

**CSSPX****Cohen & Steers Special Equity Fund****Real Estate Mutual Fund**

Ticker	<b>CSSPX</b>
Fund Name	<b>Cohen &amp; Steers Special Equity 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>\$19.0</b>

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

1.	Kilroy Realty Corp	7.47%
2.	Vornado Realty Trust	7.13%
3.	Brookfield Properties Corp	6.81%
4.	Crescent Real Estate Equities Co	5.53%
5.	Arden Realty	5.46%
6.	The Rouse Co	5.05%
7.	Taubman Centers	4.64%
8.	Alexander's Inc	4.57%
9.	Reckson Associates	4.34%
10.	Boston Properties	4.31%

**Total Return**

<b>2002</b>	<b>Trailing 3-Year</b>	<b>Trailing 5-Year</b>
7.71%	5.13%	(0.20%)

Data as of 12/31/02

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