Minimum Disclosure Document and General Investor Report
as of 30 September 2026

COHEN & STEERS

Cohen & Steers SICAV Global Real Estate Securities Fund– Class A Acc–USD

General Information

NAV Per Share (Class A Acc)	$26.48
Total Net Assets	USD $368.4 Million
Total Strategy AUM (as of 30/09/2026)	USD $14.0 Billion
Share Class Inception Date	31 Jul 2009
OCF (includes Management Fee)(1)	1.63% (1.35%)
Index	Linked Index (2)
Fund Structure	SICAV
SFDR Designation(3)	Article 8
Investment Manager	Cohen & Steers UK Ltd.
Sub-Investment Manager	Cohen & Steers Capital Management, Inc.
Domicile	Luxembourg
Fund Type	UCITS
Base Currency	US Dollar ($)
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) OCF (Ongoing Charges) includes the management fee and other fees and expenses based on expenses for the past fiscal year and excludes transaction costs. For funds with less than one year of operations and funds with a management fee change within the past year, the OCF is estimated. 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	31
Jason Yablon	2020	26
Rogier Quirijns	2012	26
William Leung	2012	32
Ji Zhang	2021	19

Identification Codes

Share Class A Acc	
Bloomberg	CSGLRAX
CUSIP	L1852B117
ISIN	LU0254608630
Lipper	65071321
Sedol	B45L210
WKN	A0N9H2

Countries Registered In:
Austria, Belgium, Finland, France, Ireland, Luxembourg, Netherlands, Singapore (res), South Africa, Spain, Sweden and Switzerland

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

	30/9/25–30/9/26	30/9/24–30/9/25	30/9/23–30/9/24	30/9/22–30/9/23	30/9/21–30/9/22
Fund	0.85%	-2.12%	27.82%	1.70%	-22.82%
Index	2.20%	-0.31%	28.86%	1.64%	-22.77%

Calendar Performance

	2025	2024	2023	2022	2021
Fund	8.77%	0.30%	9.27%	-25.64%	25.81%
Index	9.58%	0.94%	9.67%	-25.09%	26.09%

Total Returns (Annualized)

	YTD	1 Year	3 Year	5 Year	10 Year	Since Inception (31/7/09)
Fund	1.61%	0.85%	8.06%	-0.19%	3.03%	5.84%
Index	2.95%	2.20%	9.50%	0.60%	2.55%	6.27%

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 greater than 12 months are annualized. Returns are historical and include changes in share price and reinvestment of all distributions. Month-end performance information can be obtained by visiting our website at cohenandsteers.com.** 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, 502 and 316 Property - Indirect Global funds for the overall rating and the 3-, 5- and 10- year periods ending in 30/9/26, 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.

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Characteristics

	Fund	Index
Discount to NAV	-2.0%	-2.1%
Premium To DDM	6.3%	12.6%
Dividend Yield	3.7%	4.0%
Price/Cash Flow	18.7x	18.1x
Cash Flow Growth Current Year (2026E vs. 2025)	8.5%	7.3%
Cash Flow Growth Next Year (2027E vs. 2026E)	9.6%	7.3%
5Yr Cash Flow Growth	9.8%	7.9%
Weighted Avg Market Cap	$44.4B	$43.4B
Number Of Holdings	76	347
% REITs	86%	88%
% Debt to Asset Value	31%	33%
Cohen & Steers ESG Score	6.9	6.8
MSCI ESG Score	5.9	6.0

Top Holdings

	% of Market Value
Welltower Inc.	10.2 %
Digital Realty Trust Inc.	6.5 %
Prologis Inc.	5.5 %
Equinix Inc.	4.5 %
Essex Property Trust Inc.	3.6 %
Omega Healthcare Investors	3.5 %
Agree Realty Corp.	3.5 %
Public Storage	2.9 %
Sun Communities Inc.	2.8 %
Goodman Group	2.7 %

Top Ten Countries

	Fund	Index
United States	67.3%	66.0%
Japan	8.1%	8.3%
Australia	6.3%	5.6%
Singapore	3.2%	3.1%
Hong Kong	3.2%	3.2%
United Kingdom	3.0%	3.5%
France	2.2%	1.7%
Belgium	1.9%	0.9%
Switzerland	1.2%	1.5%
Germany	1.2%	1.2%

Sector Weights

	Fund	Index
Health Care	18.5%	16.0%
Diversified	18.3%	18.7%
Data Centers	14.3%	11.0%
Retail	11.6%	15.8%
Industrial	10.2%	12.7%
Residential	9.7%	10.5%
Self Storage	5.9%	4.8%
Office	4.9%	4.3%
Hotel	2.5%	2.5%
Other Assets	4.1%	3.7%

Top Currency Weights

	% of Market Value
US Dollar	69.2 %
Japanese Yen	8.2 %
Australian Dollar	6.3 %
Euro	5.7 %
British Pound	3.1 %
Singapore Dollar	2.7 %
Hong Kong Dollar	2.3 %
Swiss Franc	1.2 %
Swedish Krona	0.9 %
Israeli Shekel	0.3 %

ELITE RATED by FundCalibre.com

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.

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COHEN & STEERS

Cohen & Steers SICAV Global Real Estate Securities Fund–Class A Acc–USD

Risks	Rewards
• 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.	• 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 Singapore: The Cohen & Steers SICAV is a restricted scheme, pursuant to an exemption under Singapore law. All prospective investors in Singapore will receive a prospectus with a Singapore wrapper. The SICAV is not authorized or recognized by the MAS and shares in the SICAV are not available to the Singapore retail public.

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, Maintower, Thurgauerstrasse 36/38, 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.

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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 Minimum Disclosure Document 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.

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Discount / Premium to NAV—For the real estate/property securities in the portfolio, the price of the REIT security divided by the average Net Asset Value – a measure of the entity's assets less its liabilities – over the last 12 months. The value for this field is the weighted arithmetic average across the portfolio's REIT holdings.

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.

Dividend Yield—The dividend yield, expressed as a percentage, is a financial ratio (dividend/price) that shows how much a company pays out in dividends each year relative to its stock price.

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:

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Acting as Management Company

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Minimum Disclosure Document and General Investor Report as of 30 September 2026

Share Class Inception Date: 31 June 2009. Available as an accumulating share class and distributing share class. Fund prospectus details the 8 share classes of this fund and specifies availability to investors/investor qualifications. This fund's asset allocation is 100% equity as of date of document.

Collective Investment Schemes in Securities (CIS) should be considered as medium to long-term investments. The value may go up as well as down and past performance is not necessarily a guide to future performance. CISs are traded at the ruling price and can engage in scrip lending and borrowing. The collective investment scheme may borrow up to 10% of the market value of the portfolio to bridge insufficient liquidity. A schedule of fees, charges and maximum commissions is available on request. There is no guarantee in respect of capital or returns in a portfolio. A CIS may be closed to new investors in order for it to be managed more efficiently in accordance with its mandate. CIS prices are calculated on a net asset basis, which is the total value of all the assets in the portfolio including any income accruals and less any permissible deductions (brokerage, STT, VAT, auditor's fees, bank charges, trustee and custodian fees and the annual management fee) from the portfolio divided by the number of participatory interests (units) in issue. Forward pricing is used. The Fund's Total Expense Ratio (TER) reflects the percentage of the average Net Asset Value (NAV) of the portfolio that was incurred as charges, levies and fees related to the management of the portfolio. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TERs. During the phase in period TERs do not include information gathered over a full year. Transaction Costs (TC) is the percentage of the value of the Fund incurred as costs relating to the buying and selling of the Fund's underlying assets. Transaction costs are a necessary cost in administering the Fund and impacts Fund returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, the type of Fund, investment decisions of the investment manager and the TER.

Where foreign securities are included in a portfolio there may be potential constraints on liquidity and the repatriation of funds, macroeconomic risks, political risks, foreign exchange risks, tax risks, settlement risks, and potential limitations on the availability of market information. The investor acknowledges the inherent risk associated with the selected investments and that there are no guarantees. Please note that all documents, notifications of deposit, investment, redemption and switch applications must be received by State Street Bank International GmbH, Luxembourg Branch, by or before 11:00 a.m. Central European Time for settlement within two business days following the dealing day. Where all required documentation is not received before the stated cut-off time Prescient shall not be obliged to transact at the net asset value price as agreed to. Funds are priced each Business Day (as defined in the prospectus) at 12:00 p.m. Central European Time. Performance has been calculated using net NAV. The performance for each period shown reflects the return for investors who have been fully invested for that period. Individual investor performance may differ as a result of fees, the actual investment date, the date of reinvestments and dividend withholding tax. Full performance calculations are available on request. For any additional information such as fund prices, brochures and application forms please go to Funds - Cohen & Steers.

Glossary Summary: Annualised performance: Annualised performance shows longer term performance rescaled to a 1-year period. Annualised performance is the average return per year over the period. Actual annual figures are available to the investor on request.
Highest & Lowest return: The highest and lowest returns for any 1 year over the period since inception have been shown. NAV: The net asset value represents the assets of a fund less its liabilities.

Representative Office: Prescient Management Company (RF) (Pty) Ltd, **Registration number:** 2002/022560/07 **Physical address:** Prescient House, Westlake Business Park, Otto Close, Westlake, 7945 **Postal address:** PO Box 31142, Tokai, 7966. **Telephone number:** 0800 111 899. **E-mail address:** info@prescient.co.za **Website:** www.prescient.co.za.

Management Company: Cohen & Steers Ireland Limited, **Registration number:** 635894 **Physical address:** Suite G01, 81 Merrion Square South, Dublin 2, D02 NR12 Ireland. **Telephone number**: +353 1 592 1780. **E-mail address**: cohenandsteersirelandlimited@cohenandsteers.com. **Website**: https://www.cohenandsteers.com.

Depository: State Street Bank International GmbH, Luxembourg Branch. **Registration number:** B 148186. **Physical address:** 17 Boulevard de Kockelscheuer, L-1821 Luxembourg. **Telephone number**: +352 46 40 10 1. **E-mail address:** cnsinvestorservices@statestreet.com. **Website:** https://www.statestreet.com/lu/en/home.

Investment Manager: Cohen & Steers UK Limited. **FCA Reference No: 787117**. **Physical address:** The Burlian, 3 Dering Street, 2nd Floor, London W1S 1AA, United Kingdom. **Telephone number**: +44 (0)20 7460 6350. **E-mail address**: EMEADistribution@cohenandsteers.com. **Website:** https://www.cohenandsteers.com.

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The Cohen & Steers SICAV Global Real Estate Securities Fund is registered and approved under section 65 of the Collective Investment Schemes Control Act 45 of 2002.

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