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COHEN & STEERS INC  
 Form 13F-HR  
 February 14, 2005

Cohen & Steers Capital Management, Inc.  
 FORM 13F  
 December 31, 2004

Name of Issuer	Title of class	CUSIP	Value (x\$1000)	Shares/ Prn Amt	Sh/ Prn
AGL Resources	COM	001204106	9256	278463	SH
AMB Property Corp.	COM	00163T109	122568	3034622	SH
Affordable Residential Communities	COM	008273104	55766	3886100	SH
Alexanders Inc.	COM	014752109	2064	9600	SH
Ameren Corp	COM	023608102	135172	2695896	SH
American Campus Communities	COM	024835100	22661	1007600	SH
American Electric Power Co	COM	025537101	24418	711052	SH
Amlr Residential	COM	001735109	110957	3467400	SH
Apartment Investment	COM	03748R101	66852	1734610	SH
Archstone-Smith Tr.	COM	039583109	444439	11604164	SH
Arden Realty	COM	039793104	352602	9347886	SH
Atmos Energy Corp	COM	049560105	12739	465770	SH
AvalonBay Comm.	COM	053484101	474139	6296668	SH
BRE Properties	COM	05564E106	150334	3729458	SH
BioMed Property Trust	COM	09063H107	31105	1400490	SH
Boston Properties	COM	101121101	515007	7963610	SH
Brandywine Realty Tr.	COM	105368203	222927	7585119	SH
Brookfield Properties	COM	112900105	173954	4651188	SH
CBL & Associates	COM	124830100	131883	1727348	SH
CINergy Corp	COM	172474108	126822	3046414	SH
CRT Properties	COM	22876P109	37250	1561200	SH
Camden Ppty Trust	COM	133131102	113322	2222000	SH
Capital Trust	COM	14052H506	13654	444600	SH
CarrAmerica Realty	COM	144418100	265767	8053550	SH
Catellus Development	COM	149113102	123632	4040272	SH
Cedar Shopping Centers Inc.	COM	150602209	26010	1818900	SH
Cleco Corporation	COM	12561W105	10294	508078	SH
Colonial Property Tr	COM	195872106	108004	2750300	SH
Commercial Net Lease	COM	202218103	30906	1500300	SH
Consolidated Edison Inc	COM	209115104	111142	2540390	SH
Crescent Real Estate	COM	225756105	74511	4080562	SH
DTE Energy Co	COM	233331107	119452	2769590	SH
Developers Divers.	COM	251591103	126346	2847556	SH
Dominion Resources Inc	COM	25746U109	39337	580707	SH
Duke Energy Corporation	COM	264399106	113551	4482874	SH
E.ON AG-Spons ADR	COM	268780103	47809	525370	SH
Eastgroup Properties	COM	277276101	15328	400000	SH
Edison International	COM	281020107	1153	35995	SH
Energen Corp	COM	29265N108	623	10575	SH
Energy East Corp	COM	29266M109	20105	753566	SH
Entergy Corp	COM	29364G103	76815	1136489	SH
Equitable Resources Inc	COM	294549100	48106	793049	SH
Equity Inns Inc	COM	294703103	23641	2013700	SH
Equity Office Pptys	COM	294741103	450053	15455115	SH
Equity Residential	COM	29476L107	295940	8179655	SH
Essex Property Tr.	COM	297178105	95340	1137703	SH

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Exelon Corp	COM	30161N101	94537	2145147	SH
Extra Space Storage Inc.	COM	30225T102	13597	1020000	SH
FPL Group Inc	COM	302571104	37310	499126	SH
Federal Realty Inv.	COM	313747206	93873	1817483	SH
First Industrial Rlty	COM	32054K103	211930	5203300	SH
FirstEnergy Corp	COM	337932107	50285	1272710	SH
Forest City Enterprises	COM	345550107	6785	117900	SH
GMH Communities Trust	COM	36188G102	44734	3172600	SH
Gables Residential Tr	COM	362418105	172025	4806500	SH
General Growth	COM	370021107	214196	5923550	SH
Glimcher Realty Tr	COM	379302102	145284	5243000	SH
Gramercy Capital Corp	COM	384871109	41200	2000000	SH
HRPT Properties Tr.	COM	40426W101	102069	7955500	SH
Hawaiian Electric Industries	COM	419870100	51896	1780324	SH
Health Care Pty	COM	421915109	269288	9725108	SH
Health Care REIT	COM	42217K106	186379	4885425	SH
Heritage Property Investment	COM	42725M107	146032	4550700	SH
Highwoods Properties	COM	431284108	114294	4126125	SH
Hilton Hotels Corp	COM	432848109	103802	4564712	SH
Home Properties	COM	437306103	132479	3080900	SH
Hospitality Pptys Tr	COM	44106M102	177261	3853500	SH
Host Marriott	COM	44107P104	241670	13969382	SH
Inland Real Estate Corp	COM	457461200	29115	1825400	SH
Keyspan Corp	COM	49337W100	81742	2072040	SH
Kilroy Realty	COM	49427F108	124845	2920357	SH
Kramont Realty Trust	COM	50075Q107	82302	3517200	SH
LTC Properties	COM	502175102	10453	525000	SH
Lexington Corporate	COM	529043101	42103	1864600	SH
Liberty Property Tr	COM	531172104	280446	6491812	SH
Macerich	COM	554382101	379122	6036967	SH
Mack-Cali Realty	COM	554489104	319120	6932865	SH
Maguire Properties	COM	559775101	175970	6408225	SH
Mid-America Apartment Communities	COM	59522J103	78244	1898200	SH
Mills Corp	COM	601148109	441554	6925255	SH
Mission West	COM	605203108	21614	2031400	SH
National Grid Transco-ADR	COM	636274102	39764	828582	SH
Nationwide Health	COM	638620104	183770	7737700	SH
New Plan Excel Rlty	COM	648053106	86843	3206900	SH
Newcastle Investment Corporation	COM	65105M108	163110	5132476	SH
NiSource Inc	COM	65473P105	8092	355217	SH
Nstar	COM	67019E107	16337	300968	SH
Omega Healthcare	COM	681936100	2601	220400	SH
PG&E Corp	COM	69331C108	1383	41555	SH
PPL Corp	COM	69351T106	34218	642225	SH
Pan Pacific	COM	69806L104	61106	974583	SH
Pennsylvania REIT	COM	709102107	18357	428900	SH
Pepco Holdings Inc	COM	713291102	54586	2560303	SH
Pinnacle West Capital Corp	COM	723484101	66394	1495014	SH
Post Properties	COM	737464107	127027	3639740	SH
Prentiss Properties	COM	740706106	250177	6549132	SH
ProLogis	COM	743410102	391121	9026569	SH
Progress Energy Inc	COM	743263105	92938	2054343	SH
Public Service Enterprise Group	COM	744573106	92409	1784992	SH
Public Storage Inc.	COM	74460D109	160245	2874352	SH
Public Storage-Series A	COM	74460D729	23720	826200	SH
Puget Energy Inc	COM	745310102	21418	867134	SH
Questar Corp	COM	748356102	561	10999	SH
Ramco-Gershenson	COM	751452202	52203	1618700	SH
Reckson Assoc	COM	75621K106	308985	9417405	SH
Regency Centers Corp	COM	758849103	42493	767018	SH
SL Green Realty	COM	78440X101	165435	2732210	SH
Scana Corp Hldg Co.	COM	80589M102	8754	222181	SH

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Scottish Power Plc-ADR	COM	81013T705	11181	358817	SH
Sempra Energy	COM	816851109	8523	232359	SH
Shurgard Storage	COM	82567D104	172965	3930127	SH
Simon Property Group	COM	828806109	500340	7736819	SH
Southern Co	COM	842587107	139229	4153622	SH
Sovran Self Storage	COM	84610H108	38996	925400	SH
Starwood Hotels	COM	85590A203	184450	3158390	SH
Strategic Hotel Capital	COM	86272T106	31959	1936900	SH
Summit Properties	COM	866239106	78039	2396765	SH
Sun Communities	COM	866674104	117405	2916900	SH
TXU Corp	COM	873168108	33599	520431	SH
Taubman Centers	COM	876664103	143835	4802501	SH
Thomas Properties Group	COM	884453101	2609	204800	SH
Town & Country	COM	892081100	47471	1718100	SH
Trizec Properties	COM	89687P107	8122	429300	SH
U-Store-It Trust	COM	91274F104	25607	1475900	SH
Urstadt Biddle Class A	COM	917286205	10743	630100	SH
Vectren Corporation	COM	92240G101	16106	600961	SH
Ventas Inc.	COM	92276F100	291394	10630941	SH
Vornado Realty Tr.	COM	929042109	596545	7835874	SH
Westar Energy	COM	95709T100	565	24687	SH
Xcel Energy Inc	COM	98389B100	55022	3023161	SH
iStar Financial	COM	45031U101	176030	3889300	SH
Abbey Nat. ADR 7.375% (ANB B)	PFD	002920700	2907	105700	SH
Abbey Nat. ADR 7.375% (ANB C)	PFD	002920809	13343	493264	SH
Crescent Real Estate Pr.A	PFD	225756204	61090	2740700	SH
Felcor Lodging Pr.A	PFD	31430F200	8077	318500	SH
Royal Bank of Scotland Pr.H	PFD	780097879	1423	55600	SH

Voting Authority

Name of Issuer	Put/ Call	Invstmt Discretn	Other Managers	Voting Authority		
				Sole	Shared	None
AGL Resources	Sole			278463		
AMB Property Corp.	Sole			2857822		176800
Affordable Residential Communities	Sole			3793900		92200
Alexanders Inc.	Sole			9600		
Ameren Corp	Sole			2695896		
American Campus Communities	Sole			1003200		4400
American Electric Power Co	Sole			711052		
Amli Residential	Sole			3461500		5900
Apartment Investment	Sole			1663210		71400
Archstone-Smith Tr.	Sole			11365604		238560
Arden Realty	Sole			9223672		124214
Atmos Energy Corp	Sole			465770		
AvalonBay Comm.	Sole			6040984		255684
BRE Properties	Sole			3526358		203100
BioMed Property Trust	Sole			1346290		54200
Boston Properties	Sole			7564722		398888
Brandywine Realty Tr.	Sole			7508119		77000
Brookfield Properties	Sole			4383488		267700
CBL & Associates	Sole			1651848		75500
CINergy Corp	Sole			3046414		
CRT Properties	Sole			1554400		6800
Camden Ppty Trust	Sole			2220200		1800
Capital Trust	Sole			444600		
CarrAmerica Realty	Sole			7920496		133054

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Catellus Development	Sole	3807483	232789
Cedar Shopping Centers Inc.	Sole	1812900	6000
Cleco Corporation	Sole	508078	
Colonial Property Tr	Sole	2746600	3700
Commercial Net Lease	Sole	1500300	
Consolidated Edison Inc	Sole	2540390	
Crescent Real Estate	Sole	4077562	3000
DTE Energy Co	Sole	2769590	
Developers Divers.	Sole	2739374	108182
Dominion Resources Inc	Sole	580707	
Duke Energy Corporation	Sole	4482874	
E.ON AG-Spons ADR	Sole	525370	
Eastgroup Properties	Sole	398700	1300
Edison International	Sole	35995	
Energen Corp	Sole	10575	
Energy East Corp	Sole	753566	
Entergy Corp	Sole	1136489	
Equitable Resources Inc	Sole	793049	
Equity Inns Inc	Sole	2006700	7000
Equity Office Pptys	Sole	15200217	254898
Equity Residential	Sole	7820355	359300
Essex Property Tr.	Sole	1072903	64800
Exelon Corp	Sole	2145147	
Extra Space Storage Inc.	Sole	1014100	5900
FPL Group Inc	Sole	499126	
Federal Realty Inv.	Sole	1714883	102600
First Industrial Rlty	Sole	5199100	4200
FirstEnergy Corp	Sole	1272710	
Forest City Enterprises	Sole	117900	
GMH Communities Trust	Sole	3097100	75500
Gables Residential Tr	Sole	4801800	4700
General Growth	Sole	5637150	286400
Glimcher Realty Tr	Sole	5235800	7200
Gramercy Capital Corp	Sole	2000000	
HRPT Properties Tr.	Sole	7955500	
Hawaiian Electric Industries	Sole	1780324	
Health Care Ppty	Sole	9716100	9008
Health Care REIT	Sole	4882425	3000
Heritage Property Investment	Sole	4545500	5200
Highwoods Properties	Sole	4049825	76300
Hilton Hotels Corp	Sole	4253912	310800
Home Properties	Sole	3074600	6300
Hospitality Pptys Tr	Sole	3848100	5400
Host Marriott	Sole	13074782	894600
Inland Real Estate Corp	Sole	1816100	9300
Keyspan Corp	Sole	2072040	
Kilroy Realty	Sole	2826157	94200
Kramont Realty Trust	Sole	3510000	7200
LTC Properties	Sole	525000	
Lexington Corporate	Sole	1859300	5300
Liberty Property Tr	Sole	6379370	112442
Macerich	Sole	5889349	147618
Mack-Cali Realty	Sole	6846365	86500
Maguire Properties	Sole	6276925	131300
Mid-America Apartment Communities	Sole	1895800	2400
Mills Corp	Sole	6718955	206300
Mission West	Sole	2031400	
National Grid Transco-ADR	Sole	828582	
Nationwide Health	Sole	7733500	4200
New Plan Excel Rlty	Sole	3203200	3700
Newcastle Investment Corporation	Sole	5132476	
NiSource Inc	Sole	355217	

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Nstar	Sole	300968	
Omega Healthcare	Sole	214100	6300
PG&E Corp	Sole	41555	
PPL Corp	Sole	642225	
Pan Pacific	Sole	928383	46200
Pennsylvania REIT	Sole	424700	4200
Pepco Holdings Inc	Sole	2560303	
Pinnacle West Capital Corp	Sole	1495014	
Post Properties	Sole	3485540	154200
Prentiss Properties	Sole	6465032	84100
ProLogis	Sole	8509069	517500
Progress Energy Inc	Sole	2054343	
Public Service Enterprise Group	Sole	1784992	
Public Storage Inc.	Sole	2705452	168900
Public Storage-Series A	Sole	826200	
Puget Energy Inc	Sole	867134	
Questar Corp	Sole	10999	
Ramco-Gershenson	Sole	1615500	3200
Reckson Assoc	Sole	9227205	190200
Regency Centers Corp	Sole	733718	33300
SL Green Realty	Sole	2576210	156000
Scana Corp Hldg Co.	Sole	222181	
Scottish Power Plc-ADR	Sole	358817	
Sempra Energy	Sole	232359	
Shurgard Storage	Sole	3742427	187700
Simon Property Group	Sole	7416817	320002
Southern Co	Sole	4153622	
Sovran Self Storage	Sole	923700	1700
Starwood Hotels	Sole	2856190	302200
Strategic Hotel Capital	Sole	1931100	5800
Summit Properties	Sole	2270365	126400
Sun Communities	Sole	2791100	125800
TXU Corp	Sole	520431	
Taubman Centers	Sole	4569001	233500
Thomas Properties Group	Sole	204800	
Town & Country	Sole	1714600	3500
Trizec Properties	Sole	398200	31100
U-Store-It Trust	Sole	1471000	4900
Urstadt Biddle Class A	Sole	630100	
Vectren Corporation	Sole	600961	
Ventas Inc.	Sole	10456541	174400
Vornado Realty Tr.	Sole	7575022	260852
Westar Energy	Sole	24687	
Xcel Energy Inc	Sole	3023161	
iStar Financial	Sole	3884400	4900
Abbey Nat. ADR 7.375% (ANB B)	Sole	105700	
Abbey Nat. ADR 7.375% (ANB C)	Sole	493264	
Crescent Real Estate Pr.A	Sole	2740700	
Felcor Lodging Pr.A	Sole	318500	
Royal Bank of Scotland Pr.H	Sole	55600	

REPORT SUMMARY 137 DATA RECORDS 1543231 1 OTHER MANAGER ON WHOSE BEHALF REPORT IS FILED