

Diversified Real Assets Fund

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Diversified Real Assets Fund (the "Sub-fund")

Share Class F Inc USD (the "Shares" or the "PRIIP")

Cohen & Steers SICAV (the "Fund")

ISIN: LU1821812002

PRIIP manufacturer: Cohen & Steers Ireland Limited

Address: Suite G01, 81 Merrion Square South, Dublin 2, D02 NR12 Ireland

Website: www.cohenandsteers.com

Contact: Call + 44 207 460 63 82 for more information.

Competent Authority: The Central Bank of Ireland is responsible for supervising Cohen & Steers Ireland Limited in relation to this Key Information Document. This PRIIP is authorised in Luxembourg and supervised by the The Commission de Surveillance du Secteur Financier (CSSF). Cohen & Steers Ireland Limited is authorised in Ireland and regulated by the Central Bank of Ireland. Cohen & Steers Ireland Limited belongs to the Cohen and Steers Group.

This Key Information Document is accurate as at 15 April 2026.

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type

Undertaking for Collective Investment in Transferable Securities - Société d'Investissement à Capital Variable (SICAV), incorporated in Luxembourg.

Term

The fund and the sub-fund were incorporated for an unlimited duration. The PRIIP Manufacturer cannot terminate the fund, the subfund or the shares unilaterally.

Objectives

The fund's objective is to produce both income and capital growth by investing its assets in a portfolio of investments worldwide that offer exposure to the following asset classes in the following expected allocation ranges: real estate companies and REITs (17.5-32.5%), natural resource companies (12.5-27.5%), infrastructure companies and master limited partnerships (12.5-27.5%), commodities (12.5-27.5%), fixed income securities (0-20%), and gold and other precious metals (0-10%). The fund invests in companies of any size market capitalization that may be located in developed or emerging market countries, and frontier countries. The fund may invest in common stock and other equity securities, as well as debt securities of any maturity or credit rating, depositary receipts, and exchange-traded funds, notes, and commodities. The fund may not invest more than 10% of its assets in other funds. The fund may invest in financial instruments whose value is based on the value or characteristics of one or more underlying assets (derivatives) for investment or hedging purposes. The fund has the freedom to invest outside its principal geographies, market sectors, industries or asset classes.

The investment manager currently uses a blended benchmark consisting of 25% FTSE EPRA Nareit Developed Real Estate Index, 20% Bloomberg Commodity Index Total Return, 20% S&P Global Natural Resources Index, 20% Dow Jones Brookfield Global Infrastructure Index, 10% BofA Merrill Lynch 1-3 Year US Corporate Index and 5% Gold spot price for its internal analysis and for comparison with the investment performance, holdings, and other characteristics of the fund in materials provided to shareholders and potential investors, but the composition of the portfolio holdings of the fund is not constrained by the composition of its benchmark as a result.

The fund is actively managed. Active management of the fund may result in the minority or majority of the portfolio being components of the benchmark while also including securities that are not components of this benchmark. Because the fund's investment objective and policy focus on the same sector as this benchmark, the investment performance, holdings, and other characteristics of the fund may resemble those of the benchmark. Such characteristics are the result of the exercise of full discretion over the fund based on current market conditions.

Redemption and dealing: You may redeem your investment upon demand. This fund deals daily.

Distribution policy: Income arising from the Fund will be distributed to shareholders of the shares quarterly.

SFDR classification: The fund does not promote environmental and/or social characteristics or have a sustainable investment objective (Article 6 of the SFDR regulation).

State Street Bank International GmbH acts through its Luxembourg Branch as the fund's depositary within the meaning of the Luxembourg law of 17 December 2010 on undertakings for collective investments, as amended pursuant to a depositary agreement.

Further information about Cohen & Steers SICAV, including the prospectus, the latest annual and semi-annual reports as well as the Key Investor Information Documents of Cohen & Steers SICAV and other practical information such as where to find the latest prices of shares, may be obtained in several languages, free of charge at: Cohen & Steers SICAV, c/o State Street Bank International GmbH, Luxembourg Branch, 49, Avenue J.F. Kennedy, L-1855 Luxembourg, Tel.: + 352 464 010 600, Fax: + 352 24 52 95 01, or at www.cohenandsteers.com

The fund is one of several sub-funds under the Cohen & Steers SICAV umbrella fund. The assets and liabilities of each sub-fund of Cohen & Steers SICAV are segregated by law which means that only the gains and losses of the fund are relevant for the investor.

Intended retail investors

Investment in the Fund is suitable for a long-term investor who is able to tolerate market and interest rate volatility and potential loss of capital.

What are the risks and what could I get in return?

Risk indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 4 out of 7 which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity of the fund to pay you.



The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Other material risks relevant to the Fund not included in the summary risk indicator are set out in the prospectus in the "Risk Factors" section. This product does not include any protection from future market performance so you could lose some or all of your investment. If we are not able to pay you what is owed, you could lose your entire investment.

Performance scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted. The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and/or a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: 5 years

Example Investment: 10 000 USD

Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	2 440 USD	2 450 USD
	Average annual return	-75.63%	-24.53%
Unfavourable	What you might get back after costs	8 120 USD	8 740 USD
	Average annual return	-18.85%	-2.65%
Moderate	What you might get back after costs	10 230 USD	11 990 USD
	Average annual return	2.34%	3.70%
Favourable	What you might get back after costs	13 320 USD	14 270 USD
	Average annual return	33.19%	7.36%

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: this type of scenario occurred for an investment between 04/2015 and 03/2020.

Moderate scenario: this type of scenario occurred for an investment between 12/2015 and 11/2020.

Favourable scenario: this type of scenario occurred for an investment between 04/2017 and 03/2022.

What happens if Cohen & Steers Ireland Limited is unable to pay out?

The assets of the fund are held in safekeeping by its depositary, State Street Bank International GmbH, Luxembourg Branch. In the event of the insolvency of the PRIIP Manufacturer, the fund's assets in the safekeeping of the depositary will not be affected. However, in the event of the depositary's insolvency, the fund may suffer a financial loss. This risk is mitigated by the fact the depositary is required by law and regulation to segregate its own assets from the assets of the fund.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time:

The tables show the amounts deducted from your investment in order to cover the different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods. We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario;
- USD 10 000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	100 USD	618 USD
Annual cost impact (*)	1.00%	1.00% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period, your average return per year is projected to be 4.70% before costs and 3.70% after costs.

Composition of costs:

One-off costs at entry or exit		If you exit after 1 year
Entry costs	The person selling you the product will inform you of the actual costs. We do not charge any entry fee.	0 USD
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 USD
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.45% of the value of your investment per year. This estimate is based on actual costs over the past year.	45 USD
Transaction costs	0.55% of the value of your investment. This is an estimate of the costs incurred when we buy and sell the investments underlying the product. The actual amount notably varies according to the quantity we buy and sell.	55 USD
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	0 USD

How long should I hold it and can I take my money out early?

The recommended holding period is 5 years. Investors may redeem their shares at any time.

How can I complain?

If you are not entirely satisfied with the service you have received and you wish to complain, you should write to your placement agent or financial adviser, with a copy to the fund's administrator at: State Street Bank International GmbH, Luxembourg branch, 49, avenue J.F. Kennedy, L-1855, Luxembourg, Grand Duchy of Luxembourg.

Website: www.cohenandsteers.com

E-Mail: SICAV@cohenandsteers.com

Address: Cohen & Steers Ireland Limited. Suite G01, 81 Merrion Square South, Dublin 2, D02 NR12 Ireland.

Cohen & Steers UK Limited and Cohen & Steers Capital Management, Inc. will handle your request and provide you with feedback as soon as possible.

Other relevant information

Alongside this document, please read the fund's prospectus on our website.

The past performance of this product can be found on <https://www.fds-dms.com/documents/PPSKAD/LU1821812002/EN/00/> or by following this link Funds - Cohen & Steers (www.cohenandsteers.com). Past performance data is presented for 0 years. Please note that past performance is not indicative of future performance. It cannot provide a guarantee of returns that you will receive in the future.

Previous performance scenario calculations can be found at <https://www.fds-dms.com/documents/MPSKAD/LU1821812002/EN/00/> or by following this link Funds - Cohen & Steers (www.cohenandsteers.com).