

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

COHEN & STEERS INC  
Form 13F-HR  
August 14, 2009

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 13F  
Form 13F COVER PAGE

Report for the Calendar Year or Quarter Ended: June 30, 2009  
Check here if Amendment [ ]; Amendment Number:  
This Amendment (Check only one.): [ ] is a restatement.  
[ ] adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: Cohen & Steers Capital Management Inc.  
Address: 280 Park Avenue  
10th Floor  
New York, NY 10017

Form 13F File Number: 28-2405

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

Person Signing this Report on Behalf of Reporting Manager:

Name: Lisa Phelan  
Title: Senior Vice President and Chief Compliance Officer  
Phone: (212) 832-3232

Signature, Place, and Dating of Signing:

/s/ Lisa Phelan New York, NY August 14, 2009  
-----

Report Type (Check only one.):

- [ ] 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
- [ ] 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
- [X] 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

List of Other Managers Reporting for this Manager:  
[If there are no entries in this list, omit this section.]

| Form 13F File Number | Name |
|----------------------|------|
|----------------------|------|

# Edgar Filing: COHEN & STEERS INC - Form 13F-HR

028-01190

FRANK RUSSELL COMPANY

## Form 13F SUMMARY PAGE

Report Summary:

Number of Other Included Managers: 1

Form 13F Information Table Entry Total: 333

Form 13F Information Table Value Total: 9,363,431 (thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and Form 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

| No. | Form 13F File Number | Name                     |
|-----|----------------------|--------------------------|
| 01  |                      | Cohen & Steers Europe SA |

## FORM 13F INFORMATION TABLE

| ITEM 1:              | ITEM 2:              | ITEM 3:   | ITEM 4:            | ITEM 5:            | ITEM 6:    | ITEM 7:      |                   |              |
|----------------------|----------------------|-----------|--------------------|--------------------|------------|--------------|-------------------|--------------|
| NAME OF ISSUER       | TITLE<br>OF<br>CLASS | CUSIP     | VALUE<br>(X\$1000) | SHARES/<br>PRN AMT | SH/<br>PRN | PUT/<br>CALL | INVTMT<br>DSCRETN | OTHE<br>MANA |
| Abbott Laboratories  | COM                  | 002824100 | 46,441             | 987,258            | SH         |              | Sole              |              |
| Acadia Realty Trust  | BOND                 | 004239AB5 | 1,131              | 1,315,000          | SH         |              | Sole              |              |
| Acadia Realty Trust  | COM                  | 004239109 | 10,329             | 791,503            | SH         |              | Sole              |              |
| ACE Ltd Common       | COM                  | H0023R105 | 22,504             | 508,800            | SH         |              | Sole              |              |
| Advent Claymore Conv | COM                  | 00764C109 | 2,551              | 212,418            | SH         |              | Sole              |              |
| Advent Claymore Glob | COM                  | 007639107 | 441                | 67,400             | SH         |              | Sole              |              |
| Aflac Inc            | COM                  | 001055102 | 65                 | 2,100              | SH         |              | Sole              |              |
| Alcoa Inc Common     | COM                  | 013817101 | 7,792              | 754,358            | SH         |              | Sole              |              |
| Alexander's Inc Comm | COM                  | 014752109 | 8,606              | 31,921             | SH         |              | Sole              |              |
| Alexandria Real Esta | COM                  | 015271109 | 2,913              | 81,400             | SH         |              | Sole              |              |
| Alliance Bernstein I | COM                  | 01881E101 | 7,997              | 1,037,200          | SH         |              | Sole              |              |
| Alliance National Mu | COM                  | 01864U106 | 789                | 67,150             | SH         |              | Sole              |              |
| Alliance World Dolla | COM                  | 01879R106 | 1,339              | 130,400            | SH         |              | Sole              |              |
| Allstate Corp/The Co | COM                  | 020002101 | 8,389              | 343,800            | SH         |              | Sole              |              |
| Alpine Global Premie | COM                  | 02083A103 | 3,786              | 809,053            | SH         |              | Sole              |              |
| Alpine Total Dynamic | COM                  | 021060108 | 2,854              | 372,600            | SH         |              | Sole              |              |
| Altria Group Inc Com | COM                  | 02209S103 | 31,297             | 1,909,533          | SH         |              | Sole              |              |
| AMB Property Corp Co | COM                  | 00163T109 | 131,471            | 6,989,425          | SH         |              | Sole              |              |
| American Campus Comm | COM                  | 024835100 | 77,352             | 3,487,472          | SH         |              | Sole              |              |
| American Electric Po | COM                  | 025537101 | 42,460             | 1,469,700          | SH         |              | Sole              |              |
| American States Wate | COM                  | 029899101 | 3,889              | 112,270            | SH         |              | Sole              |              |
| American Tower Corpo | COM                  | 029912201 | 4,027              | 127,724            | SH         |              | Sole              |              |
| American Water Works | COM                  | 030420103 | 4,835              | 253,000            | SH         |              | Sole              |              |

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

|                      |      |           |         |            |    |      |
|----------------------|------|-----------|---------|------------|----|------|
| Apache Corp Common   | COM  | 037411105 | 14,430  | 200,000    | SH | Sole |
| Apartment Invt & Mgm | COM  | 03748R101 | 86,687  | 9,795,199  | SH | Sole |
| Archer Daniels Midla | COM  | 039483102 | 12,027  | 449,279    | SH | Sole |
| AT&T Common          | COM  | 00206R102 | 57,699  | 2,322,782  | SH | Sole |
| Automatic Data Proce | COM  | 053015103 | 9,845   | 277,800    | SH | Sole |
| AvalonBay Communitie | COM  | 053484101 | 105,051 | 1,877,954  | SH | Sole |
| Bank of America Corp | COM  | 060505104 | 20,822  | 1,577,400  | SH | Sole |
| Bank Of New York Mel | COM  | 064058100 | 26,851  | 916,100    | SH | Sole |
| Barclays Bank 7.10%  | PFD  | 06739H776 | 31      | 1,700      | SH | Sole |
| Barclays Bank 8.125% | PFD  | 06739H362 | 19,984  | 967,750    | SH | Sole |
| Barclays Bank Plc 7  | PFD  | 06739H511 | 1,441   | 73,400     | SH | Sole |
| Becton Dickinson &am | COM  | 075887109 | 34,371  | 482,000    | SH | Sole |
| BioMed Realty Trust  | COM  | 09063H107 | 102,246 | 9,994,648  | SH | Sole |
| Blackrock Corp HY Fu | COM  | 09255P107 | 2,947   | 355,100    | SH | Sole |
| Blackrock Corporate  | COM  | 09255L106 | 1,368   | 261,000    | SH | Sole |
| Blackrock Corporate  | COM  | 09255N102 | 1,896   | 230,600    | SH | Sole |
| Blackrock Corporate  | COM  | 09255M104 | 1,416   | 282,100    | SH | Sole |
| BlackRock Debt Strat | COM  | 09255R103 | 987     | 330,100    | SH | Sole |
| Blackrock Floating r | COM  | 09255Y108 | 630     | 60,300     | SH | Sole |
| Blackrock Global Enr | COM  | 09250U101 | 3,827   | 197,700    | SH | Sole |
| Blackrock Health Sci | COM  | 09250W107 | 2,567   | 123,700    | SH | Sole |
| Blackrock Inc. COM   | COM  | 09247X101 | 27,857  | 158,800    | SH | Sole |
| Blackrock Ltd Durati | COM  | 09249W101 | 5,241   | 395,898    | SH | Sole |
| Blackrock Preferred  | COM  | 09249V103 | 258     | 30,400     | SH | Sole |
| Blackrock Real Asset | COM  | 09254B109 | 6,077   | 682,000    | SH | Sole |
| Blrk Mnvst Fnd II A  | COM  | 09253T101 | 647     | 52,100     | SH | Sole |
| Boeing Co Common     | COM  | 097023105 | 14,452  | 340,043    | SH | Sole |
| Boston Properties In | COM  | 101121101 | 396,600 | 8,314,476  | SH | Sole |
| Brandywine Realty Tr | COM  | 105368203 | 65,785  | 8,830,099  | SH | Sole |
| BRE Properties Inc C | COM  | 05564E106 | 15,422  | 649,082    | SH | Sole |
| Brookdale Senior Liv | COM  | 112463104 | 55,819  | 5,730,826  | SH | Sole |
| Brookfield Propertie | COM  | 112900105 | 88,168  | 11,062,510 | SH | Sole |
| Calamos Convertible  | COM  | 12811P108 | 4,567   | 446,944    | SH | Sole |
| Calamos Convertible  | COM  | 128117108 | 1,133   | 108,200    | SH | Sole |
| Calamos Strat Tot Re | COM  | 128125101 | 3,498   | 461,500    | SH | Sole |
| Camden Property Trus | COM  | 133131102 | 29,449  | 1,066,993  | SH | Sole |
| CBL & Associates Pro | COM  | 124830100 | 33,974  | 6,303,094  | SH | Sole |
| Cemig SA-Spons ADR C | COM  | 204409601 | 161     | 12,000     | SH | Sole |
| CenterPoint Energy,  | COM  | 15189T107 | 15,538  | 1,402,346  | SH | Sole |
| Central Fund Canada  | COM  | 153501101 | 2,152   | 183,300    | SH | Sole |
| Chevron Corp Common  | COM  | 166764100 | 47,322  | 714,300    | SH | Sole |
| Chimera Investment C | COM  | 16934Q109 | 8,213   | 2,353,036  | SH | Sole |
| China Mobile Ltd ADR | COM  | 16941M109 | 6,075   | 121,300    | SH | Sole |
| Clough Global Equity | COM  | 18914C100 | 2,983   | 252,800    | SH | Sole |
| Clough Global Opport | COM  | 18914E106 | 9,549   | 885,785    | SH | Sole |
| CMS Energy Corp 5.5% | BOND | 125896BD1 | 3,135   | 3,000,000  | SH | Sole |
| CMS Energy Corp Comm | COM  | 125896100 | 18,929  | 1,567,000  | SH | Sole |
| CNOOC Ltd ADR        | COM  | 126132109 | 960     | 7,800      | SH | Sole |
| Cogdell Common       | COM  | 19238U107 | 7,382   | 1,720,662  | SH | Sole |
| Colgate-Palmolive Co | COM  | 194162103 | 15,287  | 216,100    | SH | Sole |
| Colonial Properties  | COM  | 195872106 | 18,684  | 2,524,722  | SH | Sole |
| Consolidated Edison  | COM  | 209115104 | 8,139   | 217,500    | SH | Sole |
| Constellation Energy | COM  | 210371100 | 181     | 6,800      | SH | Sole |
| Corning Inc Common   | COM  | 219350105 | 20,962  | 1,305,200  | SH | Sole |
| Corporate Office Pro | COM  | 22002T108 | 6,446   | 219,800    | SH | Sole |
| Corrections Corp of  | COM  | 22025Y407 | 358     | 21,043     | SH | Sole |
| Costco Wholesale Cor | COM  | 22160K105 | 7,056   | 154,400    | SH | Sole |
| Cousins Properties I | COM  | 222795106 | 7,139   | 839,785    | SH | Sole |
| Covidien PLC Common  | COM  | G2554F105 | 11,078  | 295,900    | SH | Sole |
| Crown Castle Intl Co | COM  | 228227104 | 2,126   | 88,500     | SH | Sole |
| DCP Midstream Partne | COM  | 23311P100 | 2,435   | 112,471    | SH | Sole |
| DCT Industrial Trust | COM  | 233153105 | 32,459  | 7,955,601  | SH | Sole |

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

|                      |        |           |         |            |    |      |
|----------------------|--------|-----------|---------|------------|----|------|
| Developers Diversifi | BOND   | 251591AS2 | 1,050   | 1,500,000  | SH | Sole |
| Developers Diversifi | COM    | 251591103 | 141     | 28,858     | SH | Sole |
| Devon Energy Corp Co | COM    | 25179M103 | 31,074  | 570,174    | SH | Sole |
| Diageo PLC ADR       | COM    | 25243Q205 | 6,149   | 107,400    | SH | Sole |
| DiamondRock Hospital | COM    | 252784301 | 600     | 95,901     | SH | Sole |
| Digital Realty Trust | COM    | 253868103 | 98,121  | 2,737,036  | SH | Sole |
| Disney Co Common     | COM    | 254687106 | 13,916  | 596,500    | SH | Sole |
| Dominion Resources I | COM    | 25746U109 | 19,270  | 576,600    | SH | Sole |
| Douglas Emmett Commo | COM    | 25960P109 | 31,068  | 3,455,777  | SH | Sole |
| Dow Chemical Co/The  | COM    | 260543103 | 3,593   | 222,600    | SH | Sole |
| DPL Inc Common       | COM    | 233293109 | 15,236  | 657,573    | SH | Sole |
| DR Horton Inc Common | COM    | 23331A109 | 94      | 10,000     | SH | Sole |
| Duff & Phelps Utilit | COM    | 26432K108 | 977     | 81,400     | SH | Sole |
| Duke Energy Corp Com | COM    | 26441C105 | 72,879  | 4,995,168  | SH | Sole |
| Duke Realty Corp Com | COM    | 264411505 | 159     | 18,144     | SH | Sole |
| DuPont Fabros Techno | COM    | 26613Q106 | 12,248  | 1,300,244  | SH | Sole |
| DWS Gbl Commodities  | COM    | 23338Y100 | 1,424   | 200,537    | SH | Sole |
| DWS RREEF Real Estat | COM    | 233384106 | 638     | 322,347    | SH | Sole |
| DWS RREEF Real Estat | COM    | 23338X102 | 267     | 485,100    | SH | Sole |
| EastGroup Properties | COM    | 277276101 | 43,413  | 1,314,761  | SH | Sole |
| Eaton Vance Enh Eqt  | COM    | 278277108 | 3,559   | 289,558    | SH | Sole |
| Eaton Vance Enhanced | COM    | 278274105 | 1,479   | 120,226    | SH | Sole |
| Eaton Vance Float Ra | COM    | 278279104 | 1,023   | 96,700     | SH | Sole |
| Eaton Vance Ltd Dura | COM    | 27828H105 | 7,820   | 610,483    | SH | Sole |
| Eaton Vance Senior F | COM    | 27828Q105 | 1,200   | 114,200    | SH | Sole |
| Eaton Vance Short Du | COM    | 27828V104 | 1,670   | 116,000    | SH | Sole |
| Eaton Vance T/M Buy- | COM    | 27828X100 | 2,027   | 144,393    | SH | Sole |
| Eaton Vance T/M Buy- | COM    | 27828Y108 | 5,614   | 443,106    | SH | Sole |
| Eaton Vance TA Gl Di | COM    | 27828S101 | 6,105   | 569,500    | SH | Sole |
| Eaton Vance TA GL Di | COM    | 27828U106 | 2,951   | 198,200    | SH | Sole |
| Eaton Vance Tax Man  | COM    | 27829C105 | 8,609   | 719,165    | SH | Sole |
| Eaton Vance Tax Man  | COM    | 27829F108 | 7,984   | 739,926    | SH | Sole |
| Eaton Vance Tax-Adv  | COM    | 27828G107 | 7,863   | 651,500    | SH | Sole |
| Eaton Vance Tax-Mgd  | COM    | 27828N102 | 10,996  | 935,805    | SH | Sole |
| Education Realty Tru | COM    | 28140H104 | 14,920  | 3,477,997  | SH | Sole |
| Enbridge Energy Comm | COM    | 29250R106 | 5,105   | 132,318    | SH | Sole |
| Energy Income And Gr | COM    | 292697109 | 1,422   | 69,700     | SH | Sole |
| Energy Transfer Equi | COM    | 29273V100 | 3,222   | 127,000    | SH | Sole |
| Energy Transfer Part | COM    | 29273R109 | 12,308  | 303,965    | SH | Sole |
| Entergy Corp Common  | COM    | 29364G103 | 65,493  | 844,854    | SH | Sole |
| Enterprise GP Holdin | PRTNRS | 293716106 | 2,940   | 117,000    | SH | Sole |
| Enterprise Products  | COM    | 293792107 | 16,021  | 642,400    | SH | Sole |
| Entertainment Proper | COM    | 29380T105 | 3,113   | 151,095    | SH | Sole |
| EQT Corp Common      | COM    | 26884L109 | 17,906  | 512,917    | SH | Sole |
| Equity Lifestyle Pro | COM    | 29472R108 | 77,577  | 2,086,534  | SH | Sole |
| Equity Residential C | COM    | 29476L107 | 247,391 | 11,128,773 | SH | Sole |
| Essex Property Trust | COM    | 297178105 | 14,835  | 238,374    | SH | Sole |
| Evergreen Global Div | COM    | 30024H101 | 7,594   | 836,413    | SH | Sole |
| Evergreen Income Adv | COM    | 30023Y105 | 2,408   | 297,000    | SH | Sole |
| Evergreen Managed In | COM    | 30024Y104 | 2,078   | 168,400    | SH | Sole |
| Evergreen Util & Hig | COM    | 30034Q109 | 2,786   | 241,171    | SH | Sole |
| Exelon Corp Common   | COM    | 30161N101 | 80,435  | 1,570,694  | SH | Sole |
| Extra Space Storage  | COM    | 30225T102 | 18,911  | 2,264,831  | SH | Sole |
| Exxon Mobil Corp Com | COM    | 30231G102 | 53,390  | 763,697    | SH | Sole |
| F&C / Claymore Pfd S | COM    | 338478100 | 3,349   | 319,262    | SH | Sole |
| F&C / Claymore Total | COM    | 338479108 | 2,133   | 203,100    | SH | Sole |
| Federal Realty Invs  | COM    | 313747206 | 108,902 | 2,113,810  | SH | Sole |
| Fiduciary/Claymore M | COM    | 31647Q106 | 760     | 49,661     | SH | Sole |
| First Financial Banc | COM    | 320209109 | 407     | 54,100     | SH | Sole |
| First Trust Aberdeen | COM    | 337319107 | 1,207   | 90,595     | SH | Sole |
| First Trust/Four Crn | COM    | 33733U108 | 1,832   | 186,604    | SH | Sole |
| FirstEnergy Corp Com | COM    | 337932107 | 26,927  | 694,900    | SH | Sole |

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

|                      |     |           |         |            |    |      |
|----------------------|-----|-----------|---------|------------|----|------|
| FPL Group Inc Common | COM | 302571104 | 109,201 | 1,920,515  | SH | Sole |
| Franklin Resources I | COM | 354613101 | 7,482   | 103,900    | SH | Sole |
| Franklin Templeton L | COM | 35472T101 | 2,014   | 194,000    | SH | Sole |
| Gabelli Dividend & I | COM | 36242H104 | 7,981   | 791,808    | SH | Sole |
| Gabelli Equity Trust | COM | 362397101 | 2,321   | 515,700    | SH | Sole |
| Gabelli Global Deal  | COM | 36245G103 | 448     | 33,100     | SH | Sole |
| Gabelli Gold Nat Res | COM | 36244N109 | 794     | 58,600     | SH | Sole |
| General American Inv | COM | 368802104 | 3,540   | 188,800    | SH | Sole |
| General Dynamics Cor | COM | 369550108 | 30,848  | 556,919    | SH | Sole |
| General Electric Co  | COM | 369604103 | 24,494  | 2,089,980  | SH | Sole |
| Goldman Sach Group,  | COM | 38141G104 | 25,846  | 175,300    | SH | Sole |
| Google Inc CL A Comm | COM | 38259P508 | 1,813   | 4,300      | SH | Sole |
| Great Plains Energy  | COM | 391164100 | 2,017   | 129,697    | SH | Sole |
| H & Q Healthcare Inv | COM | 404052102 | 1,346   | 125,200    | SH | Sole |
| H & Q Life Sciences  | COM | 404053100 | 1,215   | 140,100    | SH | Sole |
| Harris Corp Common   | COM | 413875105 | 25,390  | 895,300    | SH | Sole |
| HCC Insurance Holdin | COM | 404132102 | 28,246  | 1,176,381  | SH | Sole |
| HCP Common           | COM | 40414L109 | 250,791 | 11,835,352 | SH | Sole |
| Health Care REIT Inc | COM | 42217K106 | 89,940  | 2,637,566  | SH | Sole |
| Health Care REIT Inc | PFD | 42217K502 | 539     | 20,000     | SH | Sole |
| Hewlett-Packard Co C | COM | 428236103 | 5,684   | 147,074    | SH | Sole |
| Highland Credit Stra | COM | 43005Q107 | 241     | 49,000     | SH | Sole |
| Highwoods Properties | COM | 431284108 | 62,403  | 2,789,582  | SH | Sole |
| Home Properties Inc  | COM | 437306103 | 53,507  | 1,569,117  | SH | Sole |
| Hospitality Properti | COM | 44106M102 | 46,081  | 3,875,595  | SH | Sole |
| Host Hotels & Resort | COM | 44107P104 | 235,177 | 28,030,674 | SH | Sole |
| HSBC Holdings PLC 6. | PFD | 404280604 | 1,227   | 67,850     | SH | Sole |
| HSBC Holdings PLC AD | COM | 404280406 | 3,432   | 82,179     | SH | Sole |
| Iberiabank Corp Comm | COM | 450828108 | 197     | 5,000      | SH | Sole |
| ING Clarion Global R | COM | 44982G104 | 6,062   | 1,249,913  | SH | Sole |
| ING Clarion Real Est | COM | 449788108 | 475     | 121,500    | SH | Sole |
| ING Global Advntge & | COM | 44982N109 | 2,924   | 230,200    | SH | Sole |
| ING Global Eqty Div  | COM | 45684E107 | 684     | 58,244     | SH | Sole |
| ING Prime Rate Trust | COM | 44977W106 | 885     | 213,200    | SH | Sole |
| ING Risk Managed Nat | COM | 449810100 | 299     | 18,831     | SH | Sole |
| Inland Real Estate C | COM | 457461200 | 40,292  | 5,755,901  | SH | Sole |
| Intel Corp Common    | COM | 458140100 | 17,249  | 1,042,236  | SH | Sole |
| International Busine | COM | 459200101 | 31,631  | 302,933    | SH | Sole |
| ITC Holdings Corp Co | COM | 465685105 | 12,243  | 269,900    | SH | Sole |
| John Hancock Pat Pre | COM | 41013T105 | 1,675   | 210,958    | SH | Sole |
| John Hancock Preferr | COM | 41013W108 | 4,581   | 304,750    | SH | Sole |
| John Hancock Preferr | COM | 41013X106 | 4,527   | 306,100    | SH | Sole |
| John Hancock Preferr | COM | 41021P103 | 3,687   | 295,705    | SH | Sole |
| Johnson & Johnson Co | COM | 478160104 | 45,465  | 800,436    | SH | Sole |
| Johnson Controls Com | COM | 478366107 | 1,195   | 55,000     | SH | Sole |
| JPMorgan Chase Commo | COM | 46625H100 | 45,518  | 1,334,439  | SH | Sole |
| Kilroy Realty Corp C | COM | 49427F108 | 129,193 | 6,289,792  | SH | Sole |
| Kimco Realty Corp Co | COM | 49446R109 | 105,363 | 10,483,876 | SH | Sole |
| Kinder Morgan Energy | COM | 494550106 | 15,877  | 310,592    | SH | Sole |
| Korea Electric Power | COM | 500631106 | 368     | 32,000     | SH | Sole |
| Kraft Foods Inc Comm | COM | 50075N104 | 4,266   | 168,325    | SH | Sole |
| L-3 Communications H | COM | 502424104 | 15,784  | 227,500    | SH | Sole |
| LaSalle Hotel Proper | COM | 517942108 | 32,150  | 2,605,388  | SH | Sole |
| Lexington Realty Tru | COM | 529043101 | 13,043  | 3,836,147  | SH | Sole |
| Liberty All Star Equ | COM | 530158104 | 2,819   | 816,986    | SH | Sole |
| Liberty Property Tru | COM | 531172104 | 189,619 | 8,229,953  | SH | Sole |
| LMP Cap & Inc CEF CE | COM | 50208A102 | 2,267   | 263,659    | SH | Sole |
| Lockheed Martin Corp | COM | 539830109 | 24,244  | 300,600    | SH | Sole |
| LTC Properties Inc C | COM | 502175102 | 12,322  | 602,549    | SH | Sole |
| Macerich Co/The Comm | COM | 554382101 | 76,847  | 4,363,866  | SH | Sole |
| Mack-Cali Realty Cor | COM | 554489104 | 158,067 | 6,932,730  | SH | Sole |
| Macquarie Global Inf | COM | 55608D101 | 2,493   | 196,580    | SH | Sole |

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

|                      |     |           |         |           |    |      |
|----------------------|-----|-----------|---------|-----------|----|------|
| Magellan Midstream P | COM | 559080106 | 7,539   | 216,900   | SH | Sole |
| Marathon Oil Corp Co | COM | 565849106 | 29,919  | 993,000   | SH | Sole |
| Markwest Energy Part | COM | 570759100 | 4,313   | 237,000   | SH | Sole |
| Mattel Inc Common    | COM | 577081102 | 8,484   | 528,600   | SH | Sole |
| McDonald's Corp Comm | COM | 580135101 | 47,921  | 833,539   | SH | Sole |
| Medtronic Common     | COM | 585055106 | 39,590  | 1,134,725 | SH | Sole |
| Merck and Co Inc Com | COM | 589331107 | 932     | 33,329    | SH | Sole |
| Metlife Inc Common   | COM | 59156R108 | 30,871  | 1,028,700 | SH | Sole |
| MFA Mortgage Investm | COM | 55272X102 | 8,312   | 1,201,100 | SH | Sole |
| MFS Intermediate Inc | COM | 55273C107 | 1,619   | 245,300   | SH | Sole |
| MFS Mutimarket Inc.  | COM | 552737108 | 2,301   | 401,600   | SH | Sole |
| Microchip Technology | COM | 595017104 | 18,095  | 802,448   | SH | Sole |
| Microsoft Common     | COM | 594918104 | 42,203  | 1,775,480 | SH | Sole |
| MLP & Strategic Equi | COM | 55312N106 | 2,021   | 168,000   | SH | Sole |
| Monsanto Co Common   | COM | 61166W101 | 22,186  | 298,434   | SH | Sole |
| Morgan Stanley Commo | COM | 617446448 | 10,252  | 359,600   | SH | Sole |
| Morgan Stanley Qual  | COM | 61745P668 | 685     | 61,800    | SH | Sole |
| MS Emerging Mkts Dom | COM | 617477104 | 3,710   | 296,600   | SH | Sole |
| Nasdaq Premium Incom | COM | 63110R105 | 4,936   | 400,300   | SH | Sole |
| National Retail Prop | COM | 637417106 | 30,257  | 1,743,897 | SH | Sole |
| Nationwide Health Pr | COM | 638620104 | 102,308 | 3,974,684 | SH | Sole |
| Neuberger Berman Dvd | COM | 64127J102 | 520     | 70,033    | SH | Sole |
| New America High Inc | COM | 641876800 | 2,179   | 296,100   | SH | Sole |
| NFJ Dvd Interest & P | COM | 65337H109 | 9,207   | 777,600   | SH | Sole |
| Nicholas-Applegate C | COM | 65370F101 | 6,425   | 928,400   | SH | Sole |
| Nicholas-Applegate C | COM | 65370G109 | 7,596   | 1,200,104 | SH | Sole |
| Nike Inc Common      | COM | 654106103 | 18,202  | 351,537   | SH | Sole |
| Nordstrom Inc Common | COM | 655664100 | 6,980   | 350,940   | SH | Sole |
| Norfolk Southern Cor | COM | 655844108 | 8,035   | 213,300   | SH | Sole |
| Northeast Utilities  | COM | 664397106 | 21,347  | 956,845   | SH | Sole |
| Northrop Grumman Cor | COM | 666807102 | 5,239   | 114,700   | SH | Sole |
| Northwest Natural Ga | COM | 667655104 | 1,108   | 25,000    | SH | Sole |
| NSTAR Common         | COM | 67019E107 | 4       | 113       | SH | Sole |
| Nuveen Diversified D | COM | 6706EP105 | 1,932   | 269,051   | SH | Sole |
| Nuveen Equity Premiu | COM | 6706ET107 | 2,703   | 244,400   | SH | Sole |
| Nuveen Floating Rate | COM | 6706EN100 | 389     | 51,200    | SH | Sole |
| Nuveen Multi-Currenc | COM | 67090N109 | 1,355   | 90,100    | SH | Sole |
| Nuveen Real Estate I | COM | 67071B108 | 1,875   | 296,625   | SH | Sole |
| NV Energy Common     | COM | 67073Y106 | 23,132  | 2,143,880 | SH | Sole |
| Omega Healthcare Inv | COM | 681936100 | 41,113  | 2,649,051 | SH | Sole |
| Oracle Corp Common   | COM | 68389X105 | 11,428  | 533,500   | SH | Sole |
| Orient Express Hotel | COM | G67743107 | 25,445  | 2,996,944 | SH | Sole |
| Parkway Properties I | COM | 70159Q104 | 281     | 21,630    | SH | Sole |
| Pennsylvania Real Es | COM | 709102107 | 32      | 6,402     | SH | Sole |
| Pepco Holdings Inc C | COM | 713291102 | 9,531   | 709,116   | SH | Sole |
| PepsiCo, Inc.        | COM | 713448108 | 12,317  | 224,110   | SH | Sole |
| Pfizer Inc Common    | COM | 717081103 | 21,376  | 1,425,084 | SH | Sole |
| PG&E Corp Common     | COM | 69331C108 | 57,239  | 1,489,062 | SH | Sole |
| Philip Morris Intern | COM | 718172109 | 1,607   | 36,833    | SH | Sole |
| PIMCO Corporate Oppo | COM | 72201B101 | 1,900   | 168,700   | SH | Sole |
| Pinnacle West Capita | COM | 723484101 | 3,618   | 120,000   | SH | Sole |
| Pioneer Diversified  | COM | 723653101 | 234     | 15,300    | SH | Sole |
| Pioneer Floating Rat | COM | 72369J102 | 269     | 28,300    | SH | Sole |
| Pioneer High Income  | COM | 72369H106 | 5,491   | 491,561   | SH | Sole |
| Plum Creek Timber co | COM | 729251108 | 61,541  | 2,066,568 | SH | Sole |
| PNC Financial Servic | COM | 693475105 | 912     | 23,500    | SH | Sole |
| Post Properties Inc  | COM | 737464107 | 37      | 2,772     | SH | Sole |
| PPL Corp Common      | COM | 69351T106 | 28,919  | 877,372   | SH | Sole |
| Praxair Inc Common   | COM | 74005P104 | 8,585   | 120,800   | SH | Sole |
| Preferred & Corp. In | COM | 09255J101 | 218     | 30,800    | SH | Sole |
| Procter & Gamble Co  | COM | 742718109 | 37,848  | 740,676   | SH | Sole |
| Progress Energy Inc  | COM | 743263105 | 27,656  | 731,050   | SH | Sole |

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

|                      |        |           |         |            |    |      |
|----------------------|--------|-----------|---------|------------|----|------|
| Prologis 2.25% 04/01 | BOND   | 743410AQ5 | 403     | 500,000    | SH | Sole |
| Prologis Common      | COM    | 743410102 | 212,860 | 26,409,353 | SH | Sole |
| PS Business Parks In | COM    | 69360J107 | 59,684  | 1,232,130  | SH | Sole |
| Public Service Enter | COM    | 744573106 | 58,980  | 1,807,530  | SH | Sole |
| Public Storage Inc C | COM    | 74460D109 | 463,111 | 7,072,533  | SH | Sole |
| Public Storage Inc S | COM    | 74460D729 | 1,923   | 77,247     | SH | Sole |
| Putnam Managed Muni  | COM    | 746823103 | 757     | 130,100    | SH | Sole |
| Putnam Premier Incom | COM    | 746853100 | 1,958   | 393,300    | SH | Sole |
| Qualcomm Inc COM     | COM    | 747525103 | 28,928  | 640,000    | SH | Sole |
| Questar Corp Common  | COM    | 748356102 | 13,315  | 428,000    | SH | Sole |
| Rayonier Inc Common  | COM    | 754907103 | 35,620  | 979,906    | SH | Sole |
| Reaves Utility Inc C | COM    | 756158101 | 773     | 58,349     | SH | Sole |
| Regency Centers Corp | COM    | 758849103 | 122,294 | 3,503,174  | SH | Sole |
| Royce Value Trust CE | COM    | 780910105 | 2,775   | 330,000    | SH | Sole |
| SBA Communications C | COM    | 78388J106 | 1,099   | 44,800     | SH | Sole |
| Schlumberger LTD Com | COM    | 806857108 | 35,041  | 647,598    | SH | Sole |
| Sempra Energy Common | COM    | 816851109 | 49,972  | 1,006,900  | SH | Sole |
| Senior Housing Prop  | COM    | 81721M109 | 13,866  | 849,650    | SH | Sole |
| Simon Property Group | COM    | 828806109 | 765,976 | 14,893,566 | SH | Sole |
| SL Green Realty Corp | COM    | 78440X101 | 146,129 | 6,370,081  | SH | Sole |
| Sovran Self Storage  | COM    | 84610H108 | 47,788  | 1,942,571  | SH | Sole |
| Spectra Energy Corp  | COM    | 847560109 | 22,218  | 1,313,134  | SH | Sole |
| Starwood Hotels & Re | COM    | 85590A401 | 12,899  | 581,002    | SH | Sole |
| Sunamerica Focused A | COM    | 867037103 | 5,771   | 588,900    | SH | Sole |
| SunTrust Banks Commo | COM    | 867914103 | 4,477   | 272,154    | SH | Sole |
| Swiss Helvetia Fund  | COM    | 870875101 | 680     | 70,300     | SH | Sole |
| Taubman Centers Inc  | COM    | 876664103 | 15,310  | 569,935    | SH | Sole |
| Templeton Emg Mkts I | COM    | 880192109 | 1,140   | 99,200     | SH | Sole |
| Templeton Global Inc | COM    | 880198106 | 3,036   | 352,200    | SH | Sole |
| Teva Pharmaceutical  | COM    | 881624209 | 37,349  | 756,984    | SH | Sole |
| Texas Instruments In | COM    | 882508104 | 2,711   | 127,300    | SH | Sole |
| The Southern Co Comm | COM    | 842587107 | 67,720  | 2,173,300  | SH | Sole |
| Toronto-Dominion Ban | COM    | 891160509 | 8,584   | 166,000    | SH | Sole |
| Total SA Spon ADR    | COM    | 89151E109 | 3,522   | 64,950     | SH | Sole |
| Transocean ltd       | COM    | H8817H100 | 24,144  | 324,996    | SH | Sole |
| U-Store-It Trust Com | COM    | 91274F104 | 13,260  | 2,706,264  | SH | Sole |
| UDR INC Common       | COM    | 902653104 | 90,699  | 8,780,241  | SH | Sole |
| United Parcel Servic | COM    | 911312106 | 13,605  | 272,160    | SH | Sole |
| United Technologies  | COM    | 913017109 | 7,299   | 140,473    | SH | Sole |
| Urstadt Biddle Prope | COM    | 917286205 | 7,112   | 505,133    | SH | Sole |
| US Bancorp Common    | COM    | 902973304 | 31,590  | 1,762,856  | SH | Sole |
| Valero Energy Corp C | COM    | 91913Y100 | 1,051   | 62,200     | SH | Sole |
| Ventas Inc Common    | COM    | 92276F100 | 145,933 | 4,887,182  | SH | Sole |
| Verizon Communicatio | COM    | 92343V104 | 20,646  | 671,886    | SH | Sole |
| Vornado Realty Trust | COM    | 929042109 | 415,837 | 9,234,638  | SH | Sole |
| Wal-Mart Stores Inc  | COM    | 931142103 | 33,753  | 696,800    | SH | Sole |
| Washington Real Esta | COM    | 939653101 | 6,425   | 287,200    | SH | Sole |
| Waste Management Inc | COM    | 94106L109 | 873     | 31,000     | SH | Sole |
| Weingarten Realty In | COM    | 948741103 | 139,086 | 9,585,485  | SH | Sole |
| Wells Fargo & Co Com | COM    | 949746101 | 31,949  | 1,316,955  | SH | Sole |
| Western Asset Emerg  | COM    | 95766A101 | 1,141   | 78,000     | SH | Sole |
| Western Asset Emergi | COM    | 95766E103 | 1,368   | 134,400    | SH | Sole |
| Western Asset Gl Hig | COM    | 95766B109 | 1,236   | 136,000    | SH | Sole |
| Western Asset High I | COM    | 95766J102 | 2,091   | 290,874    | SH | Sole |
| Western Asset Manage | COM    | 95766K109 | 3,037   | 589,700    | SH | Sole |
| Western Asset Premie | COM    | 957664105 | 282     | 24,600     | SH | Sole |
| Western Asset Worldw | COM    | 957668106 | 456     | 43,000     | SH | Sole |
| Western Asset/Claymo | COM    | 95766R104 | 4,237   | 366,175    | SH | Sole |
| Williams Cos Inc Com | COM    | 969457100 | 10,961  | 702,178    | SH | Sole |
| Williams Partners LP | PRTNRS | 96950F104 | 9,324   | 516,300    | SH | Sole |
| Wisconsin Energy Gro | COM    | 976657106 | 24,093  | 591,828    | SH | Sole |

Edgar Filing: COHEN & STEERS INC - Form 13F-HR

---

333 Data Records  
9,363,431 Value Total  
01 Other Manager on whose behalf report is filed