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COHEN & STEERS INC
Form 13F-HR
May 14, 2013

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

Form 13F
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: 3/31/2013
Check here if Amendment ; Amendment Number:

This Amendment (Check only one.): is a restatement.
 adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers, Inc.

Address: 280 Park Avenue
10th Floor
New York, NY 10017

Form 13F File Number: 028-11197

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this submission.

Persons Signing this Report on Behalf of Reporting Manager:

Name: Lisa Phelan
Title: Senior Vice President and Chief Compliance Officer
Phone: (212) 832-3232

Signature, Place, and Date of Signing:

| | | |
|-----------------|---------------|-----------|
| /s/ Lisa Phelan | New York, NY | 5/14/2013 |
| ----- | ----- | ----- |
| [Signature] | [City, State] | [Date] |

Report Type (Check only one):

- 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

List of Other Managers Reporting for this Manager:

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13F File Number Name
 028-01190 FRANK RUSSELL COMPANY

Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 2
 Form 13F Information Table Entry Total: 417
 Form 13F Information Table Value Total: \$ 32,618,437

 (In Thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

| No. | Form 13F File Number | Name |
|-----|----------------------|---|
| 01 | 028-02405 | Cohen & Steers Capital Management, Inc. |
| 02 | 028-14984 | Cohen & Steers Europe SPRL |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 |
|---|----------------|-----------|--------------------|--------------------|-------------------------|--------------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ PRN CALL | INVESTMENT DISCRETION |
| Abbott Laboratories | COM | 002824100 | 21,024 | 595,253 SH | SOLE | 1, |
| Abbvie Inc | COM | 00287Y109 | 196 | 4,800 SH | SOLE | 1 |
| Acadia Realty Trust | COM | 004239109 | 79,027 | 2,845,760 SH | SOLE | 1 |
| Accenture Plc | COM | G1151C101 | 91 | 1,200 SH | SOLE | 1 |
| Access Midstream Partners LP | COM | 00434L109 | 19,318 | 478,529 SH | SOLE | 1 |
| Advent Claymore Convertible Sec & Inc Fund | COM | 00764C109 | 693 | 40,900 SH | SOLE | 1 |
| Agco Corp | COM | 001084102 | 330 | 6,328 SH | SOLE | 1 |
| AGIC Convertible & Income FD II | COM | 018825109 | 12,979 | 1,498,780 SH | SOLE | 1 |
| AGIC Convertible & Income Fund | COM | 018828103 | 15,646 | 1,650,400 SH | SOLE | 1 |
| Alexander's Inc. | COM | 014752109 | 49,458 | 150,013 SH | SOLE | 1, |
| Alexandria Real Estate Equities | COM | 015271109 | 36,604 | 515,690 SH | SOLE | 1 |
| Alliance Holdings GP LP | COM | 01861G100 | 32 | 605 SH | SOLE | 1 |

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|---|-----|-----------|---------|------------|----|------|----|
| AllianceBernstein Global High Income Fund | COM | 01879R106 | 6,222 | 381,000 | SH | SOLE | 1 |
| AllianceBernstein Income Fund | COM | 01881E101 | 2,745 | 336,018 | SH | SOLE | 1 |
| Alpine Global Premier Properties Fund | COM | 02083A103 | 3,996 | 482,011 | SH | SOLE | 1 |
| American Assets Trust Inc | COM | 024013104 | 168,092 | 5,251,240 | SH | SOLE | 1, |
| American Express Co. | COM | 025816109 | 54,529 | 808,322 | SH | SOLE | 1, |
| American International Group | COM | 026874784 | 47,015 | 1,211,100 | SH | SOLE | 1, |
| American Tower Corp | COM | 03027X100 | 206,332 | 2,682,427 | SH | SOLE | 1, |
| American Water Works Co. Inc. | COM | 030420103 | 26,024 | 627,995 | SH | SOLE | 1 |
| Ameriprise Finl Inc | COM | 03076C106 | 44,584 | 605,350 | SH | SOLE | 1, |
| Amgen Inc. | COM | 031162100 | 3,239 | 31,600 | SH | SOLE | 1, |
| Anadarko Petroleum Corp. | COM | 032511107 | 611 | 6,991 | SH | SOLE | 1 |
| Anheuser Busch InBev NV | ADR | 03524A108 | 15,161 | 152,300 | SH | SOLE | 1 |
| Apache Corp. | COM | 037411105 | 65,213 | 845,160 | SH | SOLE | 1, |
| Apartment Investment & Management Co. | COM | 03748R101 | 438,739 | 14,309,831 | SH | SOLE | 1, |
| Apollo Coml Real Est Fi | COM | 03762U105 | 3,414 | 194,079 | SH | SOLE | 1 |
| Apple Inc. | COM | 037833100 | 72,789 | 164,446 | SH | SOLE | 1, |
| Archer-Daniels-Midland Co. | COM | 039483102 | 75 | 2,233 | SH | SOLE | 1 |
| Ashford Hospitality Pr.E | PFD | 044103505 | 13,778 | 499,034 | SH | SOLE | 1 |
| Associated Estates Realty Corp. | COM | 045604105 | 56,176 | 3,013,713 | SH | SOLE | 1 |
| AT&T Inc. | COM | 00206R102 | 70,520 | 1,922,063 | SH | SOLE | 1, |
| Atlas Pipeline Partners LP | COM | 049392103 | 21 | 609 | SH | SOLE | 1 |
| Atmos Energy Corp. | COM | 049560105 | 17,968 | 420,887 | SH | SOLE | 1 |
| Avago Technologies L | COM | Y0486S104 | 1,063 | 29,600 | SH | SOLE | 1 |
| Avalonbay Communities Inc | COM | 053484101 | 191,404 | 1,511,041 | SH | SOLE | 1, |
| Bank of America 7.25% CV (BAC L) | PFD | 060505682 | 31,259 | 25,661 | SH | SOLE | 1 |
| Bank Of America Corp. | COM | 060505104 | 44,371 | 3,642,900 | SH | SOLE | 1, |
| Bank Of New York Mellon Corp. | COM | 064058100 | 26,776 | 956,623 | SH | SOLE | 1 |
| Bankunited Inc | COM | 06652K103 | 2,328 | 90,875 | SH | SOLE | 1 |
| Banner Corporation | COM | 06652V208 | 311 | 9,770 | SH | SOLE | 1 |
| Barclays Bank 7.10% (BCS A) | PFD | 06739H776 | 83 | 3,243 | SH | SOLE | 1 |
| Barclays Bank 7.75% (BCS C) | PFD | 06739H511 | 11,098 | 432,687 | SH | SOLE | 1 |
| Barclays Bank 8.125% (BCS D) | PFD | 06739H362 | 104 | 4,075 | SH | SOLE | 1 |
| Barclays Bank PLC 6.625% (BCS) | PFD | 06739F390 | 260 | 10,200 | SH | SOLE | 1 |
| Becton Dickinson & Co. | COM | 075887109 | 5,364 | 56,100 | SH | SOLE | 1, |
| BioMed Realty Trust Inc. | COM | 09063H107 | 55,263 | 2,558,471 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | CO | |
|---------------------------------------|----------------|-----------|-----------------|-----------------|---------------|-----------------------|----|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Blackrock Build Amer Bd | COM | 09248X100 | 520 | 23,100 | SH | SOLE | 1 |
| Blackrock Corporate High Yield Fund 6 | COM | 09255P107 | 593 | 45,976 | SH | SOLE | 1 |
| Blackrock Debt Strategies | COM | 09255R103 | 371 | 83,300 | SH | SOLE | 1 |

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|---|-----|-----------|---------|------------|----|------|----|
| Fund | | | | | | | |
| Blackrock Health Sciences Trust | COM | 09250W107 | 1,303 | 42,000 | SH | SOLE | 1 |
| Blackrock Inc. | COM | 09247X101 | 35,573 | 138,481 | SH | SOLE | 1, |
| Blackrock Limited Duration Income Trust | COM | 09249W101 | 1,642 | 86,600 | SH | SOLE | 1 |
| Blackrock Real Asset Equity | COM | 09254B109 | 4,488 | 448,800 | SH | SOLE | 1 |
| Boardwalk Pipeline Partners LP | COM | 096627104 | 1,959 | 66,847 | SH | SOLE | 1 |
| Boise Cascade LLC | COM | 09739D100 | 319 | 9,400 | SH | SOLE | 1 |
| Boston Properties Inc. | COM | 101121101 | 493,497 | 4,883,209 | SH | SOLE | 1, |
| Brandywine Realty Trust | COM | 105368203 | 16,295 | 1,097,300 | SH | SOLE | 1 |
| BRE Properties Inc. | COM | 05564E106 | 126,139 | 2,591,178 | SH | SOLE | 1, |
| Breitburn Energy Partners LP | COM | 106776107 | 15 | 750 | SH | SOLE | 1 |
| Bristol-Myers Squibb Co. | COM | 110122108 | 152 | 3,700 | SH | SOLE | 1 |
| Brookfield Asset Management Inc | COM | 112585104 | 7,442 | 203,805 | SH | SOLE | 1 |
| Brookfield Properties Corp. | COM | 112900105 | 87,681 | 5,106,657 | SH | SOLE | 1, |
| Buckeye Partners LP | COM | 118230101 | 2,215 | 36,224 | SH | SOLE | 1 |
| Calamos Convertible & High Income Fund | COM | 12811P108 | 1,922 | 150,030 | SH | SOLE | 1 |
| Calumet Specialty Products Partners LP | COM | 131476103 | 674 | 18,103 | SH | SOLE | 1 |
| Camden Property Trust | COM | 133131102 | 65,398 | 952,208 | SH | SOLE | 1 |
| Canadian Natl Railway | COM | 136375102 | 1,387 | 13,800 | SH | SOLE | 1 |
| Capital Bank Financial-CL | COM | 139794101 | 1,359 | 79,213 | SH | SOLE | 1 |
| CBL & Associates Properties | COM | 124830100 | 66,923 | 2,835,705 | SH | SOLE | 1, |
| CBRE Clarion Global Real Estate Income Fund | COM | 12504G100 | 3,961 | 405,812 | SH | SOLE | 1 |
| Cedar Realty Trust | COM | 150602209 | 60,440 | 9,892,008 | SH | SOLE | 1, |
| CenterPoint Energy Inc. | COM | 15189T107 | 26,852 | 1,120,698 | SH | SOLE | 1 |
| Central Fund Canada Cl A | COM | 153501101 | 5,179 | 267,386 | SH | SOLE | 1 |
| Central GoldTrust | COM | 153546106 | 951 | 16,000 | SH | SOLE | 1 |
| Cheniere Energy Partners LP | COM | 16411Q101 | 1,402 | 51,209 | SH | SOLE | 1 |
| Chesapeake Lodging Trust | COM | 165240102 | 78,509 | 3,422,341 | SH | SOLE | 1 |
| Chevron Corp. | COM | 166764100 | 118,049 | 993,511 | SH | SOLE | 1, |
| China Mobile Ltd. Sponsored ADR | ADR | 16941M109 | 20,465 | 385,196 | SH | SOLE | 1 |
| Chubb Corp | COM | 171232101 | 42,571 | 486,354 | SH | SOLE | 1, |
| Cia De Saneamento Basico ADR | ADR | 20441A102 | 24,589 | 515,168 | SH | SOLE | 1 |
| Cisco Systems Inc. | COM | 17275R102 | 74,686 | 3,571,782 | SH | SOLE | 1, |
| Citigroup Inc. | COM | 172967424 | 54,464 | 1,231,101 | SH | SOLE | 1, |
| Clearbridge Energy Mlp | COM | 184692101 | 420 | 15,700 | SH | SOLE | 1 |
| Clough Global Opportunities Fund | COM | 18914E106 | 3,678 | 285,800 | SH | SOLE | 1 |
| Coach Inc | COM | 189754104 | 26,790 | 535,900 | SH | SOLE | 1, |
| Colonial Properties Trust | COM | 195872106 | 232,397 | 10,278,518 | SH | SOLE | 1, |
| Colony Financial Inc. | COM | 19624R106 | 79,206 | 3,567,820 | SH | SOLE | 1, |
| Comerica Inc. | COM | 200340107 | 24,208 | 673,366 | SH | SOLE | 1 |
| Commonwealth REIT Pfd. D | PFD | 203233408 | 55,461 | 2,317,645 | SH | SOLE | 1 |
| Commonwealth REIT Pr. E | PFD | 203233606 | 42,627 | 1,658,000 | SH | SOLE | 1 |
| Consol Energy Inc | COM | 20854P109 | 478 | 14,209 | SH | SOLE | 1 |
| Consumer Discretionary Selt | COM | 81369Y407 | 1,017 | 19,200 | SH | SOLE | 1 |
| Corenergy Infrastructure Trust, Inc. | COM | 21870U205 | 6,574 | 963,867 | SH | SOLE | 1 |
| Coresite Realty Corp | COM | 21870Q105 | 637 | 18,200 | SH | SOLE | 1 |

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FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---|----------------|-----------|--------------------|--------------------|---------------------|--------------------------|----------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Corporate Office Properties | COM | 22002T108 | 288,240 | 10,803,603 | SH | SOLE | 1, |
| Costco Wholesale Corp. | COM | 22160K105 | 19,221 | 181,145 | SH | SOLE | 1, |
| Cousins Properties Inc. | COM | 222795106 | 59,440 | 5,560,292 | SH | SOLE | 1, |
| Covidien PLC | COM | G2554F113 | 67,407 | 993,616 | SH | SOLE | 1, |
| Crestwood Midstream Partners LP | COM | 226372100 | 1,193 | 50,000 | SH | SOLE | 1 |
| Crosstex Energy LP | COM | 22765U102 | 983 | 53,400 | SH | SOLE | 1 |
| Crown Castle International Corp. | COM | 228227104 | 123,765 | 1,777,208 | SH | SOLE | 1 |
| CubeSmart | COM | 229663109 | 298,323 | 18,881,213 | SH | SOLE | 1, |
| CVS Caremark Corp. | COM | 126650100 | 73,744 | 1,341,047 | SH | SOLE | 1, |
| DCP Midstream Partners LP | COM | 23311P100 | 27 | 570 | SH | SOLE | 1 |
| DCT Industrial Trust Inc. | COM | 233153105 | 249,516 | 33,718,428 | SH | SOLE | 1, |
| DDR Corp. | COM | 23317H102 | 547,598 | 31,435,014 | SH | SOLE | 1, |
| Deere & Co | COM | 244199105 | 33,288 | 387,157 | SH | SOLE | 1 |
| Devon Energy Corp. | COM | 25179M103 | 67,724 | 1,200,353 | SH | SOLE | 1, |
| Diamondrock Hospitality Co. | COM | 252784301 | 103,134 | 11,077,718 | SH | SOLE | 1 |
| Digital Realty Trust Inc. | COM | 253868103 | 733,247 | 10,958,700 | SH | SOLE | 1, |
| DNP Select Income Fund | COM | 23325P104 | 4,278 | 421,941 | SH | SOLE | 1 |
| Douglas Emmett Inc. | COM | 25960P109 | 358,896 | 14,396,164 | SH | SOLE | 1, |
| Dow Chemical | COM | 260543103 | 1,270 | 39,900 | SH | SOLE | 1 |
| DR Horton Inc. | COM | 23331A109 | 39,785 | 1,637,234 | SH | SOLE | 1, |
| Duke Energy Corp. | COM | 26441C204 | 50,190 | 691,421 | SH | SOLE | 1 |
| Duke Realty Corp. | COM | 264411505 | 434,805 | 25,606,894 | SH | SOLE | 1, |
| Dupont Fabros Technology Inc. | COM | 26613Q106 | 20,182 | 831,574 | SH | SOLE | 1, |
| Eaton Vance Floating Rate Income Trust | COM | 278279104 | 6,421 | 366,258 | SH | SOLE | 1 |
| Eaton Vance Limited Duration Fund | COM | 27828H105 | 4,197 | 245,437 | SH | SOLE | 1 |
| Eaton Vance Senior Income Tr | COM | 27826S103 | 5,488 | 723,987 | SH | SOLE | 1 |
| Eaton Vance Sr Fltg Rate Trust | COM | 27828Q105 | 5,820 | 349,526 | SH | SOLE | 1 |
| Eaton Vance T/A Global Dividend Income | COM | 27828S101 | 7,921 | 498,800 | SH | SOLE | 1 |
| Eaton Vance T/M Buy-Write Opportunity | COM | 27828Y108 | 15,006 | 1,147,272 | SH | SOLE | 1 |
| Eaton Vance Tax Adv Global Dividend O | COM | 27828U106 | 5,705 | 245,900 | SH | SOLE | 1 |
| Eaton Vance Tax Man Global Br | COM | 27829C105 | 5,346 | 477,365 | SH | SOLE | 1 |
| Eaton Vance Tax-Adv Dvd. Inc. Fund | COM | 27828G107 | 12,501 | 669,951 | SH | SOLE | 1 |
| Eaton Vance Tax-Managed Dividend | COM | 27828N102 | 15,806 | 1,555,717 | SH | SOLE | 1 |
| Eaton Vance Tax-Managed Global | COM | 27829F108 | 14,167 | 1,520,062 | SH | SOLE | 1 |
| Ecolab Inc. | COM | 278865100 | 17,195 | 214,457 | SH | SOLE | 1, |
| Education Realty Trust Inc. | COM | 28140H104 | 97,752 | 9,283,186 | SH | SOLE | 1, |
| El Paso Pipeline Partners LP | COM | 283702108 | 4,295 | 97,925 | SH | SOLE | 1 |
| Emeritus Corp | COM | 291005106 | 25,950 | 933,799 | SH | SOLE | 1 |
| Emerson Electric Co | COM | 291011104 | 14,519 | 259,871 | SH | SOLE | 1 |
| Enbridge Energy Mana | COM | 29250X103 | 1,260 | 41,705 | SH | SOLE | 1 |
| Enbridge Energy Partners LP | COM | 29250R106 | 55 | 1,831 | SH | SOLE | 1 |

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|------------------------------|-----|-----------|--------|-----------|----|------|---|
| Enbridge Inc | COM | 29250N105 | 96,070 | 2,063,477 | SH | SOLE | 1 |
| Energy Select Sector Spdr | COM | 81369Y506 | 3,823 | 48,200 | SH | SOLE | 1 |
| Energy Transfer Equity Lp | COM | 29273V100 | 24,119 | 412,431 | SH | SOLE | 1 |
| Energy Transfer Partners LP | COM | 29273R109 | 5,147 | 101,535 | SH | SOLE | 1 |
| Ensco PLC | COM | G3157S106 | 1,962 | 32,700 | SH | SOLE | 1 |
| Enterprise Products Partners | COM | 293792107 | 51,283 | 850,608 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | COLUMN 6 | COLUMN 7 | | |
|---|----------------|-----------|--------------------|--------------------|------------|--------------|--------------------------|----|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PRN | PUT/ CALL | INVESTMENT DISCRETION | MA |
| EPR Properties 9% E | PFD | 26884U307 | 10,368 | 319,616 | SH | | SOLE | 1 |
| EQT Midstream Partners LP | COM | 26885B100 | 23,186 | 597,575 | SH | | SOLE | 1 |
| Equity Lifestyle Properties | COM | 29472R108 | 47,294 | 615,804 | SH | | SOLE | 1, |
| Equity Residential | COM | 29476L107 | 874,562 | 15,883,791 | SH | | SOLE | 1, |
| Essex Property Trust Inc. | COM | 297178105 | 327,767 | 2,176,700 | SH | | SOLE | 1, |
| EV Energy Partner LP | COM | 26926V107 | 49 | 900 | SH | | SOLE | 1 |
| Exelon Corp. | COM | 30161N101 | 40,473 | 1,173,822 | SH | | SOLE | 1 |
| Exterran Partners Lp | COM | 30225N105 | 1,222 | 46,510 | SH | | SOLE | 1 |
| Extra Space Storage Inc. | COM | 30225T102 | 367,539 | 9,359,272 | SH | | SOLE | 1, |
| Exxon Mobil Corp. | COM | 30231G102 | 97,712 | 1,084,368 | SH | | SOLE | 1, |
| Federal Realty Investment Trust | COM | 313747206 | 175,928 | 1,628,361 | SH | | SOLE | 1, |
| Financial Select Sector SPDR | COM | 81369Y605 | 1,864 | 102,500 | SH | | SOLE | 1 |
| First Industrial Realty Trust | COM | 32054K103 | 101,762 | 5,940,568 | SH | | SOLE | 1, |
| First Trust Aberdeen Global Fund | COM | 337319107 | 3,744 | 210,700 | SH | | SOLE | 1 |
| First Trust Energy Income and Growth Fund | COM | 33738G104 | 8,111 | 226,880 | SH | | SOLE | 1 |
| First Trust MLP and Energy Inc | COM | 33739B104 | 6,935 | 331,639 | SH | | SOLE | 1 |
| First Trust Strategic High Income Fund II | COM | 337353304 | 2,024 | 117,254 | SH | | SOLE | 1 |
| First Trust/Four Crns Sr F 2 | COM | 33733U108 | 356 | 22,000 | SH | | SOLE | 1 |
| Flah & Crum/Claymore Preferred S I | COM | 338478100 | 7,343 | 359,072 | SH | | SOLE | 1 |
| Flah & Crum/Claymore Total Return Fund | COM | 338479108 | 5,339 | 252,100 | SH | | SOLE | 1 |
| Ford Motor Co | COM | 345370860 | 44,611 | 3,392,500 | SH | | SOLE | 1, |
| Forest City Enterprises Cl A | COM | 345550107 | 169,011 | 9,511,018 | SH | | SOLE | 1, |
| Franco-Nevada Corp | COM | 351858105 | 388 | 8,498 | SH | | SOLE | 1 |
| Franklin Templeton Ltd Duration Inc Fund | COM | 35472T101 | 1,248 | 84,200 | SH | | SOLE | 1 |
| Freeport-Mcmoran Copper | COM | 35671D857 | 20,939 | 632,600 | SH | | SOLE | 1, |
| Gabelli Dividend & Income Trust | COM | 36242H104 | 12,289 | 648,169 | SH | | SOLE | 1 |
| Gabelli Equity Trust | COM | 362397101 | 10,649 | 1,643,300 | SH | | SOLE | 1 |
| GasLog Ltd. | COM | G37585109 | 2,987 | 232,291 | SH | | SOLE | 1 |
| General Dynamics Corp. | COM | 369550108 | 42,591 | 604,044 | SH | | SOLE | 1 |
| General Electric Co. | COM | 369604103 | 85,833 | 3,712,496 | SH | | SOLE | 1, |
| General Growth Properties | COM | 370023103 | 628,912 | 31,635,420 | SH | | SOLE | 1, |
| Genesis Energy LP | COM | 371927104 | 68 | 1,420 | SH | | SOLE | 1 |

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|-------------------------------|-----|-----------|---------|------------|----|------|----|
| Gladstone Land Corp | COM | 376549101 | 123 | 7,900 | SH | SOLE | 1 |
| Glimcher Realty Trust | COM | 379302102 | 237,536 | 20,477,270 | SH | SOLE | 1, |
| Golar LNG Partners LP | COM | Y2745C102 | 15,966 | 483,810 | SH | SOLE | 1 |
| Goldman Sachs Group Inc. | COM | 38141G104 | 36,425 | 247,536 | SH | SOLE | 1, |
| Google Inc. Cl A | COM | 38259P508 | 5,399 | 6,800 | SH | SOLE | 1, |
| Grupo Aeroportuario PAC - ADR | ADR | 400506101 | 3,914 | 66,781 | SH | SOLE | 1 |
| Guggenheim Strategic Opp Fund | COM | 40167F101 | 2,060 | 88,300 | SH | SOLE | 1 |
| Halliburton Co | COM | 406216101 | 190 | 4,698 | SH | SOLE | 1 |
| Harris Corp. | COM | 413875105 | 524 | 11,300 | SH | SOLE | 1 |
| Hartford Financial Svcs Grp | COM | 416515104 | 52 | 2,000 | SH | SOLE | 1 |
| HCC Insurance Holdings Inc. | COM | 404132102 | 21,855 | 519,975 | SH | SOLE | 1 |
| HCP Inc | COM | 40414L109 | 726,615 | 14,573,095 | SH | SOLE | 1, |
| Health Care REIT Inc. | COM | 42217K106 | 565,233 | 8,323,262 | SH | SOLE | 1, |
| Healthcare TRUST of America | COM | 42225P105 | 110,922 | 9,440,186 | SH | SOLE | 1, |
| Hersha Hospitality Trust | COM | 427825104 | 164,035 | 28,088,126 | SH | SOLE | 1, |
| Highwoods Properties Inc. | COM | 431284108 | 264,214 | 6,677,138 | SH | SOLE | 1, |

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| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---------------------------------------|----------------|-----------|-----------------|-----------------|---------------|-----------------------|----------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | MA |
| Home Depot Inc. | COM | 437076102 | 4,040 | 57,900 | SH | SOLE | 1, |
| Home Properties Inc. | COM | 437306103 | 269,760 | 4,253,541 | SH | SOLE | 1, |
| Hospitality Properties Trust | COM | 44106M102 | 135,489 | 4,937,656 | SH | SOLE | 1, |
| Host Hotels & Resorts Inc. | COM | 44107P104 | 636,606 | 36,398,302 | SH | SOLE | 1, |
| HSBC Holdings PLC 6.20% (HBC A) | PFD | 404280604 | 362 | 14,297 | SH | SOLE | 1 |
| Hudson Pacific Prop | COM | 444097109 | 178,384 | 8,201,565 | SH | SOLE | 1, |
| Huntington Bancshares 8.5% CV (HBANP) | PFD | 446150401 | 53,739 | 41,755 | SH | SOLE | 1 |
| Hyatt Hotels Corp CL A | COM | 448579102 | 178,190 | 4,121,916 | SH | SOLE | 1, |
| I Shares Gold Trust | COM | 464285105 | 4,867 | 313,600 | SH | SOLE | 1 |
| Inergy LP | COM | 456615103 | 2,330 | 114,025 | SH | SOLE | 1 |
| Inergy Midstream Lp | COM | 45671U106 | 1,001 | 41,000 | SH | SOLE | 1 |
| ING Prime Rate Trust | COM | 44977W106 | 894 | 139,100 | SH | SOLE | 1 |
| Intel Corp. | COM | 458140100 | 2,980 | 136,400 | SH | SOLE | 1, |
| International Business Machines Corp. | COM | 459200101 | 10,437 | 48,933 | SH | SOLE | 1, |
| Ishares Silver Trust | COM | 46428Q109 | 1,681 | 61,300 | SH | SOLE | 1 |
| iStar Financial Inc. | COM | 45031U101 | 218 | 20,000 | SH | SOLE | 1 |
| John Hancock Investors Trust | COM | 410142103 | 766 | 34,098 | SH | SOLE | 1 |
| John Hancock T/A Dividend Income Fund | COM | 41013V100 | 4,766 | 238,290 | SH | SOLE | 1 |
| Johnson & Johnson | COM | 478160104 | 42,656 | 523,200 | SH | SOLE | 1, |
| JP Morgan Chase & Co | COM | 46625H100 | 85,381 | 1,799,019 | SH | SOLE | 1, |
| Kayne Anderson Energy Total Return | COM | 48660P104 | 7,369 | 247,624 | SH | SOLE | 1 |
| Kayne Anderson MidstreamEnergy | COM | 48661E108 | 4,332 | 130,490 | SH | SOLE | 1 |
| Kayne Anderson MLP Investment | COM | 486606106 | 1,920 | 55,300 | SH | SOLE | 1 |

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| | | | | | | | |
|--------------------------------------|-----|-----------|---------|------------|----|------|----|
| KB Home | COM | 48666K109 | 5 | 242 | SH | SOLE | 1 |
| Keycorp 7.75% CV (KEY G) | PFD | 493267405 | 2,202 | 16,994 | SH | SOLE | 1 |
| Kilroy Realty Corp. | COM | 49427F108 | 137,795 | 2,629,669 | SH | SOLE | 1, |
| Kimco Realty Corp. | COM | 49446R109 | 776,133 | 34,648,774 | SH | SOLE | 1, |
| Kinder Morgan Holdco LLC | COM | 49456B101 | 13,526 | 349,688 | SH | SOLE | 1 |
| Kinder Morgan Manage | COM | 49455U100 | 9,035 | 102,847 | SH | SOLE | 1 |
| L-3 Communications Holdings | COM | 502424104 | 27,552 | 340,481 | SH | SOLE | 1, |
| Lasalle Hotel Properties | COM | 517942108 | 49,008 | 1,930,980 | SH | SOLE | 1 |
| Legg Mason BW Global Income | COM | 52469B100 | 2,932 | 145,960 | SH | SOLE | 1 |
| Lexington Corp Pr C CV | PFD | 529043309 | 11,132 | 226,349 | SH | SOLE | 1 |
| Liberty Property Trust | COM | 531172104 | 156,412 | 3,934,887 | SH | SOLE | 1 |
| Linn Co Llc | COM | 535782106 | 3,133 | 80,226 | SH | SOLE | 1 |
| Linn Energy Llc-Units | COM | 536020100 | 74 | 1,965 | SH | SOLE | 1 |
| LMP Real Estate Income Fund | COM | 50208C108 | 858 | 65,300 | SH | SOLE | 1 |
| Mack-Cali Realty Corp. | COM | 554489104 | 330,537 | 11,553,209 | SH | SOLE | 1, |
| Macquarie Global Infr Tot Rt | COM | 55608D101 | 1,626 | 76,779 | SH | SOLE | 1 |
| Magellan Midstream Partners | COM | 559080106 | 2,555 | 47,820 | SH | SOLE | 1 |
| Marathon Oil Corp. | COM | 565849106 | 489 | 14,502 | SH | SOLE | 1 |
| Marathon Petroleum Corp. | COM | 56585A102 | 33,915 | 378,516 | SH | SOLE | 1, |
| Market Vectors Gold Miners | COM | 57060U100 | 2,604 | 68,800 | SH | SOLE | 1 |
| Market Vectors Oil Service ETF | COM | 57060U191 | 5,479 | 127,600 | SH | SOLE | 1 |
| MarkWest Energy Partners LP | COM | 570759100 | 68,404 | 1,125,999 | SH | SOLE | 1 |
| McDonald's Corp. | COM | 580135101 | 37,341 | 374,571 | SH | SOLE | 1, |
| Mckesson Corp. | COM | 58155Q103 | 227 | 2,100 | SH | SOLE | 1 |
| Merck & Co Inc | COM | 58933Y105 | 41,266 | 932,990 | SH | SOLE | 1, |
| MFS Multimarket Income Trust | COM | 552737108 | 1,370 | 186,100 | SH | SOLE | 1 |
| Microsoft Corp. | COM | 594918104 | 24,604 | 859,975 | SH | SOLE | 1, |
| Mid-America Apartment Communities | COM | 59522J103 | 166,100 | 2,405,153 | SH | SOLE | 1, |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---|----------------|-----------|--------------------|--------------------|-------------------------|--------------------------|----------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ PRN CALL | INVESTMENT DISCRETION | MA |
| Monsanto Co | COM | 61166W101 | 6,701 | 63,434 | SH | SOLE | 1, |
| Mosaic Company | COM | 61945C103 | 796 | 13,361 | SH | SOLE | 1 |
| MPLX LP | COM | 55336V100 | 15,160 | 404,800 | SH | SOLE | 1 |
| National Retail Properties | COM | 637417106 | 288,663 | 7,980,730 | SH | SOLE | 1, |
| National-Oilwell Inc | COM | 637071101 | 22,503 | 318,065 | SH | SOLE | 1, |
| NATL WESTMINSTER 7.76% (NW C) | PFD | 638539882 | 28,677 | 1,119,306 | SH | SOLE | 1 |
| Natural Resource Partners LP | COM | 63900P103 | 20 | 860 | SH | SOLE | 1 |
| New America High Income Fund | COM | 641876800 | 6,844 | 648,678 | SH | SOLE | 1 |
| Newmont Mining Corp | COM | 651639106 | 14,062 | 335,700 | SH | SOLE | 1, |
| News Corp Ltd | COM | 65248E104 | 22,315 | 731,145 | SH | SOLE | 1, |
| NextEra Energy Inc | COM | 65339F101 | 152,541 | 1,963,712 | SH | SOLE | 1, |
| NFJ Dividend Interest & Preferred Strategy | COM | 01883A107 | 2,203 | 131,000 | SH | SOLE | 1 |
| NGL Energy Partners LP | COM | 62913M107 | 538 | 20,000 | SH | SOLE | 1 |
| Noble Energy Inc | COM | 655044105 | 495 | 4,284 | SH | SOLE | 1 |
| Nordstrom Inc. | COM | 655664100 | 27,280 | 493,939 | SH | SOLE | 1, |
| Norfolk Southern Corp. | COM | 655844108 | 46,776 | 606,850 | SH | SOLE | 1, |

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|--|-----|-----------|---------|------------|----|------|----|
| Northstar Rlty Fin C | COM | 66704R100 | 1,993 | 210,250 | SH | SOLE | 1 |
| NuStar Energy LP | COM | 67058H102 | 421 | 7,900 | SH | SOLE | 1 |
| NuStar GP Holdings LLC | COM | 67059L102 | 1,693 | 52,088 | SH | SOLE | 1 |
| Nuveen Diversified Currency Opportunities Fund | COM | 67090N109 | 3,008 | 232,100 | SH | SOLE | 1 |
| Nuveen Energy MLP Total Return | COM | 67074U103 | 5,181 | 253,223 | SH | SOLE | 1 |
| Nuveen Equity Premium Opportunity Fund | COM | 6706EM102 | 1,566 | 124,300 | SH | SOLE | 1 |
| Nuveen Floating rate Income Opportunity Fund | COM | 67072T108 | 4,108 | 311,900 | SH | SOLE | 1 |
| Nuveen Floating Rate Income Opportunity Fund | COM | 6706EN100 | 2,873 | 212,000 | SH | SOLE | 1 |
| Nuveen Global Government Enh | COM | 67073C104 | 2,076 | 148,100 | SH | SOLE | 1 |
| Nuveen Mtg Opportunity | COM | 670735109 | 882 | 29,300 | SH | SOLE | 1 |
| Nuveen Mtg Oppty Term F | COM | 67074R100 | 938 | 31,400 | SH | SOLE | 1 |
| Nuveen Multi-Strategy Income & Growth 2 | COM | 67073D102 | 22,088 | 2,113,647 | SH | SOLE | 1 |
| Nuveen Preferred & Income Term Fund | COM | 67075A106 | 3,299 | 128,869 | SH | SOLE | 1 |
| Nuveen Preferred Income Opportunities Fund | COM | 67073B106 | 17,327 | 1,687,164 | SH | SOLE | 1 |
| Nuveen Real Estate Income Fund | COM | 67071B108 | 4,437 | 354,639 | SH | SOLE | 1 |
| Nuveen Short Duration Credit | COM | 67074X107 | 4,640 | 222,205 | SH | SOLE | 1 |
| Nuveen Tax-Adv Tot Ret Strat | COM | 67090H102 | 1,796 | 153,900 | SH | SOLE | 1 |
| Occidental Petroleum Corp. | COM | 674599105 | 59,335 | 757,112 | SH | SOLE | 1, |
| Oiltanking Partners LP | COM | 678049107 | 17,758 | 345,482 | SH | SOLE | 1 |
| Omega Healthcare Investors | COM | 681936100 | 15,806 | 520,615 | SH | SOLE | 1 |
| ONEOK Partners LP | COM | 68268N103 | 130 | 2,265 | SH | SOLE | 1 |
| Oracle Corp. | COM | 68389X105 | 96,647 | 2,988,472 | SH | SOLE | 1, |
| Orient Express Hotels Ltd. A | COM | G67743107 | 98,745 | 10,014,703 | SH | SOLE | 1, |
| Owens Corning | COM | 690742101 | 46,078 | 1,168,600 | SH | SOLE | 1, |
| P G & E Corp. | COM | 69331C108 | 57,077 | 1,281,760 | SH | SOLE | 1 |
| Paa Natural Gas Storage Lp | COM | 693139107 | 1,134 | 53,005 | SH | SOLE | 1 |
| Parkway Properties Inc. | COM | 70159Q104 | 120,521 | 6,497,110 | SH | SOLE | 1, |
| Pebblebrook Hotel Trust | COM | 70509V100 | 36,991 | 1,434,320 | SH | SOLE | 1 |
| Pembina Pipeline Corp | COM | 706327103 | 799 | 25,300 | SH | SOLE | 1 |
| Penn Natl Gaming Inc | COM | 707569109 | 73 | 1,339 | SH | SOLE | 1 |
| Pepsico Inc. | COM | 713448108 | 21,594 | 272,960 | SH | SOLE | 1, |
| Petroleo Brasileiro SA | ADR | 71654V101 | 446 | 24,563 | SH | SOLE | 1 |
| Petsmart Inc | COM | 716768106 | 26,004 | 418,744 | SH | SOLE | 1, |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|-----------------------------|----------------|-----------|-----------------|-------------|-----|---------------|-----------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN | AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION |
| Pfizer Inc. | COM | 717081103 | 66,034 | 2,288,094 | SH | | SOLE |
| Philip Morris International | COM | 718172109 | 57,052 | 615,382 | SH | | SOLE |
| PIMCO Corporate Opportunity | COM | 72201B101 | 8,305 | 385,933 | SH | | SOLE |
| Pimco Dynamic Credit Income | COM | 72202D106 | 1,822 | 73,400 | SH | | SOLE |
| Pimco Dynamic Income Fund | COM | 72201Y101 | 12,818 | 412,158 | SH | | SOLE |
| PIMCO High Income Fund | COM | 722014107 | 14,833 | 1,201,032 | SH | | SOLE |

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|--|-----|-----------|-----------|------------|----|------|---|
| PIMCO Income Opportunity Fund | COM | 72202B100 | 17,502 | 566,227 | SH | SOLE | 1 |
| PIMCO Income Strategy Fund II | COM | 72201J104 | 6,868 | 599,300 | SH | SOLE | 1 |
| Pimco Municipal Income Fund II | COM | 72200W106 | 71 | 5,514 | SH | SOLE | 1 |
| Pioneer Diversified High Income | COM | 723653101 | 7,131 | 330,161 | SH | SOLE | 1 |
| Pioneer Floating Rate Trust | COM | 72369J102 | 6,179 | 447,123 | SH | SOLE | 1 |
| Pioneer High Income Trust | COM | 72369H106 | 1,794 | 105,730 | SH | SOLE | 1 |
| Plains All American Pipeline LP | COM | 726503105 | 3,601 | 63,754 | SH | SOLE | 1 |
| Plum Creek Timber Co. | COM | 729251108 | 6,661 | 127,600 | SH | SOLE | 1 |
| PNC Financial Services Group | COM | 693475105 | 279 | 4,200 | SH | SOLE | 1 |
| Potash Corp of Saskatchewan | COM | 73755L107 | 4,477 | 114,000 | SH | SOLE | 1 |
| Potash Corp of Saskatchewan - US | COM | 73755L107 | 21,474 | 547,101 | SH | SOLE | 1 |
| PPL Corp. | COM | 69351T106 | 30,237 | 965,723 | SH | SOLE | 1 |
| Proassurance Corp | COM | 74267C106 | 17,214 | 363,700 | SH | SOLE | 1 |
| Procter & Gamble Co. | COM | 742718109 | 35,673 | 462,921 | SH | SOLE | 1 |
| ProLogis Inc. | COM | 74340W103 | 1,356,094 | 33,919,308 | SH | SOLE | 1 |
| Prudential Finl Inc | COM | 744320102 | 45,487 | 771,098 | SH | SOLE | 1 |
| PS Business Parks Inc. | COM | 69360J107 | 106,687 | 1,351,832 | SH | SOLE | 1 |
| Public Storage | COM | 74460D109 | 1,090,467 | 7,159,055 | SH | SOLE | 1 |
| Putnam Premier Income Trust | COM | 746853100 | 1,926 | 347,600 | SH | SOLE | 1 |
| PVR Partners LP | COM | 693665101 | 3,659 | 151,770 | SH | SOLE | 1 |
| Qualcomm Inc. | COM | 747525103 | 41,975 | 626,965 | SH | SOLE | 1 |
| Questar Corp. | COM | 748356102 | 10,292 | 423,004 | SH | SOLE | 1 |
| Ramco-Gershenson 7.25% CV Pr.D (RPT D) | PFD | 751452608 | 313 | 5,000 | SH | SOLE | 1 |
| Ramco-Gershenson Properties | COM | 751452202 | 101,413 | 6,036,489 | SH | SOLE | 1 |
| Realty Income Corp. | COM | 756109104 | 280,833 | 6,192,565 | SH | SOLE | 1 |
| Reaves Utility Income Fund | COM | 756158101 | 802 | 30,300 | SH | SOLE | 1 |
| Redwood Trust Inc. | COM | 758075402 | 890 | 38,410 | SH | SOLE | 1 |
| Regency Centers Corp. | COM | 758849103 | 597,240 | 11,287,854 | SH | SOLE | 1 |
| Regency Energy Partners Lp | COM | 75885Y107 | 3,419 | 136,325 | SH | SOLE | 1 |
| Republic Services Inc. | COM | 760759100 | 224 | 6,800 | SH | SOLE | 1 |
| Retail Properties of America | COM | 76131V202 | 2,899 | 195,845 | SH | SOLE | 1 |
| RLJ Lodging Trust | COM | 74965L101 | 266,258 | 11,698,490 | SH | SOLE | 1 |
| Rogers Communications Inc | COM | 775109200 | 6,374 | 124,800 | SH | SOLE | 1 |
| Rose Rock Midstream LP | COM | 777149105 | 12,030 | 303,410 | SH | SOLE | 1 |
| Ross Stores Inc | COM | 778296103 | 36,576 | 603,367 | SH | SOLE | 1 |
| Royal Bank of Scotland 6.35% (RBS N) | PFD | 780097770 | 11,336 | 510,648 | SH | SOLE | 1 |
| Royal Bank of Scotland 6.6% (RBS S) | PFD | 780097739 | 21,687 | 937,221 | SH | SOLE | 1 |
| Royal Bank Scotland 6.4% (RBS M) | PFD | 780097796 | 13,276 | 594,817 | SH | SOLE | 1 |
| Royce Value Trust | COM | 780910105 | 7,129 | 473,400 | SH | SOLE | 1 |
| SBA Communications Corp. Cl A | COM | 78388J106 | 71,119 | 987,484 | SH | SOLE | 1 |
| Schlumberger Ltd. | COM | 806857108 | 52,855 | 705,773 | SH | SOLE | 1 |
| Semgroup Corp | COM | 81663A105 | 16,186 | 312,951 | SH | SOLE | 1 |
| Sempra Energy | COM | 816851109 | 94,604 | 1,183,442 | SH | SOLE | 1 |

FORM 13F INFORMATION TABLE

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| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|---------------------------------|----------------|-----------|--------------------|--------------------|------------|--------------|--------------------------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PRN | PUT/ CALL | INVESTMENT DISCRETION |
| Senior Housing Properties Trust | COM | 81721M109 | 123,574 | 4,605,821 | SH | | SOLE |
| Simon Property Group Inc. | COM | 828806109 | 3,552,490 | 22,404,707 | SH | | SOLE |
| SL Green Realty Corp. | COM | 78440X101 | 633,745 | 7,359,714 | SH | | SOLE |
| Southcross Energy Partners L | COM | 84130C100 | 6,087 | 300,600 | SH | | SOLE |
| Southern Co | COM | 842587107 | 55,743 | 1,188,054 | SH | | SOLE |
| Sovran Self Storage Inc. | COM | 84610H108 | 216,643 | 3,359,329 | SH | | SOLE |
| SPDR Trust Series 1 | COM | 78462F103 | 2,035 | 13,000 | SH | | SOLE |
| Spectra Energy Corp. | COM | 847560109 | 18,889 | 614,274 | SH | | SOLE |
| Sprott Physical Gold Tr | COM | 85207H104 | 6,846 | 506,000 | SH | | SOLE |
| Sprott Physical Silver Trust | COM | 85207K107 | 2,151 | 191,900 | SH | | SOLE |
| STAG Industrial | COM | 85254J102 | 49,657 | 2,334,585 | SH | | SOLE |
| Stanley Black & Decker Inc | COM | 854502101 | 13,118 | 162,010 | SH | | SOLE |
| Starbucks Corp | COM | 855244109 | 3,184 | 55,900 | SH | | SOLE |
| Starwood Hotels & Resorts | COM | 85590A401 | 106,035 | 1,663,810 | SH | | SOLE |
| Starwood Property Trust Inc | COM | 85571B105 | 1,923 | 69,275 | SH | | SOLE |
| Stone Harbor Emerging Market | COM | 86164T107 | 1,845 | 75,100 | SH | | SOLE |
| Strategic Hotels & Resorts I | COM | 86272T106 | 175,432 | 21,009,872 | SH | | SOLE |
| Stratus Properties Inc. | COM | 863167201 | 1,323 | 82,511 | SH | | SOLE |
| Suburban Propane Partners LP | COM | 864482104 | 2,182 | 49,044 | SH | | SOLE |
| Sun Communities Inc. | COM | 866674104 | 81,421 | 1,650,530 | SH | | SOLE |
| Suncor Energy Inc | COM | 867224107 | 749 | 24,990 | SH | | SOLE |
| Sunoco Logistics Partners LP | COM | 86764L108 | 79 | 1,215 | SH | | SOLE |
| Sunstone Hotel Investors Inc. | COM | 867892101 | 55,887 | 4,540,003 | SH | | SOLE |
| Sunstone Hotel Pr. D | PFD | 867892507 | 21,986 | 824,045 | SH | | SOLE |
| Symantec Corp | COM | 871503108 | 55,712 | 2,257,394 | SH | | SOLE |
| Syngenta AG -ADR | ADR | 87160A100 | 1,307 | 15,600 | SH | | SOLE |
| Tanger Factory Outlet Center | COM | 875465106 | 270,124 | 7,466,105 | SH | | SOLE |
| Targa Resources Corp | COM | 87612G101 | 5,587 | 82,210 | SH | | SOLE |
| Targa Resources Partners Lp | COM | 87611X105 | 845 | 18,351 | SH | | SOLE |
| Taubman Centers Inc. | COM | 876664103 | 13,522 | 174,121 | SH | | SOLE |
| TC Pipelines LP | COM | 87233Q108 | 35 | 715 | SH | | SOLE |
| Templeton Global Income Fund | COM | 880198106 | 4,720 | 503,199 | SH | | SOLE |
| Terreno Realty Corp | COM | 88146M101 | 5,239 | 291,404 | SH | | SOLE |
| Tesoro Logistics LP | COM | 88160T107 | 18,991 | 351,879 | SH | | SOLE |
| The Macerich Co. | COM | 554382101 | 212,408 | 3,299,289 | SH | | SOLE |
| The St. Joe Co. | COM | 790148100 | 3,513 | 165,333 | SH | | SOLE |
| Thermo Fisher Scientific Inc. | COM | 883556102 | 43,962 | 574,744 | SH | | SOLE |
| Tiffany & Co New | COM | 886547108 | 2,656 | 38,200 | SH | | SOLE |
| Time Warner Cable In | COM | 88732J207 | 45,019 | 468,652 | SH | | SOLE |
| Toll Brothers Inc | COM | 889478103 | 1,348 | 39,374 | SH | | SOLE |
| Toronto-Dominion Bank | COM | 891160509 | 1,141 | 13,700 | SH | | SOLE |
| Tri Pointe Homes LLC | COM | 87265H109 | 18,097 | 898,126 | SH | | SOLE |
| UDR Inc. | COM | 902653104 | 609,409 | 25,192,583 | SH | | SOLE |
| UMH Properties 8.25% (UMH.PRA) | PFD | 903002202 | 4,256 | 160,000 | SH | | SOLE |
| United Parcel Service Cl B | COM | 911312106 | 40,112 | 466,958 | SH | | SOLE |
| United Technologies Corp. | COM | 913017109 | 8,602 | 92,073 | SH | | SOLE |
| Unitedhealth Group Inc. | COM | 91324P102 | 63,562 | 1,111,021 | SH | | SOLE |
| Universal Health Svc | COM | 913903100 | 35,307 | 552,800 | SH | | SOLE |
| US Bancorp | COM | 902973304 | 56,945 | 1,678,302 | SH | | SOLE |
| USA Compression Partners LP | COM | 90290N109 | 13,580 | 679,000 | SH | | SOLE |
| Valero Energy Corp. | COM | 91913Y100 | 415 | 9,126 | SH | | SOLE |
| Ventas Inc. | COM | 92276F100 | 1,383,429 | 18,899,300 | SH | | SOLE |

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|-----------------------------|-----|-----------|-----------|------------|----|------|----|
| Verizon Communications Inc. | COM | 92343V104 | 19,970 | 406,300 | SH | SOLE | 1 |
| Visa Inc.-Class A Shares | COM | 92826C839 | 58,397 | 343,834 | SH | SOLE | 1, |
| Vodafone Group PLC ADR | ADR | 92857W209 | 2,332 | 82,100 | SH | SOLE | 1 |
| Vornado Realty Trust | COM | 929042109 | 1,159,087 | 13,858,048 | SH | SOLE | 1, |

FORM 13F INFORMATION TABLE

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 | COLUMN 5 | | COLUMN 6 | COLUMN 7 |
|--|----------------|-----------|--------------------|--------------------|---------------------|--------------------------|----------|
| NAME OF ISSUER | TITLE OF CLASS | CUSIP | VALUE (x\$1000) | SHRS OR PRN AMT | SH/ PUT/ CALL | INVESTMENT DISCRETION | CO |
| Wal-Mart Stores Inc. | COM | 931142103 | 7,767 | 103,800 | SH | SOLE | 1, |
| Walt Disney Co. | COM | 254687106 | 84,031 | 1,479,419 | SH | SOLE | 1, |
| Washington Real Estate Investment | COM | 939653101 | 1,176 | 42,256 | SH | SOLE | 1 |
| Weingarten Realty Investors | COM | 948741103 | 234,068 | 7,418,958 | SH | SOLE | 1, |
| Wells Fargo & Co. | COM | 949746101 | 92,431 | 2,498,808 | SH | SOLE | 1, |
| Wells Fargo Advantage Income Opportunities Fund | COM | 94987B105 | 7,308 | 728,600 | SH | SOLE | 1 |
| Wells Fargo Advantage Multi-sector | COM | 94987D101 | 3,209 | 195,800 | SH | SOLE | 1 |
| Wells Fargo Co 7.5% (WFC L) | PFD | 949746804 | 55,932 | 43,400 | SH | SOLE | 1 |
| Westar Energy Inc. | COM | 95709T100 | 196 | 5,900 | SH | SOLE | 1 |
| Western Asset Global Cp | COM | 95790C107 | 1,435 | 71,806 | SH | SOLE | 1 |
| Western Asset Global High In | COM | 95766B109 | 4,742 | 342,100 | SH | SOLE | 1 |
| Western Asset High Income Fund II | COM | 95766J102 | 2,025 | 202,535 | SH | SOLE | 1 |
| Western Asset High Yield Defined Opportunity | COM | 95768B107 | 1,470 | 77,400 | SH | SOLE | 1 |
| Western Asset Premier Bond | COM | 957664105 | 908 | 58,561 | SH | SOLE | 1 |
| Western Gas Partners LP | COM | 958254104 | 53 | 895 | SH | SOLE | 1 |
| Weyerhaeuser Co | COM | 962166104 | 31,802 | 1,013,449 | SH | SOLE | 1, |
| Williams Cos Inc. | COM | 969457100 | 75,337 | 2,011,120 | SH | SOLE | 1 |
| Williams Partners LP | COM | 96950F104 | 1,466 | 28,305 | SH | SOLE | 1 |
| Wisconsin Energy Corp. | COM | 976657106 | 78,065 | 1,820,117 | SH | SOLE | 1, |
| WP Carey Inc | COM | 92936U109 | 94,098 | 1,396,120 | SH | SOLE | 1, |
| WW Grainger Inc | COM | 384802104 | 4,320 | 19,200 | SH | SOLE | 1, |
| Yamana Gold Inc | COM | 98462Y100 | 310 | 20,133 | SH | SOLE | 1 |