

**Real Estate Mutual Fund**

Ticker	<b>CSEIX</b>
Fund Name	<b>Cohen &amp; Steers Equity Income Fund</b>
Main Telephone	<b>212-832-3232</b>
Main Fax	<b>212-750-0713</b>
Website Address	<a href="http://www.cohenandsteers.com">www.cohenandsteers.com</a>
Total Assets (in millions) as of 12/31/02	<b>\$549.2</b>

**Top Ten Holdings as of 12/31/02**

1.	Vornado Realty Trust	5.46%
2.	Equity Office Properties Trust	5.25%
3.	The Macerich Co	3.75%
4.	Archstone-Smith Trust	3.24%
5.	Simon Property Group	3.22%
6.	CarrAmerica Realty Corp	3.15%
7.	The Mills Corp	3.11%
8.	Mack-Cali Realty Corp	3.05%
9.	Crescent Real Estate Equities Co	3.04%
10.	Liberty Property Trust	2.98%

**Total Return**

<b>2002</b>	<b>Trailing 3-Year</b>	<b>Trailing 5-Year</b>
4.63%	15.83%	5.62%

Data as of 12/31/02

Source: *Realty Stock Review*, Company Websites  
and Lipper Inc. (Total Return Data)