

# Cohen & Steers REIT and Preferred Income Fund

The primary investment objective of the Fund is high current income through investment in real estate and diversified preferred securities. The secondary investment objective is capital appreciation. Real estate securities include securities of any market capitalization issued by real estate companies (including REITs) and preferred securities are issued by U.S. and non-U.S. companies.

General Information	
Symbol/Listing	RNP/NYSE
CUSIP	19247X100
NAV per Share	\$21.74
Managed Assets <sup>(1)</sup>	\$1.4 Billion
Market Price	\$19.53
52-Week Market Price Range <sup>(2)</sup>	\$18.06-\$21.89
Inception Date	June 27, 2003
Number of Holdings	220
Discount to NAV	-10.17%
Distribution Rate <sup>(3)</sup>	7.62%
SEC Yield (30 Days ending 09/30/2018) <sup>(4)</sup>	3.61%
Monthly Distribution Rate <sup>(5)</sup>	\$0.1240
Common/Preferred & Fixed Income	52%/48%

(1) Fund's net assets plus principal amounts from leverage.

(2) Based on closing prices.

(3) Distribution rate is based on the current annualized distribution rate divided by the market price on the last business day of the quarter.

(4) The SEC yield is calculated by dividing annualized net investment income per share during a 30-day period by the maximum offering price per share as of the close of that period. SEC yield reflects the rate at which the fund is earning income on its current portfolio of securities. Since certain distributions received by the funds from real estate investment trusts (REITs) may consist of dividend income, return of capital and capital gains, and the character of these distributions cannot be determined until after the end of the year, the SEC yield has been adjusted for the funds that invest significantly in REITs based on estimates of return of capital and capital gains.

(5) Most recently declared monthly distribution. As portfolio and market conditions change, future distributions may also change. Distributions are subject to recharacterization for tax purposes after the end of the fiscal year. The Fund is currently paying distributions in excess of its net investment income, which may result in a return of capital. Absent this, the yield would have been lower. See reverse side for additional information.

Leverage Facts	
Leverage (as % of managed assets)	25.3%
% Fixed Rate	85.0%
% Variable Rate	15.0%
Weighted-Average Rate on Financing	2.5%
Weighted-Average Term on Financing	3.0 Years

On February 24, 2015, the Fund amended its credit agreement to extend the fixed-rate financing terms, originally expiring in 2017, 2018 and 2019, by three years, now expiring in 2020, 2021 and 2022. The weighted-average rate on financing does not include the three year extension for the 2021 and 2022 fixed-rate tranches and will increase as the extended fixed-rate tranches become effective. The weighted-average term on financing includes the three year extension.

The Fund utilizes a combination of variable and fixed rate financing to seek to reduce the interest rate risk inherent in our utilization of leverage. The use of leverage increases the volatility of the Fund's net asset value in both up and down markets.

Top Ten Holdings		
Name	Sector	% of Market Value
Prologis Inc.	Industrial	3.1%
Equinix Inc.	Data Centers	3.0%
Essex Property Trust Inc.	Apartment	2.8%
Simon Property Group Inc.	Regional Mall	2.7%
Crown Castle International Corp.	Infrastructure	2.1%
UDR Inc.	Apartment	2.0%
Extra Space Storage Inc.	Self Storage	1.9%
Digital Realty Trust Inc.	Data Centers	1.9%
Kilroy Realty Corp.	Office	1.6%
Sun Communities Inc.	Manufactured Home	1.6%
<b>Total</b>		<b>22.7%</b>

The mention of specific securities is not a recommendation or solicitation to buy, sell or hold any particular security. Weights may vary over time and holdings are subject to change without notice. Top ten holdings are determined on the basis of the value of individual securities held. The Fund may also hold positions in other types of securities issued by the companies listed above.

Average Annual Returns							
	QTD	YTD	1 Year	3 Year	5 Year	10 Year	Since Inception <sup>(1)</sup>
RNP Market Price	2.48%	-2.67%	-0.62%	12.19%	12.91%	13.59%	8.51%
RNP NAV	1.90%	1.07%	3.40%	9.76%	12.09%	12.30%	9.61%
FTSE Nareit Equity REIT Index	1.23%	2.26%	3.80%	7.79%	9.26%	7.49%	9.92%
S&P 500 Index	7.71%	10.56%	17.91%	17.30%	13.95%	11.97%	9.65%
Blended Index <sup>(2)</sup>	0.72%	1.40%	2.39%	6.79%	8.36%	8.96%	7.32%

(1) Inception Date: June 27, 2003

(2) Blended Index: The blended benchmark consists of 50% FTSE Nareit Equity REIT Index and 50% ICE BofAML Fixed Rate Preferred Securities Index.

**Data quoted represents past performance, which is no guarantee of future results. 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 change in share price and reinvestment of all distributions. Month-end performance information can be obtained by visiting our website at [cohenandsteers.com](http://cohenandsteers.com). There is no guarantee that any investment objective will be achieved. An investor cannot invest directly in an index, and index performance does not reflect the deduction of fees, expenses or taxes.*

*Performance results reflect the effects of leverage, which can positively impact performance in an up market and negatively impact performance in a down market.*

# Cohen & Steers REIT and Preferred Income Fund

Cohen & Steers is a global investment manager specializing in liquid real assets, including real estate securities, listed infrastructure, commodities 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, Tokyo and Seattle.

**Risks.** Shares of many closed-end funds frequently trade at a discount from their net asset value. The funds are subject to stock market risk, which is the risk that stock prices overall will decline over short or long periods, adversely affecting the value of an investment in a fund.

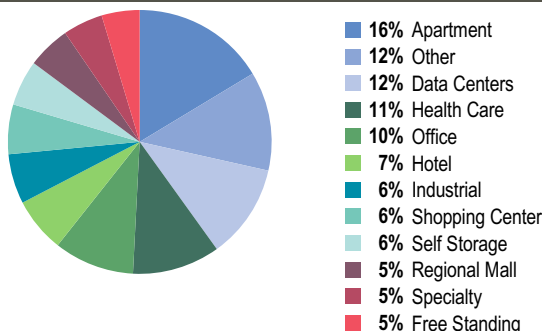
In general, the risks of investing in preferred securities are similar to those of investing in bonds, including credit risk and interest-rate risk. As nearly all preferred securities have issuer call options, call risk and reinvestment risk are also important considerations. In addition, investors face equity-like risks, such as deferral or omission of distributions, subordination to bonds and other more senior debt, and higher corporate governance risks with limited voting rights.

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 may invest in below-investment grade securities and unrated securities judged to be below investment-grade by the Advisor. Below-investment-grade securities or equivalent unrated securities generally involve greater volatility of price and risk of loss of income and principal, and may be more susceptible to real or perceived adverse economic and competitive industry conditions than higher-grade securities. The Funds' benchmarks do not contain below investment-grade securities.

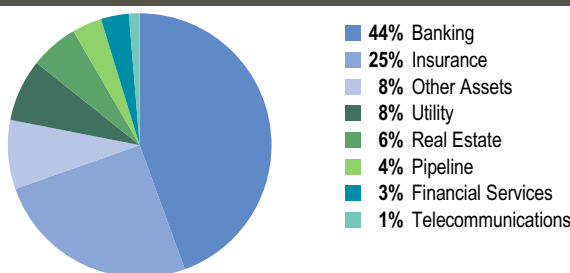
**NOT FDIC INSURED • MAY LOSE VALUE • NO BANK GUARANTEE • NOT INSURED BY ANY GOVERNMENT AGENCY**

## Sector Diversification—REIT Portfolio



Portfolio weights are subject to change without notice. Due to rounding, values might not add up to 100%. Other includes Apartment, Data Centers, Health Care, Office, Hotel, Industrial, Shopping Center, Self Storage, Regional Mall, Specialty, Free Standing, Infrastructure, Manufactured Home, Single Family Homes, Diversified

## Sector Diversification—Preferred Portfolio



Portfolio weights are subject to change without notice. Due to rounding, values might not add up to 100%. Other includes Banking, Insurance, Other Assets, Utility, Real Estate, Pipeline, Financial Services, Telecommunications

**IMPORTANT INFORMATION:** The Fund may pay distributions in excess of its net investment company taxable income, and this excess would be a return of capital distributed from the Fund's assets. The estimated composition of each distribution, including any return of capital, will be provided to shareholders of record and is also available at [cohenandsteers.com](http://cohenandsteers.com). Please note that these estimates may change substantially by year-end due to portfolio activity and tax recharacterizations, and shareholders will be notified following year-end regarding the final composition of all distributions via Form 1099-DIV.

The FTSE Nareit Equity REIT Index contains all tax-qualified REITs except timber and infrastructure REITs with more than 50% of total assets in qualifying real estate assets other than mortgages secured by real property that also meet minimum size and liquidity criteria.

The S&P 500 Index is an unmanaged index of 500 large-capitalization stocks that is frequently used as a general measure of U.S. stock market performance.

The ICE BofAML Fixed Rate Preferred Securities Index tracks the performance of fixed-rate US dollar-denominated preferred securities issued in the US domestic market.

An investor cannot invest directly in an index, and index performance does not reflect the deduction of fees, expenses or taxes.

Percentages may differ from data in the Fund's financial statements due to the effect of fair value pricing of foreign securities. The fund implements fair value pricing when the daily change in a specific U.S. market index exceeds a predetermined percentage. In the event fair value pricing is implemented on the first day of the period, the fund's return may diverge from the performance of its benchmark, which is not fair valued. This divergence is usually reduced on the day following the implementation of fair value pricing by the fund, as the value of the securities in the index that are held by the fund typically move closer to the fund's fair valued price when the market reopens.

This factsheet is provided for informational purposes and is not an offer to purchase or sell Fund shares.