

# Cohen & Steers Quality Income Realty Fund

As of 12/31/2018

| Security Name                                | Sector              | Current Market Value | % of Total Market Value |
|--|---------------------|----------------------|-------------------------|
| Prologis Inc.                                | Industrial          | \$81,646,636.80      | 4.69 %                  |
| Essex Property Trust Inc.                    | Apartment           | \$81,061,767.01      | 4.66 %                  |
| UDR Inc.                                     | Apartment           | \$70,776,771.80      | 4.07 %                  |
| Equinix Inc.                                 | Data Centers        | \$62,053,733.04      | 3.57 %                  |
| Ventas Inc.                                  | Health Care         | \$52,862,358.78      | 3.04 %                  |
| Digital Realty Trust Inc.                    | Data Centers        | \$50,883,485.25      | 2.92 %                  |
| Sun Communities Inc.                         | Manufactured Home   | \$48,277,770.31      | 2.77 %                  |
| Extra Space Storage Inc.                     | Self Storage        | \$46,607,062.32      | 2.68 %                  |
| Crown Castle International Corp.             | Infrastructure      | \$45,526,615.74      | 2.62 %                  |
| Welltower Inc.                               | Health Care         | \$44,546,643.90      | 2.56 %                  |
| Simon Property Group Inc.                    | Regional Mall       | \$40,603,350.99      | 2.33 %                  |
| HCP Inc.                                     | Health Care         | \$40,389,237.84      | 2.32 %                  |
| Equity Residential                           | Apartment           | \$40,057,442.39      | 2.30 %                  |
| Invitation Homes Inc                         | Single Family Homes | \$38,546,009.76      | 2.21 %                  |
| Realty Income Corporation                    | Free Standing       | \$34,828,402.24      | 2.00 %                  |
| Kilroy Realty Corp.                          | Office              | \$34,362,096.48      | 1.97 %                  |
| Boston Properties Inc.                       | Office              | \$33,120,313.60      | 1.90 %                  |
| Host Hotels & Resorts Inc.                   | Hotel               | \$30,735,379.18      | 1.77 %                  |
| Mid-America Apartment Communities            | Apartment           | \$30,395,851.20      | 1.75 %                  |
| Healthcare Trust of America                  | Health Care         | \$29,712,649.19      | 1.71 %                  |
| Public Storage                               | Self Storage        | \$28,058,074.20      | 1.61 %                  |
| CyrusOne Inc                                 | Data Centers        | \$27,613,037.04      | 1.59 %                  |
| Regency Centers Corporation                  | Shopping Center     | \$26,448,719.04      | 1.52 %                  |
| Spirit Realty Capital                        | Free Standing       | \$26,248,877.25      | 1.51 %                  |
| Alexandria Real Estate Equities              | Office              | \$25,670,977.64      | 1.47 %                  |
| Vornado Realty Trust                         | Diversified         | \$25,318,723.07      | 1.45 %                  |
| Sabra Healthcare Reit Inc                    | Health Care         | \$24,863,540.80      | 1.43 %                  |
| Douglas Emmett Inc.                          | Office              | \$22,351,873.52      | 1.28 %                  |
| Four Corners Property Trust                  | Free Standing       | \$22,248,227.80      | 1.28 %                  |
| Lamar Advertising Co                         | Specialty           | \$21,673,194.66      | 1.25 %                  |
| National Health Investors Inc.               | Health Care         | \$19,942,408.92      | 1.15 %                  |
| Sunstone Hotel Investors Inc.                | Hotel               | \$19,424,411.37      | 1.12 %                  |
| Brixmor Property Group                       | Shopping Center     | \$18,855,525.78      | 1.08 %                  |
| Apartment Investment & Management Co.        | Apartment           | \$18,503,932.72      | 1.06 %                  |
| Iron Mountain Incorporated                   | Specialty           | \$18,361,204.89      | 1.05 %                  |
| Vereit Inc 6.7% Pfd F                        | Preferreds          | \$18,066,705.02      | 1.04 %                  |
| Life Storage Inc.                            | Self Storage        | \$17,962,878.30      | 1.03 %                  |
| Hudson Pacific Properties                    | Office              | \$16,075,701.40      | 0.92 %                  |
| Weingarten Realty Investors                  | Shopping Center     | \$16,027,036.71      | 0.92 %                  |
| American Campus Communities                  | Apartment           | \$13,577,534.21      | 0.78 %                  |
| Pebblebrook Hotel Trust                      | Hotel               | \$13,232,320.48      | 0.76 %                  |
| VICI Properties Inc.                         | Specialty           | \$12,646,639.80      | 0.73 %                  |
| RLJ Lodging Trust                            | Hotel               | \$10,310,647.20      | 0.59 %                  |
| SITE Centers Corp 6.5% Pfd J                 | Preferreds          | \$9,609,813.00       | 0.55 %                  |
| American Assets Trust Inc.                   | Diversified         | \$8,677,242.21       | 0.50 %                  |
| Gaming and Leisure Prop                      | Specialty           | \$8,418,790.53       | 0.48 %                  |
| Crown Castle International Corp 6.875% Pfd A | Preferreds          | \$8,082,272.66       | 0.46 %                  |
| Entertainment Properties Trust Pfd. E        | Preferreds          | \$7,854,000.00       | 0.45 %                  |
| At Securities Bv 5.25% Perpetual             | Corporate Bonds     | \$6,705,007.50       | 0.39 %                  |
| Farm Credit Bank 10.00% 12/31/49             | Preferreds          | \$6,690,000.00       | 0.38 %                  |

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| Security Name                                   | Sector          | Current Market Value | % of Total Market Value |
|---|-----------------|----------------------|-------------------------|
| Ally Financial Inc. 8.125% 2/15/40 Pfd. A       | Preferreds      | \$6,337,500.00       | 0.36 %                  |
| SL Green Realty Corp. Pfd. I                    | Preferreds      | \$6,317,491.08       | 0.36 %                  |
| Digital Realty 6.35% Pr. I                      | Preferreds      | \$5,959,980.00       | 0.34 %                  |
| Enel Spa 8.75% 9/24/73 144A                     | Corporate Bonds | \$5,381,250.00       | 0.31 %                  |
| Apartment Invt & Mgmt Co 6.875 % Pfd A          | Preferreds      | \$5,202,000.00       | 0.30 %                  |
| Wells Fargo REIT 6.375% Pfd A                   | Preferreds      | \$5,198,801.85       | 0.30 %                  |
| PS Business Parks Pfd. U                        | Preferreds      | \$5,111,584.10       | 0.29 %                  |
| Bank of America 6.3% 12/29/49                   | Preferreds      | \$5,090,750.00       | 0.29 %                  |
| Royal Bank of Scotland 7.648% 8/29/49           | Preferreds      | \$4,945,000.00       | 0.28 %                  |
| Dresdner CMZB 8.151% 06/30/31 144A              | Preferreds      | \$4,849,600.00       | 0.28 %                  |
| Digital Realty Trust Inc 6.625% 12/31/49 Sr:C   | Preferreds      | \$4,743,547.76       | 0.27 %                  |
| JP Morgan 6.75%                                 | Preferreds      | \$4,655,250.00       | 0.27 %                  |
| Monmouth REIT 6.125% Pfd C                      | Preferreds      | \$4,548,000.00       | 0.26 %                  |
| American Homes 4 Rent 6.5% Pfd D                | Preferreds      | \$4,534,176.80       | 0.26 %                  |
| Spirit Realty Capital In 6.0% 12/31/49 Series A | Preferreds      | \$4,521,420.00       | 0.26 %                  |
| Urstadt Biddle Properties 6.25% Series H        | Preferreds      | \$4,515,438.20       | 0.26 %                  |
| Natl Retail Properties Pfd. E                   | Preferreds      | \$4,476,145.00       | 0.26 %                  |
| Sunstone Hotel 6.95% Pfd E                      | Preferreds      | \$4,473,000.00       | 0.26 %                  |
| RBS 8.625 12/29/49                              | Corporate Bonds | \$4,461,250.00       | 0.26 %                  |
| Taubman Centers Inc. Pfd K                      | Preferreds      | \$4,417,556.10       | 0.25 %                  |
| American Homes 4 Rent 6.35% Pfd E               | Preferreds      | \$4,411,881.30       | 0.25 %                  |
| Brookfield Property REIT 6.375% Perp Sr:A       | Regional Mall   | \$4,393,715.95       | 0.25 %                  |
| UBS 7.125% Reg S                                | Corporate Bonds | \$4,226,250.00       | 0.24 %                  |
| Colony Capital Inc. 8.75% 12/31/49 PFD          | Preferreds      | \$4,213,955.98       | 0.24 %                  |
| Summit Hotel Properties 6.25% Perp              | Preferreds      | \$4,104,000.00       | 0.24 %                  |
| QBE Insurance Group 6.75% 12/2/44               | Corporate Bonds | \$4,077,325.00       | 0.23 %                  |
| QTS Realty Trust Inc. 6.5% Perp                 | Preferreds      | \$4,054,040.00       | 0.23 %                  |
| Ashford Hospitality 7.375% Pfd F                | Preferreds      | \$4,011,120.00       | 0.23 %                  |
| Bluerock Residential Group REIT 8.25% Pfd A     | Preferreds      | \$3,974,630.00       | 0.23 %                  |
| Public Storage Pr.Y 6.375%                      | Preferreds      | \$3,966,852.69       | 0.23 %                  |
| Lloyds Banking Group 7.5%                       | Corporate Bonds | \$3,869,200.00       | 0.22 %                  |
| La Mondiale 7.625% RegS                         | Preferreds      | \$3,788,527.50       | 0.22 %                  |
| Lexington Realty Trust Pfd. C                   | Preferreds      | \$3,764,745.60       | 0.22 %                  |
| Pebblebrook Hotel Trust Pfd. C                  | Preferreds      | \$3,739,200.00       | 0.21 %                  |
| SITE Centers Corp 6.375% Pfd A                  | Preferreds      | \$3,730,384.80       | 0.21 %                  |
| Pebblebrook Hotel Trust 6.3% Perp               | Preferreds      | \$3,158,380.00       | 0.18 %                  |
| Ashford Hospitality Trus 7.500% Perp Sr:I       | Preferreds      | \$3,138,300.00       | 0.18 %                  |
| STAG Industrial 6.875% Pfd C                    | Preferreds      | \$3,084,000.00       | 0.18 %                  |
| Sunstone Hotel 6.45% Pfd F                      | Preferreds      | \$2,963,336.50       | 0.17 %                  |
| DNB Bank ASA 6.5% RegS                          | Corporate Bonds | \$2,955,750.00       | 0.17 %                  |
| Credit Suisse Group 7.5% 144A                   | Preferreds      | \$2,947,374.50       | 0.17 %                  |
| Equinix 5.375% 5/15/27                          | Corporate Bonds | \$2,940,000.00       | 0.17 %                  |
| Epr Properties 5.750% Perp Sr:G                 | Preferreds      | \$2,863,341.80       | 0.16 %                  |
| PS Business Parks Inc 5.7% Pfd V                | Preferreds      | \$2,844,000.00       | 0.16 %                  |
| KKR & Co. 6.75% Pfd A                           | Preferreds      | \$2,778,010.50       | 0.16 %                  |
| National Storage Affiliates 6% Series A         | Preferreds      | \$2,694,000.00       | 0.15 %                  |
| iShares U.S. Preferred Stock ETF                | Preferreds      | \$2,693,456.01       | 0.15 %                  |
| Qts Realty Trust Inc 7.125% Perp Sr:A           | Preferreds      | \$2,667,425.00       | 0.15 %                  |
| Summit Hotel 6.45% Pfd D                        | Preferreds      | \$2,656,800.00       | 0.15 %                  |
| Spirit Realty Lp 4.450% 09/15/26                | Corporate Bonds | \$2,647,432.34       | 0.15 %                  |

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| HBOS Capital Funding LP                           | Corporate Bonds | \$2,596,659.00       | 0.15 %                  |
| Penn REIT 7.2% (PEI C)                            | Preferreds      | \$2,555,494.25       | 0.15 %                  |
| Public Storage 6.0% Pfd Z                         | Preferreds      | \$2,505,000.00       | 0.14 %                  |
| American Homes 4 Rent 6.250% Perp Sr:H            | Preferreds      | \$2,393,405.08       | 0.14 %                  |
| Investor Reit 6.625% Series C                     | Preferreds      | \$2,278,036.18       | 0.13 %                  |
| Metlife Capital Trust IV 7.875%                   | Corporate Bonds | \$2,275,000.00       | 0.13 %                  |
| Saul Centers Inc 6.125 Perp                       | Preferreds      | \$2,116,157.00       | 0.12 %                  |
| Credit Agricole SA 8.125% AT1 144A                | Preferreds      | \$2,062,500.00       | 0.12 %                  |
| BNP Paribas 7.625%                                | Preferreds      | \$2,042,500.00       | 0.12 %                  |
| Colony Capital Inc 7.15% Pfd I                    | Preferreds      | \$2,042,119.80       | 0.12 %                  |
| Wells Fargo & Co. 7.98% 2/28/49                   | Corporate Bonds | \$1,990,000.00       | 0.11 %                  |
| Cyrusone Lp/Cyrusone Fin 5.000% 03/15/24 Sr:Wi    | Corporate Bonds | \$1,965,000.00       | 0.11 %                  |
| Vornado Realty Trust 5.7%                         | Preferreds      | \$1,934,679.76       | 0.11 %                  |
| Ashford Hospitality Trus 7.500% Perp Sr:H         | Preferreds      | \$1,912,000.00       | 0.11 %                  |
| Rexford Industrial Realty REXR.PRA                | Preferreds      | \$1,911,780.00       | 0.11 %                  |
| Digital Realty Pr.H                               | Preferreds      | \$1,890,750.00       | 0.11 %                  |
| Hsbc Holdings Plc 6.25% Perp                      | Corporate Bonds | \$1,877,500.00       | 0.11 %                  |
| Huntington Bancshares 6.25% Prd D                 | Preferreds      | \$1,872,222.24       | 0.11 %                  |
| Penn Real Estate Invest 6.875% Perp Sr:D          | Preferreds      | \$1,864,800.00       | 0.11 %                  |
| Umh Properties Inc 6.75% Pfd C                    | Preferreds      | \$1,838,031.90       | 0.11 %                  |
| Saul Center Pfd. C                                | Preferreds      | \$1,760,317.20       | 0.10 %                  |
| Cyrusone Lp/Cyrusone Fin 5.375% 03/15/27 Sr:Wi    | Corporate Bonds | \$1,361,500.00       | 0.08 %                  |
| Sce Trust Vi 5.000% Perp                          | Preferreds      | \$1,289,088.92       | 0.07 %                  |
| Urstadt Biddle Prop Pr.G                          | Preferreds      | \$1,230,000.00       | 0.07 %                  |
| Cedar Realty Trust Pfd. B                         | Preferreds      | \$1,067,627.26       | 0.06 %                  |
| Colony Capital Inc. 8.25% 12/31/49 PFD            | Preferreds      | \$1,040,077.50       | 0.06 %                  |
| Natl Retail Properties 5.2% Pfd F                 | Preferreds      | \$1,018,185.30       | 0.06 %                  |
| CHS Inc 6.75%                                     | Preferreds      | \$768,813.24         | 0.04 %                  |
| Colony Capital Inc 7.125% Perp Sr:J               | Preferreds      | \$682,225.65         | 0.04 %                  |
| Gladstone Commercial Corp 7% Cum Red Pfd Shs Seri | Preferreds      | \$465,000.00         | 0.03 %                  |
| Public Storage 5.15% Pfd F                        | Preferreds      | \$277,046.00         | 0.02 %                  |
| Oaktree Capital Group LLC 6.55% PERP              | Preferreds      | \$159,331.30         | 0.01 %                  |
| Cash and Equivalents                              |                 | \$27,902,681.64      | 1.60 %                  |

## Important Legal Information

The portfolio data is for informational purposes only. It does not constitute a recommendation or an offer for a particular security or fund, nor should it be taken as a solicitation or a recommendation to buy, sell or hold securities or other investments.

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