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**COHEN & STEERS REPORTS SECOND QUARTER
2011 RESULTS**

Assets Under Management Reach Record \$44.3 billion

NEW YORK, NY, July 20, 2011—Cohen & Steers, Inc. (NYSE: CNS) reported income attributable to common shareholders of \$15.7 million, or \$0.36 per share (diluted and basic), for the quarter ended June 30, 2011, compared with income attributable to common shareholders of \$11.6 million, or \$0.27 per share (diluted and basic), for the quarter ended June 30, 2010. Total revenue for the second quarter of 2011 was \$61.5 million, an increase of 38.9% from \$44.2 million for the second quarter of 2010.

The second quarter 2010 results included an after-tax gain of approximately \$0.08 per share primarily due to recoveries on the sale of previously impaired securities. After adjusting for these items, earnings per share would have been \$0.19 for the quarter ended June 30, 2010.

For the six months ended June 30, 2011, the company recorded income attributable to common shareholders of \$28.7 million, or \$0.65 per diluted share and \$0.66 per basic share, compared with income attributable to common shareholders of \$20.5 million, or \$0.48 per share (diluted and basic), for the six months ended June 30, 2010. After adjusting for the \$0.08 after-tax gain mentioned above, earnings per share would have been \$0.39 for the six months ended June 30, 2010.

Assets Under Management

Assets under management were \$44.3 billion as of June 30, 2011, an increase of 16.5% from \$38.0 billion at March 31, 2011 and an increase of 68.9% from \$26.2 billion at June 30, 2010. The increase from March 31, 2011 was due to net inflows of \$5.1 billion, primarily into U.S. and global real estate strategies, and market appreciation of \$1.2 billion. The increase from June 30, 2010 was due to net inflows of \$9.5 billion, primarily into U.S. and global real estate strategies, and market appreciation of \$8.6 billion. Average assets under management were \$40.9 billion for

the quarter ended June 30, 2011, an increase of 13.4% from \$36.1 billion for the quarter ended March 31, 2011 and an increase of 51.4% from \$27.0 billion for the quarter ended June 30, 2010.

Assets under management for institutional accounts were \$27.3 billion as of June 30, 2011, an increase of 24.4% from \$21.9 billion at March 31, 2011 and an increase of 90.4% from \$14.3 billion at June 30, 2010. The increase from March 31, 2011 was due to net inflows of \$4.6 billion, primarily from subadvisory relationships, and market appreciation of \$794 million. The increase from June 30, 2010 was due to net inflows of \$7.6 billion, primarily from subadvisory relationships, and market appreciation of \$5.3 billion. Average assets under management for institutional accounts were \$24.3 billion for the quarter ended June 30, 2011, an increase of 17.5% from \$20.7 billion for the quarter ended March 31, 2011 and an increase of 65.0% from \$14.7 billion for the quarter ended June 30, 2010.

Assets under management for open-end mutual funds were \$10.2 billion as of June 30, 2011, an increase of 8.8% from \$9.4 billion at March 31, 2011 and an increase of 54.9% from \$6.6 billion at June 30, 2010. The increase from March 31, 2011 was due to net inflows of \$533 million and market appreciation of \$290 million. The increase from June 30, 2010 was due to market appreciation of \$2.2 billion and net inflows of \$1.4 billion. Average assets under management for open-end mutual funds were \$9.8 billion for the quarter ended June 30, 2011, an increase of 11.6% from \$8.8 billion for the quarter ended March 31, 2011 and an increase of 47.2% from \$6.7 billion for the quarter ended June 30, 2010.

Assets under management for closed-end mutual funds were \$6.8 billion as of June 30, 2011, an increase of 1.5% from \$6.7 billion at March 31, 2011 and an increase of 28.1% from \$5.3 billion at June 30, 2010. The increase from March 31, 2011 was due to market appreciation of \$76 million and inflows of \$24 million through an increase in the use of the funds' credit facilities. The increase from June 30, 2010 was due to market appreciation of \$1.1 billion and net inflows of \$421 million, primarily due to the launch of Cohen & Steers Select Preferred and Income Fund, Inc. ("PSF") during the fourth quarter of 2010. Average assets under management for closed-end mutual funds were \$6.8 billion for the quarter ended June 30, 2011, an increase of 3.1% from \$6.6 billion for the quarter ended March 31, 2011 and an increase of 21.0% from \$5.6 billion for the quarter ended June 30, 2010.

Financial Highlights (Unaudited)

	Three Months Ended		
	(in thousands, except per share data or as noted)		
	June 30, 2011	March 31, 2011	June 30, 2010
Revenue	\$ 61,459	\$ 54,755	\$ 44,232
Expenses	\$ 38,564	\$ 35,842	\$ 30,900
Operating income	\$ 22,895	\$ 18,913	\$ 13,332
Operating margin	37.3%	34.5%	30.1%
Total non-operating income	\$ 1,306	\$ 975	\$ 2,050
Net income attributable to common shareholders	\$ 15,679	\$ 12,975	\$ 11,603
Diluted earnings per share attributable to common shareholders	\$ 0.36	\$ 0.30	\$ 0.27
Assets under management, end of period (in millions)	\$ 44,314	\$ 38,030	\$ 26,242
Average assets under management for period (in millions)	\$ 40,933	\$ 36,087	\$ 27,031

Total revenue for the second quarter of 2011 was \$61.5 million, an increase of 12.2% from \$54.8 million for the first quarter of 2011, primarily due to higher average assets under management. Operating expenses for the second quarter of 2011 were \$38.6 million, an increase of 7.6% from \$35.8 million for the first quarter of 2011 primarily due to increases in employee compensation and benefits, distribution and service fees and general and administrative expenses. Operating income was \$22.9 million for the three months ended June 30, 2011, compared with operating income of \$18.9 million for the three months ended March 31, 2011. The company's operating margin increased to 37.3% for the second quarter of 2011 compared with 34.5% for the three months ended March 31, 2011. The company's operating margin expanded during the quarter due to an increase in revenue combined with decreases in the compensation and G&A to revenue ratios. Non-operating income was \$1.3 million for the three months ended June 30, 2011, an increase of 33.9% from \$975,000 for the three months ended March 31, 2011, primarily due to an increase in equity in earnings from the company's seed investments.

Balance Sheet Information

As of June 30, 2011, cash, cash equivalents and investments were \$206 million. As of June 30, 2011, stockholders' equity was \$256 million and the company had no long-term or short-term debt.

Conference Call Information

Cohen & Steers will host a conference call tomorrow, July 21, 2011 at 11:00 a.m. (ET) to discuss the company's second quarter results. Investors and analysts can access the live conference call by dialing (800) 769-9015 (U.S.) or (212) 231-2912 (international); passcode: 21532718. Participants should plan to register at least 10 minutes before the conference call begins.

A replay of the call will be available for two weeks starting at approximately 1:00 p.m. (ET) on July 21, 2011 and can be accessed at (800) 633-8284 (U.S.) or (402) 977-9140 (international); passcode: 21532718. Internet access to the webcast, which includes audio (listen-only), will be available on the company's Web site at www.cohenandsteers.com under "Corporate Info." The webcast will be archived on the Web site for two weeks.

About Cohen & Steers

Cohen & Steers is a manager of portfolios specializing in U.S. and international real estate securities, large cap value stocks, listed infrastructure and utilities, and preferred securities. The company also manages alternative investment strategies such as hedged real estate securities portfolios and private real estate multimanager strategies for qualified investors. Headquartered in New York City, with offices in London, Brussels, Hong Kong and Seattle, Cohen & Steers serves individual and institutional investors through a broad range of investment vehicles.

Forward-Looking Statements

This press release and other statements that Cohen & Steers may make may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, which reflect the company's current views with respect to, among other things, its operations and financial performance. You can identify these forward-looking statements by the use of words such as "outlook," "believes,"

"expects," "potential," "continues," "may," "will," "should," "seeks," "approximately," "predicts," "intends," "plans," "estimates," "anticipates" or the negative versions of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties.

Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. The company believes that these factors include, but are not limited to, those described in the "Risk Factors" section of the company's Annual Report on Form 10-K for the year ended December 31, 2010, which is accessible on the Securities and Exchange Commission's Web site at www.sec.gov and on the company's Web site at www.cohenandsteers.com. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this release. The company undertakes no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise.

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Cohen & Steers, Inc. and Subsidiaries
Condensed Consolidated Statements of Operations (Unaudited)
For the Periods Ended
(in thousands, except per share data)

	Three Months Ended			% Change From	
	June 30, 2011	March 31, 2011	June 30, 2010	March 31, 2011	June 30, 2010
Revenue					
Investment advisory and administration fees	\$ 57,469	\$ 51,052	\$ 40,835		
Distribution and service fees	2,586	2,415	2,236		
Portfolio consulting and other	1,404	1,288	1,161		
Total revenue	61,459	54,755	44,232	12.2%	38.9%
Expenses					
Employee compensation and benefits	21,818	19,986	17,251		
Distribution and service fees	6,150	5,754	4,831		
General and administrative	8,886	8,573	7,473		
Depreciation and amortization	1,295	1,186	1,113		
Amortization, deferred commissions	415	343	232		
Total expenses	38,564	35,842	30,900	7.6%	24.8%
Operating income	22,895	18,913	13,332	21.1%	71.7%
Non-operating income					
Interest and dividend income - net	355	184	366		
Loss from trading securities - net	(99)	(378)	(371)		
Gain from available-for-sale securities - net	232	358	3,281		
Equity in earnings (losses) of affiliates	627	(14)	(1,361)		
Other	191	825	135		
Total non-operating income	1,306	975	2,050	33.9%	(36.3%)
Income before provision for income taxes	24,201	19,888	15,382	21.7%	57.3%
Provision for income taxes	8,442	6,986	3,781		
Net income	15,759	12,902	11,601	22.1%	35.8 %
Less: Net (income) loss attributable to redeemable noncontrolling interest	(80)	73	2		
Net income attributable to common shareholders	\$ 15,679	\$ 12,975	\$ 11,603	20.8%	35.1%
Earnings per share attributable to common shareholders					
Basic	\$ 0.36	\$ 0.30	\$ 0.27	20.4%	33.6%
Diluted	\$ 0.36	\$ 0.30	\$ 0.27	20.7%	33.0%
Weighted average shares outstanding					
Basic	43,220	43,051	42,730		
Diluted	43,840	43,781	43,143		

Cohen & Steers, Inc. and Subsidiaries
Condensed Consolidated Statements of Operations (Unaudited)
For the Periods Ended
(in thousands, except per share data)

	Six Months Ended		% Change
	June 30, 2011	June 30, 2010	June 30, 2010
Revenue			
Investment advisory and administration fees	\$ 108,521	\$ 78,927	
Distribution and service fees	5,001	4,400	
Portfolio consulting and other	2,692	2,249	
Total revenue	116,214	85,576	35.8%
Expenses			
Employee compensation and benefits	41,804	33,375	
Distribution and service fees	11,904	9,141	
General and administrative	17,459	14,610	
Depreciation and amortization	2,481	2,267	
Amortization, deferred commissions	758	422	
Total expenses	74,406	59,815	24.4%
Operating income	41,808	25,761	62.3%
Non-operating income			
Interest and dividend income - net	539	561	
Loss from trading securities - net	(477)	(182)	
Gain from available-for-sale securities - net	590	3,479	
Equity in earnings (losses) of affiliates	613	(820)	
Other	1,016	47	
Total non-operating income	2,281	3,085	(26.1%)
Income before provision for income taxes	44,089	28,846	52.8%
Provision for income taxes	15,428	8,355	
Net income	28,661	20,491	39.9%
Less: Net income attributable to redeemable noncontrolling interest	(7)	(8)	
Net income attributable to common shareholders	\$ 28,654	\$ 20,483	39.9%
Earnings per share attributable to common shareholders			
Basic	\$ 0.66	\$ 0.48	38.4%
Diluted	\$ 0.65	\$ 0.48	37.4%
Weighted average shares outstanding			
Basic	43,136	42,665	
Diluted	43,811	43,040	

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management (Unaudited)
By Investment Vehicle
(in millions)

	Three Months Ended			% Change From	
	June 30, 2011	March 31, 2011	June 30, 2010	March 31, 2011	June 30, 2010
<u>Institutional Accounts</u>					
Assets under management, beginning of period	\$ 21,931	\$ 19,625	\$ 14,503		
Inflows	4,997	1,529	1,471		
Outflows	(430)	(321)	(417)		
Net inflows	4,567	1,208	1,054		
Market appreciation (depreciation)	794	1,098	(1,225)		
Total increase (decrease)	5,361	2,306	(171)		
Assets under management, end of period	<u>\$ 27,292</u>	<u>\$ 21,931</u>	<u>\$ 14,332</u>	24.4%	90.4%
Average assets under management for period	<u>\$ 24,293</u>	<u>\$ 20,671</u>	<u>\$ 14,726</u>	17.5%	65.0%
<u>Open-End Mutual Funds</u>					
Assets under management, beginning of period	\$ 9,390	\$ 8,484	\$ 6,958		
Inflows	1,175	1,147	684		
Outflows	(642)	(640)	(509)		
Net inflows	533	507	175		
Market appreciation (depreciation)	290	399	(538)		
Total increase (decrease)	823	906	(363)		
Assets under management, end of period	<u>\$ 10,213</u>	<u>\$ 9,390</u>	<u>\$ 6,595</u>	8.8%	54.9%
Average assets under management for period	<u>\$ 9,822</u>	<u>\$ 8,803</u>	<u>\$ 6,672</u>	11.6%	47.2%
<u>Closed-End Mutual Funds</u>					
Assets under management, beginning of period	\$ 6,709	\$ 6,353	\$ 5,736		
Inflows	24	129	—		
Outflows	—	—	(7)		
Net inflows (outflows)	24	129	(7)		
Market appreciation (depreciation)	76	227	(414)		
Total increase (decrease)	100	356	(421)		
Assets under management, end of period	<u>\$ 6,809</u>	<u>\$ 6,709</u>	<u>\$ 5,315</u>	1.5%	28.1%
Average assets under management for period	<u>\$ 6,818</u>	<u>\$ 6,613</u>	<u>\$ 5,633</u>	3.1%	21.0%
<u>Total</u>					
Assets under management, beginning of period	\$ 38,030	\$ 34,462	\$ 27,197		
Inflows	6,196	2,805	2,155		
Outflows	(1,072)	(961)	(933)		
Net inflows	5,124	1,844	1,222		
Market appreciation (depreciation)	1,160	1,724	(2,177)		
Total increase (decrease)	6,284	3,568	(955)		
Assets under management, end of period	<u>\$ 44,314</u>	<u>\$ 38,030</u>	<u>\$ 26,242</u>	16.5%	68.9%
Average assets under management for period	<u>\$ 40,933</u>	<u>\$ 36,087</u>	<u>\$ 27,031</u>	13.4%	51.4%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management (Unaudited)
By Investment Vehicle
(in millions)

	Six Months Ended		% Change
	June 30, 2011	June 30, 2010	June 30, 2010
<u>Institutional Accounts</u>			
Assets under management, beginning of period	\$ 19,625	\$ 12,954	
Inflows	6,526	2,865	
Outflows	(751)	(937)	
Net inflows	5,775	1,928	
Market appreciation (depreciation)	1,892	(550)	
Total increase	7,667	1,378	
Assets under management, end of period	<u>\$ 27,292</u>	<u>\$ 14,332</u>	90.4%
Average assets under management for period	<u>\$ 22,482</u>	<u>\$ 13,935</u>	61.3%
<u>Open-End Mutual Funds</u>			
Assets under management, beginning of period	\$ 8,484	\$ 6,285	
Inflows	2,322	1,394	
Outflows	(1,282)	(962)	
Net inflows	1,040	432	
Market appreciation (depreciation)	689	(122)	
Total increase	1,729	310	
Assets under management, end of period	<u>\$ 10,213</u>	<u>\$ 6,595</u>	54.9%
Average assets under management for period	<u>\$ 9,313</u>	<u>\$ 6,451</u>	44.4%
<u>Closed-End Mutual Funds</u>			
Assets under management, beginning of period	\$ 6,353	\$ 5,546	
Inflows	153	—	
Outflows	—	(7)	
Net inflows (outflows)	153	(7)	
Market appreciation (depreciation)	303	(224)	
Total increase (decrease)	456	(231)	
Assets under management, end of period	<u>\$ 6,809</u>	<u>\$ 5,315</u>	28.1%
Average assets under management for period	<u>\$ 6,715</u>	<u>\$ 5,585</u>	20.2%
<u>Total</u>			
Assets under management, beginning of period	\$ 34,462	\$ 24,785	
Inflows	9,001	4,259	
Outflows	(2,033)	(1,906)	
Net inflows	6,968	2,353	
Market appreciation (depreciation)	2,884	(896)	
Total increase	9,852	1,457	
Assets under management, end of period	<u>\$ 44,314</u>	<u>\$ 26,242</u>	68.9%
Average assets under management for period	<u>\$ 38,510</u>	<u>\$ 25,971</u>	48.3%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management - Institutional Accounts (Unaudited)
By Investment Relationship
For the Periods Ended
(in millions)

	Three Months Ended			% Change From	
	June 30, 2011	March 31, 2011	June 30, 2010	March 31, 2011	June 30, 2010
<u>Subadvisory</u>					
Assets under management, beginning of period	\$ 15,128	\$ 13,222	\$ 9,089		
Inflows	4,628	1,323	1,353		
Outflows	(277)	(186)	(293)		
Net inflows	4,351	1,137	1,060		
Market appreciation (depreciation)	557	769	(789)		
Total increase	4,908	1,906	271		
Assets under management, end of period	<u>\$ 20,036</u>	<u>\$ 15,128</u>	<u>\$ 9,360</u>	32.4%	114.1%
Average assets under management for period	<u>\$ 17,315</u>	<u>\$ 14,174</u>	<u>\$ 9,566</u>	22.2%	81.0%
<u>Advisory</u>					
Assets under management, beginning of period	\$ 6,657	\$ 6,251	\$ 5,194		
Inflows	337	196	109		
Outflows	(150)	(119)	(118)		
Net inflows (outflows)	187	77	(9)		
Market appreciation (depreciation)	236	329	(430)		
Total increase (decrease)	423	406	(439)		
Assets under management, end of period	<u>\$ 7,080</u>	<u>\$ 6,657</u>	<u>\$ 4,755</u>	6.4%	48.9%
Average assets under management for period	<u>\$ 6,819</u>	<u>\$ 6,348</u>	<u>\$ 4,942</u>	7.4%	38.0%
<u>Alternatives</u>					
Assets under management, beginning of period	\$ 146	\$ 152	\$ 220		
Inflows	32	10	9		
Outflows	(3)	(16)	(6)		
Net inflows (outflows)	29	(6)	3		
Market appreciation (depreciation)	1	—	(6)		
Total increase (decrease)	30	(6)	(3)		
Assets under management, end of period	<u>\$ 176</u>	<u>\$ 146</u>	<u>\$ 217</u>	20.5%	(18.9%)
Average assets under management for period	<u>\$ 159</u>	<u>\$ 149</u>	<u>\$ 218</u>	6.7%	(27.1%)
<u>Total Institutional Accounts</u>					
Assets under management, beginning of period	\$ 21,931	\$ 19,625	\$ 14,503		
Inflows	4,997	1,529	1,471		
Outflows	(430)	(321)	(417)		
Net inflows	4,567	1,208	1,054		
Market appreciation (depreciation)	794	1,098	(1,225)		
Total increase (decrease)	5,361	2,306	(171)		
Assets under management, end of period	<u>\$ 27,292</u>	<u>\$ 21,931</u>	<u>\$ 14,332</u>	24.4%	90.4%
Average assets under management for period	<u>\$ 24,293</u>	<u>\$ 20,671</u>	<u>\$ 14,726</u>	17.5%	65.0%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management - Institutional Accounts (Unaudited)
By Investment Relationship
For the Periods Ended
(in millions)

	Six Months Ended		% Change
	June 30, 2011	June 30, 2010	June 30, 2010
<u>Subadvisory</u>			
Assets under management, beginning of period	\$ 13,222	\$ 8,024	
Inflows	5,951	2,386	
Outflows	(463)	(694)	
Net inflows	5,488	1,692	
Market appreciation (depreciation)	1,326	(356)	
Total increase	6,814	1,336	
Assets under management, end of period	<u>\$ 20,036</u>	<u>\$ 9,360</u>	114.1%
Average assets under management for period	<u>\$ 15,745</u>	<u>\$ 8,861</u>	77.7%
<u>Advisory</u>			
Assets under management, beginning of period	\$ 6,251	\$ 4,894	
Inflows	533	287	
Outflows	(269)	(237)	
Net inflows	264	50	
Market appreciation (depreciation)	565	(189)	
Total increase (decrease)	829	(139)	
Assets under management, end of period	<u>\$ 7,080</u>	<u>\$ 4,755</u>	48.9%
Average assets under management for period	<u>\$ 6,573</u>	<u>\$ 4,889</u>	34.4%
<u>Alternatives</u>			
Assets under management, beginning of period	\$ 152	\$ 36	
Inflows	42	192	
Outflows	(19)	(6)	
Net inflows	23	186	
Market appreciation (depreciation)	1	(5)	
Total increase	24	181	
Assets under management, end of period	<u>\$ 176</u>	<u>\$ 217</u>	(18.9%)
Average assets under management for period	<u>\$ 164</u>	<u>\$ 185</u>	(11.4%)
<u>Total Institutional Accounts</u>			
Assets under management, beginning of period	\$ 19,625	\$ 12,954	
Inflows	6,526	2,865	
Outflows	(751)	(937)	
Net inflows	5,775	1,928	
Market appreciation (depreciation)	1,892	(550)	
Total increase	7,667	1,378	
Assets under management, end of period	<u>\$ 27,292</u>	<u>\$ 14,332</u>	90.4 %
Average assets under management for period	<u>\$ 22,482</u>	<u>\$ 13,935</u>	61.3%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management (Unaudited)
By Investment Strategy
For the Periods Ended
(in millions)

	Three Months Ended			% Change From	
	June 30, 2011	March 31, 2011	June 30, 2010	March 31, 2011	June 30, 2010
<u>Global / International Real Estate</u>					
Assets under management, beginning of period	\$ 16,878	\$ 15,590	\$ 11,342		
Inflows	1,165	1,082	1,409		
Outflows	(532)	(477)	(456)		
Net inflows	633	605	953		
Market appreciation (depreciation)	608	683	(1,053)		
Total increase (decrease)	1,241	1,288	(100)		
Assets under management, end of period	<u>\$ 18,119</u>	<u>\$ 16,878</u>	<u>\$ 11,242</u>	7.4%	61.2%
Average assets under management for period	<u>\$ 17,359</u>	<u>\$ 16,009</u>	<u>\$ 11,602</u>	8.4%	49.6%
<u>U.S. Real Estate</u>					
Assets under management, beginning of period	\$ 12,033	\$ 10,506	\$ 8,852		
Inflows	4,364	1,352	433		
Outflows	(317)	(504)	(432)		
Net inflows	4,047	848	1		
Market appreciation (depreciation)	465	679	(423)		
Total increase (decrease)	4,512	1,527	(422)		
Assets under management, end of period	<u>\$ 16,545</u>	<u>\$ 12,033</u>	<u>\$ 8,430</u>	37.5%	96.3%
Average assets under management for period	<u>\$ 14,214</u>	<u>\$ 11,336</u>	<u>\$ 8,641</u>	25.4%	64.5%
<u>Large Cap Value Stocks</u>					
Assets under management, beginning of period	\$ 3,898	\$ 3,673	\$ 3,097		
Inflows	308	113	286		
Outflows	(153)	(82)	(27)		
Net inflows	155	31	259		
Market appreciation (depreciation)	20	194	(402)		
Total increase (decrease)	175	225	(143)		
Assets under management, end of period	<u>\$ 4,073</u>	<u>\$ 3,898</u>	<u>\$ 2,954</u>	4.5%	37.9%
Average assets under management for period	<u>\$ 3,977</u>	<u>\$ 3,786</u>	<u>\$ 3,026</u>	5.0%	31.4%
<u>Global Infrastructure</u>					
Assets under management, beginning of period	\$ 3,125	\$ 2,870	\$ 2,596		
Inflows	86	174	15		
Outflows	(8)	(17)	(14)		
Net inflows	78	157	1		
Market appreciation (depreciation)	57	98	(220)		
Total increase (decrease)	135	255	(219)		
Assets under management, end of period	<u>\$ 3,260</u>	<u>\$ 3,125</u>	<u>\$ 2,377</u>	4.3%	37.1%
Average assets under management for period	<u>\$ 3,188</u>	<u>\$ 2,998</u>	<u>\$ 2,487</u>	6.3%	28.2%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management (Unaudited)
By Investment Strategy - continued
For the Periods Ended
(in millions)

	Three Months Ended			% Change From	
	June 30, 2011	March 31, 2011	June 30, 2010	March 31, 2011	June 30, 2010
<u>Preferred Securities</u>					
Assets under management, beginning of period	\$ 1,548	\$ 1,292	\$ 794		
Inflows	273	216	12		
Outflows	(62)	(13)	(4)		
Net inflows	211	203	8		
Market appreciation (depreciation)	16	53	(29)		
Total increase (decrease)	227	256	(21)		
Assets under management, end of period	<u>\$ 1,775</u>	<u>\$ 1,548</u>	<u>\$ 773</u>	14.7%	129.6%
Average assets under management for period	<u>\$ 1,657</u>	<u>\$ 1,420</u>	<u>\$ 784</u>	16.7%	111.4%
<u>Other</u>					
Assets under management, beginning of period	\$ 548	\$ 531	\$ 516		
Market (depreciation) appreciation	(6)	17	(50)		
Total (decrease) increase	(6)	17	(50)		
Assets under management, end of period	<u>\$ 542</u>	<u>\$ 548</u>	<u>\$ 466</u>	(1.1%)	16.3%
Average assets under management for period	<u>\$ 538</u>	<u>\$ 538</u>	<u>\$ 491</u>	0.0%	9.6%
<u>Total</u>					
Assets under management, beginning of period	\$ 38,030	\$ 34,462	\$ 27,197		
Inflows	6,196	2,937	2,155		
Outflows	(1,072)	(1,093)	(933)		
Net inflows	5,124	1,844	1,222		
Market appreciation (depreciation)	1,160	1,724	(2,177)		
Total increase (decrease)	6,284	3,568	(955)		
Assets under management, end of period	<u>\$ 44,314</u>	<u>\$ 38,030</u>	<u>\$ 26,242</u>	16.5%	68.9%
Average assets under management for period	<u>\$ 40,933</u>	<u>\$ 36,087</u>	<u>\$ 27,031</u>	13.4%	51.4%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management (Unaudited)
By Investment Strategy
For the Periods Ended
(in millions)

	Six Months Ended		% Change
	June 30, 2011	June 30, 2010	June 30, 2010
<u>Global / International Real Estate</u>			
Assets under management, beginning of period	\$ 15,590	\$ 10,401	
Inflows	2,247	2,613	
Outflows	(1,009)	(1,070)	
Net inflows	1,238	1,543	
Market appreciation (depreciation)	1,291	(702)	
Total increase	2,529	841	
Assets under management, end of period	\$ 18,119	\$ 11,242	61.2%
Average assets under management for period	\$ 16,549	\$ 11,070	49.5%
<u>U.S. Real Estate</u>			
Assets under management, beginning of period	\$ 10,506	\$ 8,012	
Inflows	5,716	852	
Outflows	(821)	(760)	
Net inflows	4,895	92	
Market appreciation	1,144	326	
Total increase	6,039	418	
Assets under management, end of period	\$ 16,545	\$ 8,430	96.3%
Average assets under management for period	\$ 12,951	\$ 8,371	54.7%
<u>Large Cap Value Stocks</u>			
Assets under management, beginning of period	\$ 3,673	\$ 2,550	
Inflows	421	745	
Outflows	(235)	(50)	
Net inflows	186	695	
Market appreciation (depreciation)	214	(291)	
Total increase	400	404	
Assets under management, end of period	\$ 4,073	\$ 2,954	37.9%
Average assets under management for period	\$ 3,873	\$ 2,784	39.1%
<u>Global Infrastructure</u>			
Assets under management, beginning of period	\$ 2,870	\$ 2,577	
Inflows	260	37	
Outflows	(25)	(19)	
Net inflows	235	18	
Market appreciation (depreciation)	155	(218)	
Total increase (decrease)	390	(200)	
Assets under management, end of period	\$ 3,260	\$ 2,377	37.1%
Average assets under management for period	\$ 3,065	\$ 2,477	23.7%

Cohen & Steers, Inc. and Subsidiaries
Assets Under Management (Unaudited)
By Investment Strategy - continued
For the Periods Ended
(in millions)

	Six Months Ended		% Change
	June 30, 2011	June 30, 2010	June 30, 2010
<u>Preferred Securities</u>			
Assets under management, beginning of period	\$ 1,292	\$ 745	
Inflows	489	12	
Outflows	(75)	(7)	
Net inflows	414	5	
Market appreciation	69	23	
Total increase	483	28	
Assets under management, end of period	\$ 1,775	\$ 773	129.6%
Average assets under management for period	\$ 1,534	\$ 759	102.1%
<u>Other</u>			
Assets under management, beginning of period	\$ 531	\$ 500	
Market appreciation (depreciation)	11	(34)	
Total increase (decrease)	11	(34)	
Assets under management, end of period	\$ 542	\$ 466	16.3%
Average assets under management for period	\$ 538	\$ 510	5.5%
<u>Total</u>			
Assets under management, beginning of period	\$ 34,462	\$ 24,785	
Inflows	9,133	4,259	
Outflows	(2,165)	(1,906)	
Net inflows	6,968	2,353	
Market appreciation (depreciation)	2,884	(896)	
Total increase	9,852	1,457	
Assets under management, end of period	\$ 44,314	\$ 26,242	68.9%
Average assets under management for period	\$ 38,510	\$ 25,971	48.3%

Cohen & Steers, Inc. and Subsidiaries
Other Fee Earning Assets (Unaudited)
(in millions)

	As of		
	June 30, 2011	March 31, 2011	June 30, 2010
Unified Managed Accounts, end of period	<u>\$ 571</u>	<u>\$ 554</u>	<u>\$ 468</u>
Exchange Traded Funds, end of period	<u>\$ 2,748</u>	<u>\$ 2,558</u>	<u>\$ 2,012</u>
Unit Investment Trusts, end of period	<u>\$ 1,418</u>	<u>\$ 1,421</u>	<u>\$ 1,256</u>
Total, end of period	<u><u>\$ 4,737</u></u>	<u><u>\$ 4,533</u></u>	<u><u>\$ 3,736</u></u>

Note: Other fee earning assets are defined as assets for which the company provides non-discretionary investment advice, and therefore are not included in the company's reported assets under management.