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COHEN & STEERS

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**Cohen & Steers Announces Preliminary Assets Under Management and Net Flows
 For July 2019**

New York, NY, August 8, 2019—Cohen & Steers, Inc. (NYSE:CNS) today reported preliminary assets under management of \$63.1 billion as of July 31, 2019, an increase of \$749 million from June 30, 2019. The increase was due to market appreciation of \$794 million and net inflows of \$255 million, partially offset by distributions of \$181 million and a conversion ⁽¹⁾ of \$119 million from certain institutional accounts to model-based portfolios.

**Assets Under Management
 (unaudited)**

(\$ in millions) By investment vehicle:	AUM		Market			AUM
	June 2019	Net Flows	Appreciation (Depreciation)	Distributions	Conversion	July 2019
Institutional Accounts:						
Japan Subadvisory	\$8,508	\$6	\$121	(\$99)	-	\$8,536
Subadvisory ex Japan	4,644	16	34	-	(\$119)	4,575
Advisory	14,099	242	142	-	-	14,483
Total Institutional Accounts	27,251	264	297	(99)	(119)	27,594
Open-end Funds	25,706	(9)	415	(40)	-	26,072
Closed-end Funds	9,436	-	82	(42)	-	9,476
Total AUM	\$62,393	\$255	\$794	(\$181)	(\$119)	\$63,142

⁽¹⁾ This conversion, which has no effect on revenue, increases model-based portfolios to approximately \$4.4 billion. Model-based portfolios are currently excluded from assets under management.

About Cohen & Steers

Cohen & Steers is a global investment manager specializing in liquid real assets, including real estate securities, listed infrastructure, and natural resource equities, as well as preferred securities and other income solutions. Founded in 1986, the firm is headquartered in New York City, with offices in London, Hong Kong, and Tokyo.