

# Cohen & Steers Realty Shares, Inc.

**Category**  
Real Estate

## Investment Objective & Strategy

### From the investment's prospectus

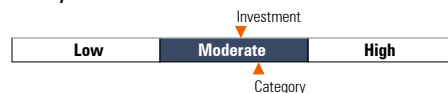
The investment seeks total return through investment in real estate securities.

Under normal market conditions, the fund invests at least 80% of its total assets in common stocks and other equity securities issued by real estate companies. It may invest up to 20% of its total assets in securities of foreign issuers which meet the same criteria for investment as domestic companies, including investments in such companies in the form of American Depositary Receipts ("ADRs"), Global Depositary Receipts ("GDRs") and European Depositary Receipts ("EDRs"). The fund is non-diversified.

Past name(s) : Cohen & Steers Realty Shares.

## Volatility and Risk

Volatility as of 12-31-20



Risk Measures as of 12-31-20	Port Avg	Rel S&P 500	Rel Cat
3 Yr Std Dev	17.92	0.95	0.90
3 Yr Beta	0.72	—	0.87

## Principal Risks

Foreign Securities, Loss of Money, Not FDIC Insured, Country or Region, Nondiversification, Active Management, Market/Market Volatility, Equity Securities, Other, Preferred Stocks, Underlying Fund/Fund of Funds, Regulation/Government Intervention, Shareholder Activity, Small Cap, Mid-Cap, Real Estate/REIT Sector

## Important Information

**Morningstar Investment Profiles must be accompanied by Morningstar Disclosure and Glossary.**

Funds or their affiliates may pay compensation to Voya® affiliates offering a fund. Such compensation may be paid out of distribution, service and/or 12b-1 fees that are deducted from the fund's assets, and/or may be paid directly by the fund's affiliates. Any fees deducted from fund assets are discussed in the fund's prospectus and disclosed in the fund fact sheet. Because these fees are paid on an on-going basis, over time these fees will increase the cost of your investment and may cost you more than paying other types of sales charges. If offered through a retirement program, additional fees and expenses may be charged under that program. NOT A DEPOSIT. NOT FDIC INSURED. NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY. NOT GUARANTEED BY THE INSTITUTION. MAY GO DOWN IN VALUE.

## Portfolio Analysis

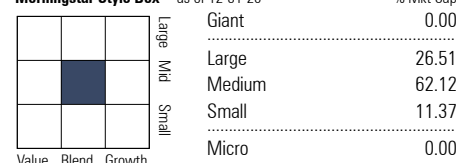
Composition as of 12-31-20



Top 10 Holdings as of 12-31-20

Company	% Assets
American Tower Corp	6.74
Simon Property Group Inc	5.63
Public Storage	5.59
Duke Realty Corp	5.06
Crown Castle International Corp	4.66
Equinix Inc	4.52
Healthpeak Properties Inc	4.48
UDR Inc	3.95
Weyerhaeuser Co	3.78
SBA Communications Corp	3.77

Morningstar Style Box™ as of 12-31-20



Morningstar Equity Sectors as of 12-31-20

Sector	% Fund
Cyclical	100.00
Basic Materials	0.00
Consumer Cyclical	2.51
Financial Services	0.00
Real Estate	97.49
Sensitive	0.00
Communication Services	0.00
Energy	0.00
Industrials	0.00
Technology	0.00
Defensive	0.00
Consumer Defensive	0.00
Healthcare	0.00
Utilities	0.00

## Operations

Gross Prosp Exp Ratio	0.96% of fund assets
Net Prosp Exp Ratio	0.89% of fund assets
Management Fee	0.75%
12b-1 Fee	—
Other Fee	0.00%
Miscellaneous Fee(s)	0.21%
Fund Inception Date	07-02-91
Total Fund Assets (\$mil)	6,223.0
Annual Turnover Ratio %	91.00
Fund Family Name	Cohen & Steers

Waiver Data	Type	Exp. Date	%
Expense Ratio	Contractual	06-30-21	0.07

## Portfolio Manager(s)

Jon Cheigh. Since 2007.  
Thomas Bohjalian, CFA. Since 2012.

Advisor	Cohen & Steers Capital Management, Inc.
Subadvisor	—

## Notes

The Fund may invest a portion of its assets in other investment companies (the "Acquired Funds"). The Fund's shareholders indirectly bear a pro rata portion of the expenses of the Acquired Funds in which the Fund invests. "Acquired Fund Fees and Expenses" in the table is an estimate of those expenses. The estimate for the fiscal year ended December 31, 2019 is based upon the average allocation of the Fund's investments in the Acquired Funds and upon the actual total operating expenses of the Acquired Funds (including any current waivers and expense limitations) as disclosed in each Acquired Funds' most recent prospectus. Actual Acquired Fund Fees and Expenses incurred by the Fund may vary with changes in the allocation of Fund assets among the Acquired Funds and with other events that directly affect the fees and expenses of the Acquired Funds. Since "Acquired Fund Fees and Expenses" are not directly borne by the Fund, they are not reflected in the Fund's financial statements, with the result that the information presented in the table will differ from that presented in the Financial Highlights. Cohen & Steers Capital Management, Inc., the Fund's investment advisor (the "Advisor"), has contractually agreed to waive its fee and/or reimburse expenses through June 30, 2021, so that the Fund's total annual operating expenses (excluding acquired fund fees and expenses, taxes and extraordinary expenses) do not exceed 0.88% for Class L shares. This contractual agreement can only be amended or terminated by agreement of the Fund's Board of Directors and the Advisor and will terminate automatically in the event of termination of the investment advisory agreement between the Advisor and the Fund.