

**Real Estate Mutual Fund**

Ticker	<b>CSRIX</b>
Fund Name	<b>Cohen &amp; Steers Institutional Realty Shares 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>\$623.1</b>

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

1.	Boston Properties	6.66%
2.	Vornado Realty Trust	6.31%
3.	ProLogis	5.99%
4.	Simon Property Group	5.45%
5.	The Rouse Co	4.79%
6.	Equity Office Properties Trust	4.29%
7.	Archstone-Smith Trust	3.97%
8.	AvalonBay Communities	3.93%
9.	Arden Realty	3.93%
10.	Brookfield Properties Corp	3.83%

**Total Return**

<b>2002</b>	<b>Trailing 3-Year</b>	<b>Trailing 5-Year</b>
3.06%	-	-

Data as of 12/31/02

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