction is at the registered office of the representative. This document provides the investors with key investor information. It is not marketing material.

Cohen & Steers SICAV is authorized in the Grand Duchy of Luxembourg and regulated by the *Commission de Surveillance du Secteur Financier*. Davy Global Fund Management Limited is authorized and regulated by the Central Bank of Ireland. This Key Investor Information Document is accurate as of 20 February 2020.