

# Cohen & Steers Real Estate Securities A CSEIX

**Benchmark**  
S&P United States REIT TR USD

**Overall Morningstar Rating™**  
★★★★★

**Morningstar Return**  
High

**Morningstar Risk**  
Average

Out of 225 Real Estate funds. An investment's overall Morningstar Rating, based on its risk-adjusted return, is a weighted average of its applicable 3-, 5-, and 10-year Ratings. See disclosure page for details.

## Investment Objective & Strategy

From investment's prospectus

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

The fund invests at least 80% of its total assets in income-producing common stocks and other equity securities issued by real estate companies, such as real estate investment trusts ("REITs"). It may invest up to 20% of its total assets in securities of foreign issuers (including emerging market 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.

### Fees and Expenses as of 05-01-24

Prospectus Net Expense Ratio	1.10%
Total Annual Operating Expense	1.10%
Maximum Sales Charge	4.50%
12b-1 Fee	0.25%
Redemption Fee/Term	—

Waiver Data	Type	Exp. Date	%
—	—	—	—

### Operations and Management

Fund Inception Date	09-02-97
Portfolio Manager(s)	Jason Yablon Mathew Kirschner, CFA
Name of Issuer	Cohen & Steers
Telephone	800-437-9912
Web Site	www.cohenandsteers.com

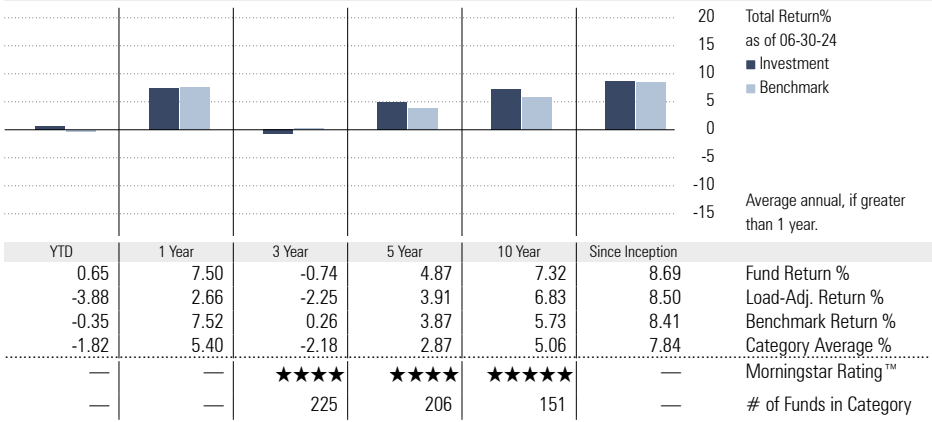
### Benchmark Description: S&P United States REIT TR USD

The index measures the performance of investable universe of publicly traded real estate investment trusts domiciled in the United States.

### Category Description: Real Estate

Real estate portfolios invest primarily in real estate investment trusts of various types. REITs are companies that develop and manage real estate properties. There are several different types of REITs, including apartment, factory-outlet, health-care, hotel, industrial, mortgage, office, and shopping center REITs. Some portfolios in this category also invest in real estate operating companies.

## Performance

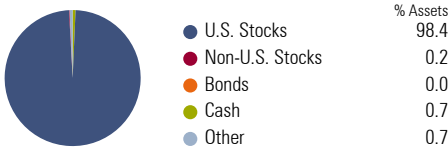


Quarter End Returns as of 06-30-24	YTD	1 Year	3 Year	5 Year	10 Year	Since Inception
Fund Return %	0.65	7.50	-0.74	4.87	7.32	8.69
Standardized Return %	-3.88	2.66	-2.25	3.91	6.83	8.50

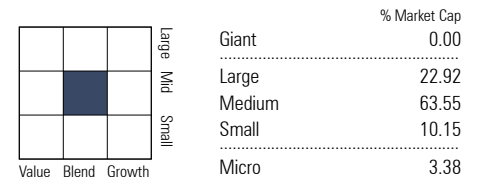
**Performance Disclosure: The performance data quoted represents past performance and does not guarantee future results. The investment return and principal value of an investment will fluctuate; thus an investor's shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than return data quoted herein. For performance data current to the most recent month-end please visit the website listed under Operations and Management on this page.**

## Portfolio Analysis as of 03-31-24

### Composition as of 03-31-24



### Morningstar Equity Style Box™ as of 03-31-24



### Top 10 Holdings as of 03-31-24

Company	% Assets
American Tower Corp	9.64
Prologis Inc	8.38
Welltower Inc	8.01
Simon Property Group Inc	7.61
Digital Realty Trust Inc	7.23
Invitation Homes Inc	5.77
Crown Castle Inc	4.77
Iron Mountain Inc	4.62
Equinix Inc	4.58
Realty Income Corp	4.06
Total Number of Stock Holdings	32
Total Number of Bond Holdings	0
Annual Turnover Ratio %	41.00
Total Fund Assets (\$mil)	7,207.97

### Morningstar Sectors as of 03-31-24

Sector	% Fund	S&P 500 %
Cyclical	100.00	26.22
Basic Materials	0.00	1.95
Consumer Cyclical	1.83	10.11
Financial Services	0.00	12.01
Real Estate	98.17	2.15
Sensitive	0.00	53.91
Communication Services	0.00	9.34
Energy	0.00	3.65
Industrials	0.00	7.56
Technology	0.00	33.36
Defensive	0.00	19.85
Consumer Defensive	0.00	5.75
Healthcare	0.00	11.74
Utilities	0.00	2.36

## Principal Risks as of 03-31-24

Foreign Securities, Loss of Money, Not FDIC Insured, Country or Region, Nondiversification, Active Management, Market/Market Volatility, Equity Securities, Industry and Sector Investing, Options, Other, Preferred Stocks, Underlying Fund/Fund of Funds, Fixed-Income Securities, Regulation/Government Intervention, Shareholder Activity, Real Estate/REIT Sector

# Disclosure

**Investors should consider the investment objectives, risks, and charges and expenses of the funds carefully before investing. The prospectus and summary prospectus, if applicable, for each fund contains this and other information about that fund. Collective trust investment options are exempt from SEC registration obligations and, as a result, no prospectus is available. For copies of any prospectuses or summary prospectuses, if applicable, please call (866) 498-4557, visit the fund's website, or visit [www.transamerica.com](http://www.transamerica.com). Read each prospectus carefully before investing.**

**Transamerica Investors Securities Corporation (TISC), 440 Mamaroneck Avenue, Harrison, NY 10528, distributes securities products. Any fund offered under the plan is distributed by that particular fund's associated fund family and its affiliated broker-dealer or other broker-dealers with effective selling agreements such as TISC. If the Transamerica Funds are offered under the plan, the Transamerica Funds are distributed by Transamerica Capital, Inc. (TCI) and are advised by Transamerica Asset Management, Inc. (TAM). TAM, TCI, and TISC are affiliated companies and are not affiliated with Morningstar.**

**When used as supplemental sales literature, the investment fact sheet must be preceded or accompanied by the fund's current prospectus, if applicable, as well as this Disclosure Page. The performance data given represents past performance and should not be considered indicative of future results. Principal value and investment return will fluctuate, so that an investor's shares when redeemed may be worth more or less than the original investment. Fund portfolio statistics change over time. The fund is not FDIC-insured, may lose value and is not guaranteed by a bank or other financial institution.**

## Performance

Total return reflects performance without adjusting for sales charges or the effects of taxation but is adjusted to reflect all actual ongoing fund expenses and assumes reinvestment of dividends and capital gains. If adjusted, sales charges would reduce the performance quoted. Performance does not take into account any plan fees, asset-based charges, service charges, or, if applicable, surrender or discontinuance charges. If adjusted for these charges, performance would be lower.

For certain Vanguard mutual funds, you may be assessed an asset-based charge commonly referred to as a variable asset charge (VAC) or plan service fee (PSF). This fee may be up to 0.75% annually based on the assets you've invested in the fund. See your fee disclosure document for more information.

Standardized Total Return and Load-Adjusted Total Return represent total return adjusted for sales charges. The sales charge adjusted for may not necessarily be consistent with the prospectus.

The fund's performance is compared with that of a benchmark index. The index is an unmanaged portfolio of specified securities, and the index does not reflect any initial or ongoing expenses. A fund's portfolio may differ significantly

from the securities in the index. The benchmark index is chosen by Morningstar. One cannot invest directly in an index.

Deposits made by plan participants are not subject to any front-end loads/sales fees of the mutual fund, therefore, such fees are not reflected in the performance reported.

Performance shown since inception is from the initial class inception date listed on the individual investment fact sheet.

Adjusted Historical Return and Extended Performance Rating: Morningstar provides adjusted historical returns and an extended performance rating for some mutual funds in its universe. This means that any share class that doesn't have a 10-year performance history may show adjusted returns and receive a hypothetical Morningstar Rating based on the oldest surviving share class of the fund. Morningstar will adjust the performance history of the original portfolio to reflect any differences in fees between the original share class and the new share class. Because share classes are based on the same underlying portfolio of securities, the only differences in performance can be attributable to fees. First, Morningstar computes the funds' new return stream by appending an adjusted return history of the oldest share class. Next, the Extended Performance Rating is determined by comparing the adjusted-historical returns to the current open-end mutual fund universe to identify placement in the bell curve used to assign the Morningstar Rating.

## Fees and Expenses

An expense ratio is the annual fee that all funds charge their shareholders. It expresses the percentage of assets deducted each fiscal year for fund expenses, including 12b-1 fees, management fees, administrative fees, operating costs, and all other asset-based costs incurred by the fund. Portfolio transaction fees, or brokerage costs, as well as front-end or deferred sales charges are not included in the expense ratio. It is accrued on a daily basis and deducted from the net assets of the fund. The **Gross Expense Ratio**, also known as the **Total Annual Operating Expenses**, does not reflect any fee waivers or reimbursements in effect during the time period. In contrast, the **Net Expense Ratio**, also known as the **Prospectus Net Expense Ratio**, includes any fee waivers or reimbursements in effect during the time period. Morningstar pulls the gross and net expense ratios from the fund's most recent prospectus.

A 12b-1 fee is a fee used to pay for a mutual fund's distribution costs. It is often used as a commission to brokers for selling the fund. The amount of the fee is deducted from a fund's returns.

## 7-Day Yield

The 7-day yield is a measure of performance in the interest rates of money market funds. To the extent total returns differ from the 7-day yield, the 7-day yield more accurately reflects the current earnings of the fund.

## Morningstar Rating™

The Morningstar Rating™ for funds, or "star rating", is calculated for managed products (including mutual funds, variable annuity and variable life subaccounts, exchange-traded funds, closed-end funds, and separate accounts) with at least a three-year history. Exchange-traded funds and

open-ended mutual funds are considered a single population for comparative purposes. It is calculated based on a Morningstar Risk-Adjusted Return measure that accounts for variation in a managed product's monthly excess performance, placing more emphasis on downward variations and rewarding consistent performance. The Morningstar Rating does not include any adjustment for sales loads. The top 10% of products in each product category receive 5 stars, the next 22.5% receive 4 stars, the next 35% receive 3 stars, the next 22.5% receive 2 stars, and the bottom 10% receive 1 star. The Overall Morningstar Rating for a managed product is derived from a weighted average of the performance figures associated with its three-, five-, and 10-year (if applicable) Morningstar Rating metrics. The weights are: 100% three-year rating for 36-59 months of total returns, 60% five-year rating/40% three-year rating for 60-119 months of total returns, and 50% 10-year rating/30% five-year rating/20% three-year rating for 120 or more months of total returns. While the 10-year overall star rating formula seems to give the most weight to the 10-year period, the most recent three-year period actually has the greatest impact because it is included in all three rating periods.

## Morningstar Return

The Morningstar Return rates a fund's performance relative to other managed products in its Morningstar Category. It is an assessment of a product's excess return over a risk-free rate (the return of the 90-day Treasury Bill) in comparison with the products in its Morningstar category. In each Morningstar category, the top 10% of products earn a High Morningstar Return (High), the next 22.5% Above Average (+ Avg), the middle 35% Average (Avg), the next 22.5% Below Average (- Avg), and the bottom 10% Low (Low). Morningstar Return is measured for up to three time periods (three, five, and 10 years). These separate measures are then weighted and averaged to produce an overall measure for the product. Products with less than three years of performance history are not rated.

## Morningstar Risk

The Morningstar Risk evaluates a fund's downside volatility relative to that of other products in its Morningstar Category. It is an assessment of the variations in monthly returns, with an emphasis on downside variations, in comparison with the products in its Morningstar category. In each Morningstar category, the 10% of products with the lowest measured risk are described as Low Risk (Low), the next 22.5% Below Average (-Avg), the middle 35% Average (Avg), the next 22.5% Above Average (+ Avg), and the top 10% High (High). Morningstar Risk is measured for up to three time periods (three, five, and 10 years). These separate measures are then weighted and averaged to produce an overall measure for the product. Products with less than three years of performance history are not rated.

## Morningstar Category

The Morningstar Category is assigned by placing funds into peer groups based on their underlying holdings. The underlying securities in each portfolio are the primary factor in Morningstar's analysis as the investment objective and investment strategy stated in a fund's prospectus may not be sufficiently detailed for Morningstar's proprietary classification methodology. Funds are placed in a category based on their portfolio statistics and compositions over the past three years. Analysis of performance and other indicative

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# Disclosure

facts are also considered. If the fund is new and has no portfolio history, Morningstar estimates where it will fall before giving it a permanent category assignment. Categories may be changed based on recent changes to the portfolio.

## **Morningstar Style Box™**

For information, please refer to the Investment Fact Sheet Terms contained in the Investment Glossary (1).

## **Investment Risks**

The investment carries certain investment risks depending on the asset class/category. For definitions of the various investment risks, please refer to the Investment Fact Sheet Terms contained in the Investment Glossary (1).

## **Principal Risks**

The principal risks identified represent risks of the investment. The principal risks are not listed in any order by level of risk. For definitions of the various principal risks associated with your investment, please refer to the Investment Fact Sheet Terms contained in the Investment Glossary (1).

(1) The Investment Glossary is located at [www.transamerica.com](http://www.transamerica.com).