

Data as of 03-31-2025 unless otherwise noted

Overview

Lipper Classification

Real Estate Funds

Funds that invest their equity portfolio primarily in shares of domestic companies engaged in the real estate industry.

Lipper Ratings

Consistent Return Rating out of 211 Real Estate Funds

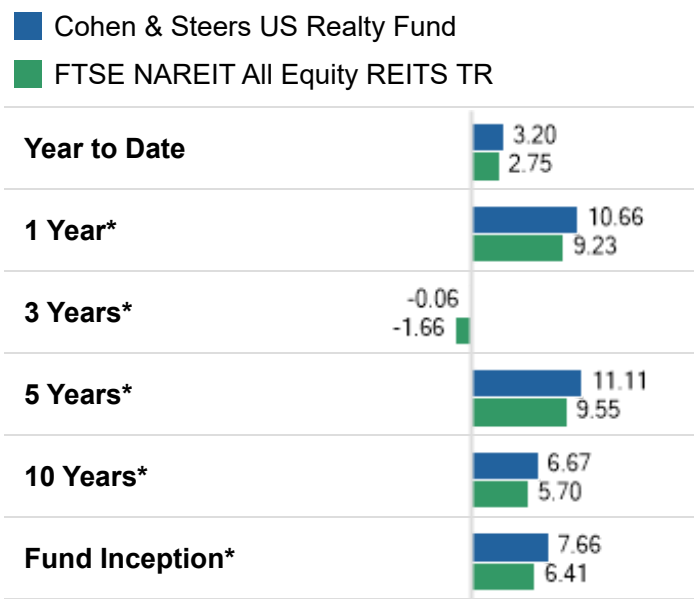


Fund Objective

The Fund seeks to achieve maximum total return by outperforming its benchmark over the long term.

[Review Investment Policy](#)

Historical Performance



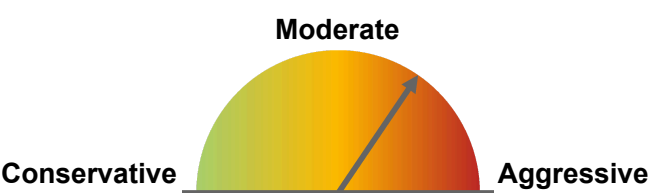
*Annualized Data

Annual Fees

Net Expense Ratio	0.65%
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The Net Expense Ratio is the annual cost associated with managing and operating a fund, which includes Operating Expenses. It may also include Administrative Expenses. It is reduced by any expense waivers and expense reimbursements that the Fund Manager may apply.

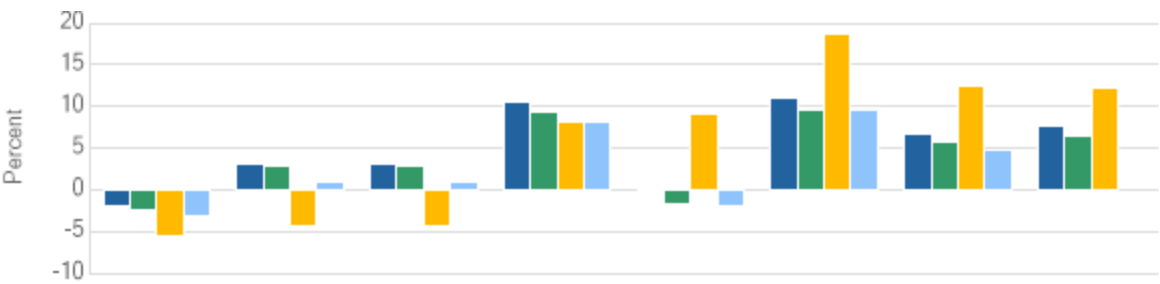
Relative Risk



Investing in more aggressive higher return funds does not guarantee higher returns; nor does investing in conservative funds with lower stated returns protect your investment from loss.

Performance

Standardized Returns (%)

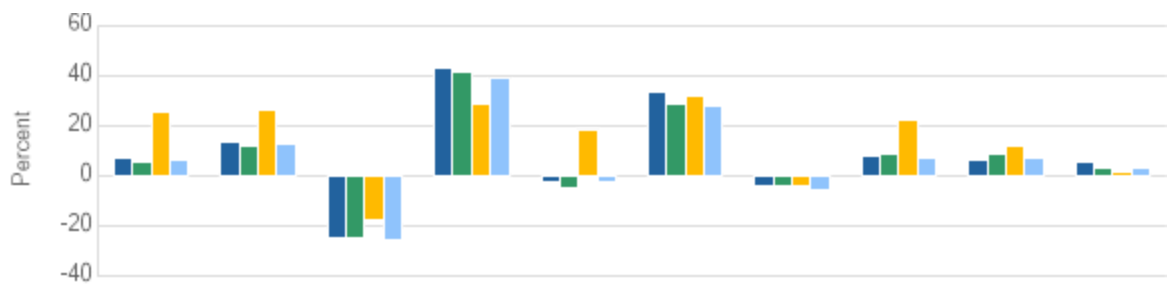


	1-Month	3-Month	YTD	1-Year	3-Year	5-Year	10-Year	Fund Inception
Cohen & Steers US Realty Fund	-1.92	3.20	3.20	10.66	-0.06	11.11	6.67	7.66
Percentile rank among similar funds	--	--	--	22	13	18	4	--
Numeric rank among similar funds	--	--	--	46	28	35	6	--
Real Estate Funds Count	--	--	--	213	208	196	148	--
Benchmark: FTSE NAREIT All Equity REITS TR	-2.36	2.75	2.75	9.23	-1.66	9.55	5.70	6.41
Benchmark: S&P 500 TR	-5.63	-4.27	-4.27	8.25	9.06	18.59	12.50	12.23
Fund Classification Benchmark: Lipper Real Estate Funds average	-3.08	1.01	1.01	8.22	-1.89	9.59	4.69	--

Note: Percentile ranks are available for 1 year periods and greater.

Calendar Year Returns (%)

as of 12-31-2024

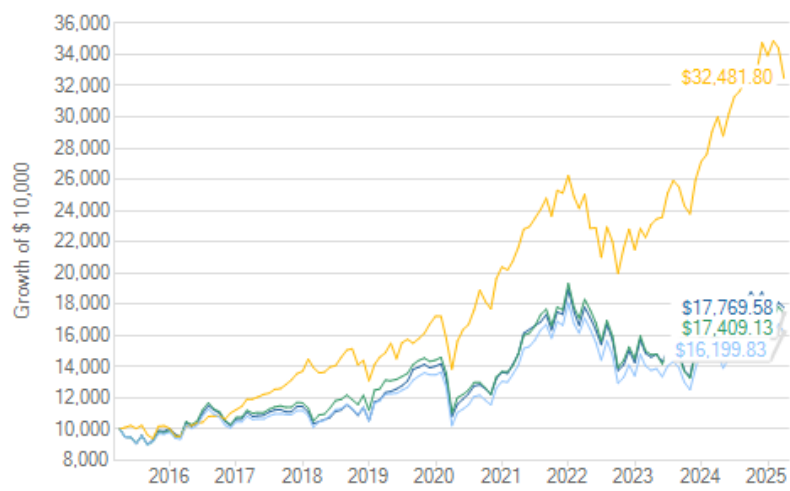


	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Cohen & Steers US Realty Fund	6.90	12.97	-24.78	42.85	-2.62	33.12	-4.03	7.70	5.99	5.49
Benchmark: FTSE NAREIT All Equity REITS TR	4.92	11.36	-24.95	41.30	-5.12	28.66	-4.04	8.67	8.63	2.83
Benchmark: S&P 500 TR	25.02	26.29	-18.11	28.71	18.40	31.49	-4.38	21.83	11.96	1.38
Fund Classification Benchmark: Lipper Real Estate Funds average	6.39	12.36	-25.98	38.93	-3.04	27.86	-6.02	7.03	6.85	2.56

Growth Of \$10,000 Investment

1 Year | 3 Years | 5 Years | 10 Years

- Cohen & Steers US Realty Fund
- FTSE NAREIT All Equity REITS TR
- S&P 500 TR
- Lipper Real Estate Funds average



The Performance Analysis section shows the funds' historical performance. Past performance is not indicative of future results. Investment return and value of shares will fluctuate. Upon redemption, shares may be worth more or less than their original

cost. The current performance may be higher or lower than the quoted performance. Numeric Rankings for the fund is based on Total Return Performance and represents the numeric position achieved by the fund within its Lipper classification universe for that time period.

Lipper Ratings

Lipper Leaders

The Lipper Leader Rating System is a toolkit that uses investor-centered criteria to deliver a simple, clear description of a fund's success in meeting certain goals, such as preserving capital, lowering expenses or building wealth. Lipper Ratings provide an instant measure of a fund's success against a specific set of key metrics. These metrics can be used alone or in combination to aid the portfolio selection process to tailor to an investor's particular goals. We've identified four key criteria (or metrics) that measure how successful a fund is at achieving specific goals.

Ratings Key:



Fund Ratings

	Overall	3 Years	5 Years	10 Years
Consistent Return	5	5	5	5
Total Return	5	5	5	5
Preservation	2	2	2	2
Expense	4	4	4	4

This fund (in Real Estate Funds classification) received the following ratings for the Overall, 3-, 5- and 10-year periods, respectively (number of funds rated follows the rating in parentheses). Consistent Return: 5 (211 funds), 5 (211 funds), 5 (199 funds), and 5 (151 funds). Total Return: 5 (211 funds), 5 (211 funds), 5 (199 funds), and 5 (151 funds). Preservation (in Equity Funds asset class): 2 (12,248 funds), 2 (12,248 funds), 2 (11,212 funds), and 2 (8,279 funds). Expense: 4 (86 funds), 4 (86 funds), 4 (80 funds), and 4 (61 funds). Lipper ratings are not intended to predict future results, and Lipper does not guarantee the accuracy of this information. For more information visit www.lipperleaders.com

Fees

Annual Fees & Expenses

	Gross Expense	Net Expense	Explanation
Expense Date	12-31-2023		
Expenses Per \$1,000 Investment	\$6.50	\$6.50	Represents the gross and net annual expenses for a hypothetical investment of \$1,000. The Net Expense is what you ultimately pay per \$1,000 invested.
Total Expense Ratio	0.65%	0.65%	The total annual cost associated with managing and operating the fund.
Operating Expenses	0.65%	0.65%	The cost associated with operating the fund, including investment advisory and management fees and additional expenses such as custodian, legal, audit fees, and other operational expenses incurred by the investment manager.
Administrative Expenses	Not Available	Not Available	The expenses to operate the plan that are allocated to this fund, including plan administration, trust services, and/or other services provided to the plan.
Expense Waiver	Not Applicable	Not Applicable	The amount of fund's expenses that the fund manager (or other service provider) intends to waive or reimburse. When waivers and/or expense reimbursements are applied, the fund's expenses will be lowered and performance will be higher for the expense waiver period.
Expense Waiver Type	-	Not Applicable	Waivers and/or expense reimbursements can be voluntary or mandated by contract, and can expire either at a specific date, at will, or indefinitely.
Expense Waiver Time Limit	-	Not Applicable	

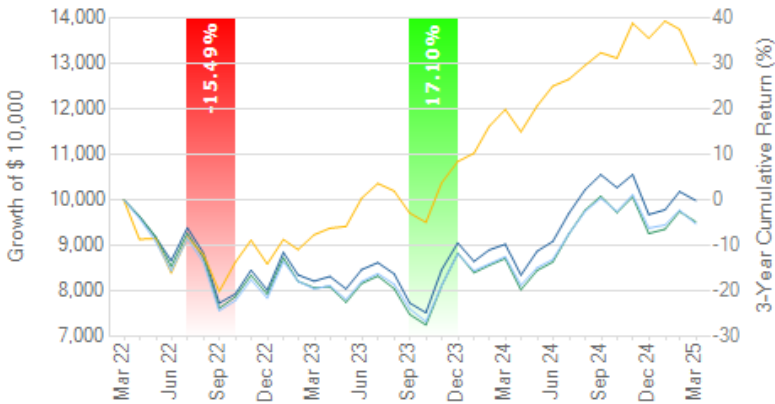
Fees and expenses are only one of several factors that participants and beneficiaries should consider when making investment decisions. The cumulative effect of fees and expenses can substantially reduce the growth of a participant's or beneficiary's retirement account. Visit the Department of Labor's Web site for an example showing the long-term effect of fees and expenses. If this fund has trading fees or restrictions, that information is described on the website from which you accessed this page.

Due to rounding, the Total Expense Ratio may not exactly match the total of expense components.

Risk

Best & Worst 3-Months over the last 3-Years

- Cohen & Steers US Realty Fund
- FTSE NAREIT All Equity REITS TR
- S&P 500 TR
- Lipper Real Estate Funds average



Best Performing 3-Months Worst Performing 3-Months

Risk Analysis | 3-Year

Risk Measure	Fund	Benchmark FTSE NAREIT All Equity REITS TR	Benchmark S&P 500 TR	Explanation
Annualized Standard Deviation	20.25	20.62	17.31	Standard deviation is a measure of risk. In this case, risk is represented by the fund's price movements up or down over time. As a rule, the higher the standard deviation, the greater the up-and-down price movements have been over time; thus the risk is higher and returns are less predictable. Likewise, a lower standard deviation represents smaller up-and-down price movements over time; thus risk is lower and returns are more predictable. When compared with the benchmark's standard deviation, if the fund's standard deviation is lower, the fund would be considered less risky than the benchmark.
Sharpe Ratio	-0.21	-0.29	0.26	Sharpe ratio is a measure that uses standard deviation and excess return to determine reward per unit of risk. It measures the return of an investment compared with investments in government bonds, which are regarded as virtually risk free. The ratio is calculated by subtracting the rate of return on government securities from the rate of return on a portfolio and then dividing the difference by the standard deviation of the portfolio's returns. The greater a fund's Sharpe ratio, the better its risk-adjusted performance has been.
Alpha*	0.12	0.00	0.00	Alpha estimates a manager's contribution to performance, on a risk-adjusted basis, relative to an index. A positive alpha means the manager added value, based on the level of risk taken (or beta).
Beta*	0.98	1.00	1.00	Beta is a measure of the volatility (price changes) of a security or a fund relative to an index. A beta of 1 indicates that fluctuations in the fund's value were about the same as the index's. Values less than one indicate the fund experienced less price volatility than the index and a value of 1.5 means it experienced 150% of the volatility of the index. Most fund betas range from 0.75 to 1.25.

Risk Measure	Fund	Benchmark FTSE NAREIT All Equity REITS TR	Benchmark S&P 500 TR	Explanation
R-Squared*	0.99	1.00	1.00	R-squared represents the percentage of a fund or security's movements that can be explained by movements in an index. R-squared values range from 0 to 1, where zero means the fund or security's performance is distinctly different from the index and 1 means that performance closely mimics the index. Other statistics (alpha, beta) are less meaningful as R-squared moves away from 1.

*Calculated against the fund benchmark

Portfolio

Top Holdings

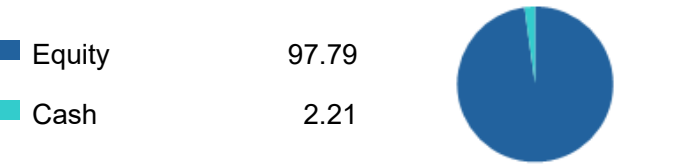
as of 12-31-2024

Asset Allocation (% of Fund)

as of 12-31-2024

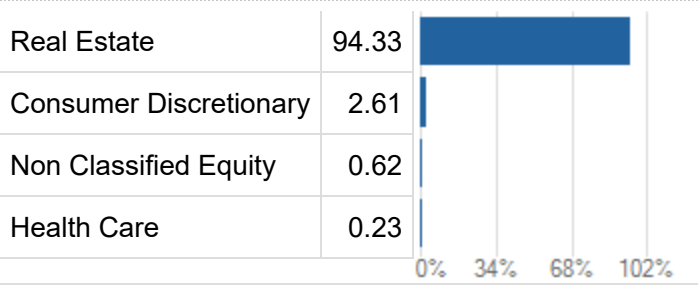
Name	% of Fund
American Tower Corp	9.17
Welltower Inc	8.92
Digital Realty Trust Inc	7.63
Prologis Inc	6.07
Simon Property Group Inc	6.04
Equinix Inc	5.15
Crown Castle Inc	4.51
Sun Communities Inc	4.30
Weyerhaeuser Co	3.60
Invitation Homes Inc	3.42

Asset Allocation may equal less than or greater than 100% due to hedged funds or leveraged cash positions by the fund.



Top Industries (% of Fund)

as of 12-31-2024



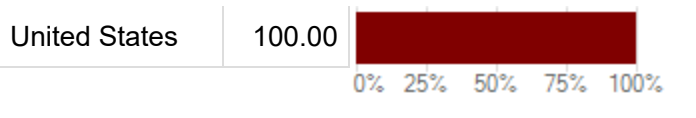
Portfolio Characteristics

as of 12-31-2024

Number of Holdings	34
Total Net Assets (\$B)	1.40
Portfolio Turnover (%)	36.00
Average Market Cap (\$B)	46.65
Price To Earnings	40.31
Price to Book	7.08
Price to Sales	8.17

Geographic Breakdown (% of Fund)

as of 12-31-2024



Management

Investment Policy

Objective

The Fund seeks to achieve maximum total return by outperforming its benchmark over the long term.

Risk

The fund is subject to special risk considerations similar to those associated with the direct ownership of real estate due to its policy of concentration in the securities of real estate companies. Real estate valuations may be subject to factors such as changing general and local economic, financial, competitive and environmental conditions. The fund is classified as a "non-diversified" fund under the federal securities laws because it can invest in fewer individual companies than a diversified fund. However, the fund must meet certain diversification requirements under the U.S. tax laws.

Fund Facts

Full Legal Name

Cohen & Steers US Realty Fund; Class A

Asset Type	Equity
Inception Date	08-29-2014

Fund Management

Fund Manager(s)	Tenure
Jon Cheigh	2014
Jason Yablon	2014
Mathew Kirschner	2018

Management Company

Cohen & Steers Capital Management Inc
1166 Avenue Of The Americas
30Th Floor
NEW YORK NY 10036

Lipper Classification

Real Estate Funds

Funds that invest their equity portfolio primarily in shares of domestic companies engaged in the real estate industry.

Disclosure

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