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(Exact Name of Registrant as Specified in its Charter) A Delaware 14-1904657(State or Other Jurisdiction of Incorporation or Organization)(I.R.S. Employer Identification No.)1166 Avenue of the Americas, New York, NY 10036(Address of Principal Executive Offices and Zip Code)(212) 832-3232(Registrant's Telephone Number, Including Area Code) A Securities registered pursuant to Section 12(b) of the Act>Title of each class Trading Symbol(s)Name of each exchange on which registeredCommon Stock,\$0.01 par valueCNSNew York Stock ExchangeIndicate by check mark whether the registrant:(1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.A A A Yes A A A A A A No A Ondicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (A A A 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files).A A A Yes A A A A A A No A Ondicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.Large accelerated filera Accelerated filera Non-accelerated filera Smaller reporting companya Emerging growth companya If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. A Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).A A A Yes A A A A A A No A A The number of shares of the registrant's common stock, par value \$0.01 per share, outstanding as of October 31, 2024 was 50,557,758.COHEN & STEERS, INC. AND SUBSIDIARIESForm 10-QIndex A PagePart I.Financial InformationItem 1.Financial Statements1Condensed Consolidated Financial Statements (Unaudited)1Condensed Consolidated Statements of Operations (Unaudited)2Consolidated Condensed Consolidated Statements of Comprehensive Income (Unaudited)3Consolidated Condensed Consolidated Statements of Changes in Stockholders' Equity (Unaudited)4Consolidated Condensed Consolidated Statements of Cash Flows (Unaudited)6Notes to Condensed Consolidated Financial Statements (Unaudited)8Item 2.Management's Discussion and Analysis of Financial Condition and Results of Operations18Item 3.Quantitative and Qualitative Disclosures About Market Risk34Item 4.Controls and Procedures34Part II.Other Information *Item 1.Legal Proceedings35Item 1A.Risk Factors35Item 2.Unregistered Sales of Equity Securities and Use of Proceeds35Item 5.Other Information35Item 6.Exhibits36Signatures37 Items other than those listed above have been omitted because they are not applicable.Forward-Looking StatementsThis report and other documents filed by us contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended (the Exchange Act), which reflect management's current views with respect to, among other things, our operations and financial performance. You can identify these forward-looking statements by the use of words such as "outlook," "believes," "expects," "potential," "continues," "may," "will," "should," "seeks," "approximately," "predicts," "intends," "plans," "estimates," "anticipates" or the negative versions of these words or other comparable words. Such forward-looking statements are subject to various risks and uncertainties. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these forward-looking statements. We believe that these factors include, but are not limited to, the risks described in the Risk Factors section of our Annual Report on Form 10-K for the year ended December 31, 2023 (the Form 10-K), which is accessible on the Securities and Exchange Commission's website at www.sec.gov and on our website at www.cohendsteers.com. These factors are not exhaustive and should be read in conjunction with the other cautionary statements that are included in this report, the Form 10-K and our other filings with the Securities and Exchange Commission. We undertake no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise. We intend to use our website, www.cohendsteers.com, as means of disclosing material non-public information and for complying with our disclosure obligations under Regulation FD. PART IIFinancial InformationItem 1. Financial StatementsCOHEN & STEERS, INC. AND SUBSIDIARIESCONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL CONDITION (Unaudited)(in thousands, except share data)September 30, 2024December 31, 2023Assets:Cash and cash equivalents\$106,474A \$187,442A Investments (\$68,244 and \$159,931) (1)320,883A 258,970A Accounts receivable78,673A 68,889A Due from brokers (\$101 and \$13) (1)2,446A 4,677A Property and equipmentnet69,659A 66,336A Operating lease right-of-use assetsaset net100,927A 103,302A Goodwill and intangible assetsset net19,500A 19,395A Other assets (\$76 and \$644) (1)29,225A 27,543A Total assets\$727,787A \$736,554A Liabilities:Accrued compensation and benefits\$48,679A \$66,382A Distribution and service fees payable\$8,314A 10,144A Operating lease liabilities140,595A 140,408A Income tax payable1,490A 5,115A Due to brokers (\$102 and \$119) (1)1,325A 201A Other liabilities and accrued expenses (\$347 and \$449) (1)14,832A 21,657A Total liabilities215,235A 243,907A Commitments and contingencies (See Note 11)Redeemable noncontrolling interests14,491A 106,463A Stockholders' equity:Common stock, \$0.01 par value; 500,000,000 shares authorized; 57,458,126 shares issued and 50,555,483 shares outstanding at September 30, 2024; and 55,788,720 shares issued and 49,155,447 shares outstanding at December 31, 2023\$574A 558A Additional paid-in capital\$931,510A 818,269A Accumulated deficit\$(144,420) \$(158,186)A Accumulated other comprehensive loss(\$5,414) (7,708)Treasury stock, at cost, 6,902,643 and 6,633,273 shares at September 30, 2024 and December 31, 2023, respectively\$(291,241) \$(271,705)Total stockholders'equity attributable to Cohen & Steers, Inc.\$491,009A 381,228A Nonredeemable noncontrolling interests\$7,052A 4,956A Total stockholders'equity\$498,061A 386,184A Total liabilities, redeemable noncont

Compensation expense\$241,432.33,334 Depreciation and amortization\$8,299.3,374.6 Non-cash lease expense\$4,572.1,851.4 (Gain) loss from investments\$6.1,000.8 Deferred income taxes\$99.4 (7,994) Foreign currency (gain) loss\$1,865.609.4 Amortization (accretion) of premium (discount) on U.S. Treasury securities\$6.1,339 (989) Changes in operating assets and liabilities:Accounts receivable\$7,919.1,222.2 Due from brokers\$22,360.687 Investments within consolidated investment vehicles\$43,440.12,175 Other assets\$3,901.9,912 Accrued compensation and benefits\$17,703.27,775 Distribution and service fees payable\$1,830.889 Operating lease liabilities\$1,981.19,452 Due to brokers\$23,693.2,652 Income tax payable\$3,249.1,245 Other liabilities and accrued expenses\$12,479.248 Net cash provided by (used in) operating activities\$1,862.13,384 Cash flows from investing activities:Purchases of investments\$337,877.132,205 Proceeds from sales and maturities of investments\$205,028.50,311 Purchases of property and equipment\$9,973.46,139 Net cash provided by (used in) investing activities\$142,822.128,033 Cash flows from financing activities:Proceeds from issuance of common stock under employee stock purchase plan\$114,907.7 Proceeds from issuance of common stock from offering, net of issuance costs\$68,464.4 Repurchase of common stock for employee tax withholding\$19,566.20,678 Dividends to stockholders\$89,185.84,359 Net contributions (distributions) from noncontrolling interests\$44,452.5,573 Other\$15.603 Net cash provided by (used in) financing activities\$5,061.99,160 Net increase (decrease) in cash and cash equivalents\$75,899.113,809 Effect of foreign exchange rate changes on cash and cash equivalents\$1,988.724 Cash and cash equivalents, beginning of the period\$189,603.248,714 Cash and cash equivalents, end of the period\$115,692.135,629 See notes to condensed consolidated financial statements6 COHEN & STEERS, INC. AND SUBSIDIARIES CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (Continued) (UNAUDITED) A Supplemental disclosures of cash flow information: The following table provides a reconciliation of cash and cash equivalents reported within the condensed consolidated statements of financial condition to the cash and cash equivalents reported within the condensed consolidated statements of cash flows above: As of September 30, (in thousands) 2024 2023 Cash and cash equivalents\$106,474.133,050 A Cash included in investments\$19,218.2,579 A Total cash and cash equivalents within condensed consolidated statements of cash flows\$115,692.135,629 (1) A A A Cash included in investments represents operating cash held in consolidated investment vehicles. During the nine months ended September 30, 2024 and 2023, the Company paid taxes, net of tax refunds, of \$37.2 million and \$38.5 million, respectively. Supplemental disclosures of non-cash investing and financing activities: In connection with its stock incentive plan, the Company issued dividend equivalents in the form of restricted stock units, net of forfeitures, in the amount of \$2.5 million for both the nine months ended September 30, 2024 and 2023, respectively. Effective September 1, 2024, the Company deconsolidated the Cohen & Steers SICAV Global Real Estate Fund resulting in a non-cash reduction of \$148.7 million from both investments and redeemable noncontrolling interests. 7 COHEN & STEERS, INC. AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (UNAUDITED) 1. Organization and Description of Business COHEN & STEERS, INC. (CNS) was organized as a Delaware corporation on March 17, 2004. CNS is the holding company for its direct and indirect subsidiaries, including COHEN & STEERS Capital Management, Inc. (CSCM), COHEN & STEERS Securities, LLC (CSS), COHEN & STEERS UK Limited (CSUK), COHEN & STEERS Ireland Limited (CSIL), COHEN & STEERS Asia Limited (CSAL), COHEN & STEERS Japan Limited (CSJL) and COHEN & STEERS Singapore Private Limited (CSSG) (collectively, the Company). The Company is a global investment manager specializing in real assets and alternative income, including listed and private real estate, preferred securities, infrastructure, resource equities, commodities, as well as multi-strategy solutions. Founded in 1986, the Company is headquartered in New York City, with offices in London, Dublin, Hong Kong, Tokyo and Singapore. 2. Basis of Presentation and Significant Accounting Policies Basis of Presentation The condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The condensed consolidated financial statements set forth herein include the accounts of CNS and its direct and indirect subsidiaries. Intercompany balances and transactions have been eliminated in consolidation. The condensed consolidated financial statements of the Company included herein are unaudited and have been prepared in accordance with the instructions to Form 10-Q pursuant to the rules and regulations of the Securities and Exchange Commission (SEC). In the opinion of management, all adjustments, consisting of normal recurring adjustments, necessary for a fair presentation of the interim results have been made. The Company's condensed consolidated financial statements and the related notes should be read together with the consolidated financial statements and the related notes included in the Company's Annual Report on Form 10-K for the year ended December 31, 2023 filed with the SEC. The Company's significant accounting policies, which have been consistently applied, are summarized in its Form 10-K. New Accounting Standards Not Yet Implemented In December 2023, the FASB issued ASU 2023-09, Income Taxes (Topic 740): Improvements to Income Tax Disclosures. The standard requires disaggregated information about a reporting entity's effective tax rate reconciliation as well as additional information on income taxes paid. The standard is intended to benefit investors by providing more detailed income tax disclosures that would be useful in making capital allocation decisions. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures. In March 2024, the FASB issued ASU 2024-01, Compensation-Stock Compensation (Topic 718): Scope Application of Profits Interest and Similar Awards. The standard clarifies how an entity determines whether a profits interest or similar award is (1) within the scope of Topic 718 or (2) not a share-based payment arrangement and therefore within the scope of other guidance. The guidance in ASU 2024-01 applies to all entities that issue profits interest awards as compensation to employees or nonemployees in exchange for goods or services. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures. 8 COHEN & STEERS, INC. AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued) (UNAUDITED) 3. Revenue The following tables summarize revenue recognized from contracts with customers by client domicile and by investment vehicle: Three Months Ended September 30, Nine Months Ended September 30, (in thousands) 2024 2023 2024 2023 Client domicile: North America\$115,989.106,273.328,936.320,729.9 Japan\$151.8,068.23,472.24,201.6 Europe, Middle East and Africa\$5,092.6,028.14,019.15,569.4 Asia Pacific excluding Japan\$3,971.3,368.11,207.9 9,505.0 Total\$133,203.123,737.337,634.370,449.4 Three Months Ended September 30, Nine Months Ended September 30, (in thousands) 2024 2023 2024 2023 Investment vehicle: Open-end funds\$74,567.67,750.210,164.204,892.4 Institutional accounts\$32,956.31,845.93,487.92,640.4 Closed-end funds\$25,680.24,142.73,983.27,917.4 Total\$133,203.123,737.337,634.370,449.4 4. Investments The following table summarizes the Company's investments: (in thousands) September 30, 2024 December 31, 2023 Equity investments at fair value\$134,711.180,958.4 Trading\$186,158.77,996.4 Equity method\$14.16.1 Total investments\$320,883.258,970.4 The following table summarizes gain (loss) from investments\$6.1,000.8 net, including derivative financial instruments (see Note 6, Derivatives) and gain (loss) attributable to noncontrolling interests: A Three Months Ended September 30, Nine Months Ended September 30, (in thousands) 2024 2023 2024 2023 Net realized gains (losses) during the period\$840.600.32,133.36,991.1 Net unrealized gains (losses) during the period on investments still held at the end of the period\$19,815.9,456.21,154.6 (3,177) Gain (loss) from investments\$6.1,000.8 net\$18,975.5 (10,506) \$17,941.5 (10,008) 9 COHEN & STEERS, INC. AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued) (UNAUDITED) The following table summarizes the statements of financial condition attributable to the Company's consolidated VIEs: (in thousands) September 30, 2024 December 31, 2023 Assets\$68,244.159,931.4 Due from brokers\$101.13.4 Other assets\$76.444.4 Total assets\$68,421.160,588.4 Liabilities\$1.1 Due to brokers\$102.119.4 Other liabilities and accrued expenses\$347.449.4 Total liabilities\$449.568.4 Net assets\$67,972.1160,020.4 Attributable to the Company\$46,429.448,601.4 Attributable to noncontrolling interests\$21,543.111,419.4 Net assets\$67,972.1160,020.4 (1) A A A The assets may only be used to settle obligations of each VIE and the liabilities are the sole obligation of each VIE, for which creditors do not have recourse to the general credit of the Company. 5. Fair Value ASC Topic 820, Fair Value Measurement specifies a hierarchy of valuation classifications based on whether the inputs to the valuation techniques used in each valuation classification are observable or unobservable. These classifications are summarized in three broad levels: Level 1 Unadjusted quoted prices for identical instruments in active markets; Level 2 Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are not active; and model-derived valuations in which all significant inputs and significant value drivers are observable; Level 3 Valuations derived from valuation techniques in which significant inputs or significant value drivers are unobservable. These levels are not necessarily an indication of the risk or liquidity associated with the investments. 10 COHEN & STEERS, INC. AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued) (UNAUDITED) The following tables present fair value measurements: September 30, 2024 (in thousands) Level 1 Level 2 Level 3 Investments Measured at NAV Total Cash equivalents\$80,767.4 \$80,767.4 Equity investments at fair value: Common stocks\$67,316.4 \$748.4 \$68,064.4 Limited partnership interests\$4.2 \$20,287.4 \$1,150.2 1,437.4 Preferred securities\$1,583.4 \$69.4 \$1,652.4 Non-Traded REITs\$4.3 \$3,687.4 \$3,687.4 Other\$79,763.4 \$4.2 \$135.9 8,714.4 Total\$78,635.4 \$34,504.4 \$20,287.4 \$1,285.4 \$134,711.4 Trading investments: Fixed income\$4.1 \$186,158.4 \$186,158.4 Equity method investments\$4.1 \$14.1 \$14.1 Total investments\$78,635.4 \$34,504.4 \$20,287.4 \$1,285.4 \$134,711.4 Derivatives - assets: Total return swaps\$4.1 \$87.4 \$87.4 Forward contracts - foreign exchange\$4.1 \$18.4 \$18.4 Total\$4.1 \$105.4 \$105.4 Derivatives - liabilities: Total return swaps\$4.1 \$1,613.4 \$1,613.4 Forward contracts - foreign exchange\$4.1 \$46.4 \$46.4 Total\$4.1 \$1,659.4 \$1,659.4 COHEN & STEERS, INC. AND SUBSIDIARIES NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (Continued) (UNAUDITED) December 31, 2023 (in thousands) Level 1 Level 2 Level 3 Investments Measured at NAV Total Cash equivalents\$151,915.4 \$151,915.4 Equity investments at fair value: Common stocks\$163,365.4 \$697.4 \$164,062.4 Limited partnership interests\$4.1 \$13,202.4 \$1,228.4 14,430.4 Preferred securities\$1,775.4 \$62.4 \$1,837.4 Other\$508.4 \$4.1 \$121.4 629.4 Total\$165,648.4 \$759.4 \$1,349.4 \$180,958.4 Trading investments: Fixed income\$4.1 \$77,996.4 \$77,996.4 Equity method investments\$4.1 \$16.4 \$16.4 Total investments\$165,648.4 \$78,755.4 \$13,202.4 \$1,365.4 \$258,970.4 Derivatives - assets: Total return swaps\$4.1 \$28.4 \$28.4 Forward contracts - foreign exchange\$4.1 \$28.4 \$28.4 Total\$4.1 \$56.4 \$56.4 Derivatives - liabilities: Total return swaps\$4.1 \$2,488.4 \$2,488.4 Forward contracts - foreign exchange\$4.1 \$405.4 \$405.4 Total\$4.1 \$2,893.4 \$2,893.4 Equity investments at fair value classified as Level 2 included common stocks, COHEN & STEERS Income Opportunities REIT, INC. (CNSREIT)

contracts are included in foreign currency gain (loss)â€œnet in the Company's condensed consolidated statements of operations.7. Earnings Per ShareBasic earnings per share is calculated by dividing net income attributable to common stockholders by the weighted average shares outstanding. Diluted earnings per share is calculated by dividing net income attributable to common stockholders by the total weighted average shares of common stock outstanding and common stock equivalents determined using the treasury stock method. Common stock equivalents are comprised of dilutive potential shares from restricted stock unit awards and are excluded from the computation if their effect is anti-dilutive. The following table reconciles income and share data used in the basic and diluted earnings per share computations:Â Three Months Ended September 30, Nine Months Ended September 30, (in thousands, except per share data)2024202320242023Net income\$5,283Â \$25,169Â \$119,774Â \$93,972Â Net (income) loss attributable to noncontrolling interests(15,615)6,971Â (14,331)5,260Â Net income attributable to common stockholders\$39,668Â \$32,140Â \$105,443Â \$99,232Â Basic weighted average shares outstanding50,778Â 49,351Â 50,257Â 49,289Â Dilutive potential shares from restricted stock units650Â 266Â 424Â 266Â Diluted weighted average shares outstanding51,428Â 49,617Â 50,681Â 49,495Â Basic earnings per share attributable to common stockholders\$0.78Â \$0.65Â \$2.10Â \$2.01Â Diluted earnings per share attributable to common stockholders\$0.77Â \$0.65Â \$2.08Â \$2.00Â Anti-dilutive common stock equivalents excluded from the calculationâ€œÂ 26Â 4Â 102Â 15COHEN & STEERS, INC. AND SUBSIDIARIESNOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTSâ€œ(Continued)(UNAUDITED)8. Income TaxesThe provision for income taxes included U.S. federal, state, local and foreign taxes. A reconciliation of the Companyâ€œ's statutory federal income tax rate to the effective income tax rate is summarized in the following table:Three Months Ended September 30, Nine Months Ended September 30, 2024202320242023U.S. statutory tax rate21.0Â %21.0Â %21.0Â %21.0Â %State and local income taxes, net of federal benefit2.5Â 3.1Â 2.8Â 3.1Â Non-deductible executive compensation1.2Â 1.5Â 1.2Â 2.0Â Valuation allowance(1.4) (0.5) (0.7) (0.2) Excess tax benefits related to the vesting and delivery of restricted stock unitsâ€œÂ 2.8Â (0.2) (1.6) Other0.4 (0.4) 0.3 (0.1) Effective income tax rate23.7Â %24.7Â %24.4Â %24.2Â %9. Related Party TransactionsThe Company is an investment adviser to, and has administration agreements with, Company-sponsored funds and investment products for which certain employees are officers and/or directors. The following table summarizes revenue earned from these affiliated funds:Â Three Months Ended September 30, Nine Months Ended September 30, (in thousands)2024202320242023Investment advisory and administration fees \$90,118Â \$82,472Â \$255,375Â \$249,084Â Distribution and service fees7,244Â 7,014Â 20,692Â 21,553Â Total\$97,362Â \$89,486Â \$276,067Â \$270,637Â Included in accounts receivable at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 are receivables from Company-sponsored funds, of \$37.2 million and \$32.5 million, respectively. Included in accounts payable at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 are payables to Company-sponsored funds of \$0.8 million and \$1.9 million, respectively. Included in other assets at SeptemberÂ 30, 2024 and DecemberÂ 31, 2023 is an advance to CNSREIT of \$8.2 million and \$7.3 million, respectively. CNSREIT will reimburse the Company ratably over a 60-month period commencing at the earlier of December 31, 2025, or the month that CNSREIT's NAV is at least \$1.0Â billion. See discussion of commitments to Company-sponsored vehicles in Note 11.10. Credit AgreementOn January 20, 2023, the Company entered into a Credit Agreement with Bank of America, N.A. (the Credit Agreement) providing for a \$100.0Â million senior unsecured revolving credit facility maturing on January 20, 2026. Borrowings under the Credit Agreement bear interest at a variable annual rate equal to, at the Companyâ€œ's option, either, (i) in respect of Term Secured Overnight Financing Rate (SOFR) Loans (as defined in the Credit Agreement), a rate equal to Term SOFR (as defined in the Credit Agreement) in effect for such period plus an applicable rate as determined according to a performance pricing grid and, (ii) in respect of Base Rate Loans (as defined in the Credit Agreement), a rate equal to a Base Rate (as defined in the Credit Agreement) plus an applicable rate as determined according to a performance pricing grid. The Company is also required to pay a quarterly commitment fee determined according to a performance pricing grid and based on the actual daily unused amount of the Credit Agreement. 16COHEN & STEERS, INC. AND SUBSIDIARIESNOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTSâ€œ(Continued)(UNAUDITED)Borrowings under the Credit Agreement may be used for working capital and other general corporate purposes. The Credit Agreement contains affirmative, negative and financial covenants, which are customary for facilities of this type, including with respect to leverage and interest coverage, limitations on priority indebtedness, asset dispositions and fundamental corporate changes. As of SeptemberÂ 30, 2024, the Company was in compliance with these covenants. To date, the Company has not drawn upon the credit facility.11. Commitments and ContingenciesFrom time to time, the Company is involved in legal matters relating to claims arising in the ordinary course of business. There are currently no such matters pending that the Company believes could have a material adverse effect on its consolidated results of operations, cash flows or financial position. The Company has committed to invest up to \$50.0Â million in Cohen & Steers Real Estate Opportunities Fund, L.P. As of SeptemberÂ 30, 2024, the Company had funded \$28.3Â million of this commitment. In addition, the Company has committed to invest \$125.0Â million in CNSREIT. As of SeptemberÂ 30, 2024, the Company had funded \$32.2Â million of this commitment. The timing for funding the remaining portion of the Company's commitments is uncertain.12. Equity Offering On April 22, 2024, the Company issued 1,007,057 shares of its common stock through an offering. The net proceeds to the Company, after deducting commissions and estimated offering expenses, were approximately \$68.5Â million. The offering was completed on April 22, 2024 after the issuance of the shares.13. Subsequent EventsThe Company has evaluated the need for disclosures and/or adjustments resulting from subsequent events through the date the condensed consolidated financial statements were issued. Other than the items described below and elsewhere in the footnotes, the Company determined that there were no additional subsequent events that require disclosure and/or adjustment. On November 7, 2024, the Company declared a quarterly dividend on its common stock in the amount of \$0.59 per share. This dividend will be payable on December 2, 2024 to stockholders of record at the close of business on November 18, 2024.17Item 2. Management's Discussion and Analysis of Financial Condition and Results of OperationsSet forth on the following pages is management's discussion and analysis of our financial condition and results of operations for the three and nine months ended SeptemberÂ 30, 2024 and 2023. Such information should be read in conjunction with our condensed consolidated financial statements and the related notes included herein. The condensed consolidated financial statements of the Company are unaudited. When we use the terms "CohenÂ & Steers," the "Company," "we," "us," and "our," we mean CohenÂ & Steers, Inc., a Delaware corporation, and its consolidated subsidiaries.Executive OverviewGeneralWe are a global investment manager specializing in real assets and alternative income, including listed and private real estate, preferred securities, infrastructure, resource equities, commodities, as well as multi-strategy solutions. Founded in 1986, we are headquartered in New York City, with offices in London, Dublin, Hong Kong, Tokyo and Singapore.Our primary investment strategies include U.S. real estate, preferred securities, including low duration preferred securities, private real estate solutions, global/international real estate, global listed infrastructure, real assets multi-strategy, and global natural resource equities. Our strategies seek to achieve a variety of investment objectives for different risk profiles and are actively managed by specialist teams of investment professionals who employ fundamental-driven research and portfolio management processes. We offer our strategies through a variety of investment vehicles, including U.S. and non-U.S. registered funds and other commingled vehicles, separate accounts and subadvised portfolios. Our distribution network encompasses two major channels, wealth and institutional. Our wealth channel includes registered investment advisers, wirehouses, independent and regional broker dealers and bank trusts. Our institutional channel includes sovereign wealth funds, corporate plans, insurance companies and public funds, including defined benefit and defined contribution plans, as well as other financial institutions that access our investment management services directly or through consultants and other intermediaries. Our revenue from the wealth channel is primarily derived from investment advisory, administration, distribution and service fees from open-end and closed-end funds as well as other commingled vehicles. Our revenue from the institutional channel is derived from fees received from our clients for managing advised and subadvised accounts. Our fees are based on contractually specified rates applied to the value of the assets we manage and, in certain cases, may include a performance-based fee. Our revenue fluctuates with changes in the total value of our assets under management, which may occur as a result of market appreciation and depreciation, contributions to or withdrawals from investor accounts and distributions. This revenue is recognized over the period that the assets are managed.18Assets Under ManagementBy Investment Vehicle(in millions)Three Months Ended September 30, Nine Months Ended September 30, 2024202320242023Open-end FundsAssets under management, beginning of period\$37,451Â \$36,209Â \$37,032Â \$36,903Â Inflows4,097Â 2,412Â 10,335Â 8,668Â Outflows(2,924) (2,772) (8,694) (9,841) Net inflows (outflows) 1,173Â (360) 1,641Â (1,173) Market appreciation (depreciation) 4,618Â (1,916) 5,189Â (1,012) Distributions(263) (262) (883) (887) Transfersâ€œÂ 1,173Â (1,173) Total increase (decrease) 5,283Â (2,538) 5,947Â (2,323) Assets under management, end of period\$42,979Â \$33,671Â \$42,979Â \$33,671Â Percentage of total assets under management46.8Â %44.8Â %46.8Â %44.8Â %Average assets under management\$40,130Â \$35,878Â \$38,013Â \$36,739Â Institutional AccountsAssets under management, beginning of period\$32,222Â \$33,275Â \$35,028Â \$32,373Â Inflows1,221Â 925Â 2,722Â 2,310Â Outflows(1,113) (614) (5,454) (2,123) Net inflows (outflows) 108Â 311Â (2,682) 187Â Market appreciation (depreciation) 4,736Â (2,182) 5,075Â (798) Distributions(174) (188) (529) (706) Transfersâ€œÂ 1,173Â (1,173) Total increase (decrease) 4,670Â (2,059) 1,864Â (1,157) Assets under management, end of period\$36,892Â \$31,216Â \$36,892Â \$31,216Â Percentage of total assets under management40.2Â %41.5Â %40.2Â %41.5Â %Average assets under management\$34,594Â \$33,304Â \$32,858Â \$33,136Â Closed-end FundsAssets under management, beginning of periods11,036Â 10,929Â \$11,076Â \$11,149Â Inflows\$3Â 10,461Â Outflowsâ€œÂ 1 (1) Net inflows (outflows) 3Â 10,461Â (1) (1) Market appreciation (depreciation) 1,024Â (506) 1,285Â (346) Distributions(154) (154) (462) (462) Total increase (decrease) 873Â (658) 833Â (878) Assets under management, end of periods11,909Â 10,271Â \$11,909Â 10,271Â Percentage of total assets under management13.0Â %13.7Â %13.0Â %13.7Â %Average assets under management\$11,503Â 10,784Â \$11,148Â 10,981Â TotalAssets under management, beginning of period\$80,709Â \$80,413Â \$83,136Â \$80,425Â Inflows5,321Â 3,340Â 13,117Â 10,994Â Outflows(4,037) (3,387) (14,148) (12,050) Net inflows (outflows) 1,284Â (47) (1,031) (1,056) Market appreciation (depreciation) 10,378Â (4,604) 11,549Â (2,156) Distributions(591) (604) (1,874) (2,055) Total increase (decrease) 11,071Â (5,255) 8,644Â (5,267) Assets under management, end of period\$91,780Â \$75,158Â \$91,780Â \$75,158Â Average assets under management\$86,227Â \$79,966Â \$82,019Â \$80,856Â 19Assets Under Management - Institutional AccountsBy Investment Vehicle - Institutional Accounts(in millions)Three Months Ended September 30, Nine Months Ended September 30, 2024202320242023AdvisoryAssets under management, beginning of period\$18,367Â \$18,824Â \$20,264Â \$18,631Â Inflows490Â 502Â 1,590Â 1,066Â Outflows(481) (312) (1,429) Net inflows (outflows) 99Â 190Â (2,113) (423) Market appreciation (depreciation) 2,606Â (1,110) 2,831Â (464) Transfersâ€œ

each category receive five stars, the next 22.5% receive four stars, the next 35% receive three stars, the next 22.5% receive two stars and the bottom 10% receive one star. Past performance is no guarantee of future results. Based on independent rating by Morningstar, Inc. of investment performance of each Cohen & Steers-sponsored open-end U.S.-registered mutual fund for all share classes for the overall period at September 30, 2024. Overall Morningstar rating is a weighted average based on the 3-year, 5-year and 10-year Morningstar rating. Each share class is counted as a fraction of one fund within this scale and rated separately, which may cause slight variations in the distribution percentages. This is not investment advice and may not be construed as sales or marketing material for any financial product or service sponsored or provided by Cohen & Steers.OverviewAssets under management at September 30, 2024 increased 22.1% to \$91.8 billion from \$75.2 billion at September 30, 2023. The increase was due to market appreciation of \$21.2 billion, partially offset by net outflows of \$2.0 billion and distributions of \$2.6 billion. Our organic decay rate for the twelve months ended September 30, 2024 was (2.6%). The organic growth/decay rate represents the ratio of net flows for the period to the beginning assets under management.Open-end funds Assets under management in open-end funds at September 30, 2024, which represented 46.8% of total assets under management, increased 27.6% to \$43.0 billion from \$33.7 billion at September 30, 2023. The change was primarily due to:â€¢Net inflows of \$1.1 billion including \$1.4 billion into U.S. real estate, partially offset by net outflows of \$190 million from global/international real estate and \$108 million from global listed infrastructure23â€¢Market appreciation of \$9.4 billion including \$6.5 billion from U.S. real estate and \$1.8 billion from preferred securitiesâ€¢Distributions of \$1.3 billion including \$622 million from U.S. real estate and \$518 million from preferred securities, of which \$982 million was reinvested and included in net flowsOur organic growth rate for open-end funds for the twelve months ended September 30, 2024 was 3.4%.Institutional accountsAssets under management in institutional accounts at September 30, 2024, which represented 40.2% of total assets under management, increased 18.2% to \$36.9 billion from \$31.2 billion at September 30, 2023. The change was primarily due to:Advisory:â€¢Net outflows of \$2.1 billion including \$1.9 billion from global/international real estateâ€¢Market appreciation of \$5.2 billion including \$1.9 billion from U.S. real estate, \$1.8 billion from global/international real estate and \$926 million from global listed infrastructure Our organic decay rate for advisory accounts for the twelve months ended September 30, 2024 was (12.0%).Japan subadvisory accounts:â€¢Net outflows of \$699 million including \$392 million from U.S. real estate and \$275 million from global/international real estateâ€¢Market appreciation of \$2.7 billion including \$2.1 billion from U.S. real estateâ€¢Distributions of \$714 million including \$668 million from U.S. real estateOur organic decay rate for Japan subadvisory accounts for the twelve months ended September 30, 2024 was (8.6%). Subadvisory accounts excluding Japan:â€¢Net outflows of \$267 million including \$444 million from global/international real estate, partially offset by net inflows of \$207 million into U.S. real estateâ€¢Market appreciation of \$1.6 billion including \$760 million from global/international real estate and \$451 million from U.S. real estateOur organic decay rate for subadvisory accounts excluding Japan for the twelve months ended September 30, 2024 was (5.1%).Closed-end fundsAssets under management in closed-end funds at September 30, 2024, which represented 13.0% of total assets under management, increased 15.9% to \$11.9 billion from \$10.3 billion at September 30, 2023. The change was primarily due to:â€¢Market appreciation of \$2.2 billionâ€¢Distributions of \$616 million24Summary of Operating Results(in thousands, except percentages and per share data)Three Months Ended September 30,Nine Months Ended September 30,2024202320242023U.S. GAAPRevenue\$133,203\$123,737\$377,634\$370,449\$ Expenses\$88,330\$82,866\$254,094\$243,838\$ Operating income\$44,873\$40,871\$123,540\$126,611\$ Net income attributable to common stockholders\$39,668\$37,140\$105,443\$99,232\$ Diluted earnings per share\$0.77\$0.65\$2.08\$2.00\$ Operating margin33.7%33.0%32.7%34.2%As Adjusted (1)Net income attributable to common stockholders\$39,706\$34,772\$108,891\$107,108\$ Diluted earnings per share\$0.77\$0.70\$2.15\$2.16\$ Operating margin35.7%35.5%35.4%36.7% (1)Refer to pages 29-30 for reconciliations of U.S. GAAP to as adjusted results.Three Months Ended September 30, 2024 Compared with Three Months Ended September 30, 2023Revenue(in thousands)Three Months Ended September 30,20242023\$ Change% ChangeInvestment advisory and administration feesOpen-end funds\$66,761\$60,239\$6,522\$10.8%Institutional accounts\$32,956\$31,845\$1,111\$3.5%Closed-end funds\$25,680\$24,142\$1,538\$6.4%Total\$125,397\$116,226\$9,171\$7.9%Distribution and service fees\$2,444\$7,014\$230\$3.3%Other\$562\$497\$65\$13.1%Total revenue\$133,203\$123,737\$9,466\$7.7%Total investment advisory and administration fees from open-end funds compared with average assets under management implied an annualized effective fee rate of 66.2 bps and 66.6 bps for the three months ended September 30, 2024 and 2023, respectively. Total investment advisory fees from institutional accounts compared with average assets under management implied an annualized effective fee rate of 37.9 bps for both the three months ended September 30, 2024 and 2023.Total investment advisory and administration fees from closed-end funds compared with average assets under management implied an annualized effective fee rate of 88.8 bps for both the three months ended September 30, 2024 and 2023.Distribution and service fees increased from the three months ended September 30, 2023 primarily due to higher average assets under management in U.S. open-end funds.25Expenses(in thousands)Three Months Ended September 30,20242023\$ Change% ChangeEmployee compensation and benefits\$56,376\$52,830\$3,546\$6.7%Distribution and service fees\$14,739\$13,689\$1,050\$7.7%General and administrative\$14,874\$15,546\$(672)\$(4.3)%Depreciation and amortization\$2,341\$801\$1,540\$192.3%Total expenses\$88,330\$82,866\$5,464\$6.6%Employee compensation and benefits increased from the three months ended September 30, 2023 primarily due to higher amortization of restricted stock units of \$2.3 million including \$2.0 million of accelerated vesting of certain restricted stock units, and an increase in salaries of \$621,000.Distribution and service fees increased from the three months ended September 30, 2023 primarily due to higher average assets under management in U.S. open-end funds.General and administrative expenses decreased from the three months ended September 30, 2023 primarily due to lower rent expense of \$2.3 million related to the expiration of the lease for the Companyâ€™s prior headquarters in January 2024. The three months ended September 30, 2023 also included \$1.4 million of reduced projected costs associated with the implementation of the Company's trade order management system to reflect the actual amount paid.Depreciation and amortization increased from the three months ended September 30, 2023 primarily due to depreciation and amortization of fixed assets and leasehold improvements associated with the Company's current headquarters that were placed in service in December 2023.Operating MarginOperating margin for the three months ended September 30, 2024 increased to 33.7% from 33.0% for the three months ended September 30, 2023. Operating margin represents the ratio of operating income to revenue. Non-operating Income (Loss)(in thousands)Three Months EndedSeptember 30, 2024Consolidated Investment VehiclesCorporate Seed InvestmentsCorporate OtherTotalInterest and dividend income\$610\$1,410\$3,400\$5,420\$ Gain (loss) from investments\$â€¢net 21,202\$3,099\$(5,326)18,975\$ Foreign currency gain (loss)\$â€¢net(30)\$(68)\$(1,594)\$(1,692)\$ Total non-operating income (loss)\$21,782\$4,441\$(3,520)22,703\$ Net (income) loss attributable to noncontrolling interests\$(15,615)\$â€¢\$â€¢\$â€¢\$(15,615)\$ Non-operating income (loss) attributable to the Company\$6,167\$4,441\$(3,520)\$8,088\$(in thousands)Three Months EndedSeptember 30, 2023Consolidated Investment VehiclesCorporate Seed InvestmentsCorporate OtherTotalInterest and dividend income\$705\$4,822\$2,236\$3,763\$ Gain (loss) from investments\$â€¢net (11,436)\$(767)2,147\$(10,056)\$ Foreign currency gain (loss)\$â€¢net(119)\$(191)2,724\$1,134\$ Total non-operating income (loss)\$(10,850)\$36\$5,655\$(5,159)\$ Net (income) loss attributable to noncontrolling interests\$6,971\$â€¢\$â€¢\$â€¢\$6,971\$ Non-operating income (loss) attributable to the Company\$(3,879)\$36\$5,655\$1,812\$26\$ reconciliation of the Companyâ€™s statutory federal income tax rate to the effective income tax rate is summarized in the following table:Three Months Ended September 30,20242023U.S. statutory tax rate21.0%21.0%State and local income taxes, net of federal benefit2.5\$3.1\$ Valuation allowance(1.4)0(0.5)\$ Non-deductible executive compensation(1.2)1.5\$ Other0.4\$0.4\$ Effective income tax rate23.7%24.7%Nine Months Ended September 30, 2024 Compared with Nine Months Ended September 30, 2023Revenue(in thousands)Nine Months Ended September 30,20242023\$ Change% ChangeInvestment advisory and administration feesOpen-end funds\$187,849\$181,821\$6,028\$3.3%Institutional accounts\$93,487\$92,640\$847\$0.9%Closed-end funds\$73,983\$72,917\$1,066\$1.5%Total\$355,319\$347,378\$7,941\$2.3%Distribution and service fees\$20,692\$21,553\$(861)\$(4.0)%Other\$1,623\$1,518\$105\$6.9%Total revenues\$377,634\$370,449\$7,185\$1.9%Total investment advisory and administration fees from open-end funds compared with average assets under management implied an annualized effective fee rate of 66.0 bps and 66.2 bps for the nine months ended September 30, 2024 and 2023, respectively.Total investment advisory fees from institutional accounts compared with average assets under management implied an annualized effective fee rate of 38.0 bps and 37.4 bps for the nine months ended September 30, 2024 and 2023, respectively.Total investment advisory and administration fees from closed-end funds compared with average assets under management implied an annualized effective fee rate of 88.6 bps and 88.8 bps for the nine months ended September 30, 2024 and 2023, respectively.Distribution and service fees decreased from the nine months ended September 30, 2023, primarily due to a shift in the composition of assets under management.Expenses(in thousands)Nine Months Ended September 30,20242023\$ Change% ChangeEmployee compensation and benefits\$161,476\$150,580\$10,896\$7.2%Distribution and service fees\$41,404\$41,234\$170\$0.4%General and administrative\$44,351\$49,396\$5,045\$(10.2)%Depreciation and amortization\$6,863\$6,268\$595\$9.5%Total expenses\$254,094\$243,838\$10,256\$4.2%Employee compensation and benefits increased from the nine months ended September 30, 2023 primarily due to higher amortization of restricted stock units of \$8.3 million including \$6.3 million of accelerated vesting of certain restricted stock units, and an increase in salaries of \$2.3 million.27General and administrative expenses decreased from the nine months ended September 30, 2023 primarily due to lower rent expense of \$6.2 million related to the expiration of the lease for the Companyâ€™s prior headquarters in January 2024. The nine months ended September 30, 2023 also included \$1.4 million of reduced projected costs associated with the implementation of the Company's trade order management system to reflect the actual amount paid.Depreciation and amortization increased from the nine months ended September 30, 2023 primarily due to depreciation and amortization of fixed assets and leasehold improvements associated with the Company's current headquarters that were placed in service in December 2023.Operating MarginOperating margin for the nine months ended September 30, 2024 decreased to 32.7% from 34.2% for the nine months ended September 30, 2023.Non-operating Income (Loss)(in thousands)Nine Months EndedSeptember 30, 2024Consolidated Investment VehiclesCorporate Seed InvestmentsCorporate OtherTotalInterest and dividend income\$2,800\$3,514\$8,082\$14,396\$ Gain (loss) from investments\$â€¢net 18,499\$5,034\$(5,592)17,941\$ Foreign currency gain (loss)\$â€¢net(545)\$(48)\$(1,448)\$(2,041)\$ Total non-operating income (loss)\$20,754\$8,500\$1,042\$30,296\$ Net (income) loss attributable to noncontrolling interests(14,331)\$â€¢\$â€¢\$â€¢\$(14,331)\$ Non-operating income (loss) attributable to the Company\$6,423\$8,500\$1,042\$15,965\$(in thousands)Nine Months EndedSeptember 30, 2023Consolidated Investment VehiclesCorporate Seed InvestmentsCorporate OtherTotalInterest and dividend income\$2,639\$2,604\$5,164\$10,407\$ Gain (loss) from investments\$â€¢net (11,430)\$(697)2,119\$(10,008)\$ Foreign currency gain (loss)\$â€¢net(166)6\$(1,116)\$(1,276)\$ Total non-operating income (loss)\$(8,597)1,913\$6,167\$4,383\$ Income TaxesA reconciliation of the Companyâ€™s statutory federal income tax rate to the effective income tax rate is summarized in the following table:Nine Months Ended September 30,20242023U.S. statutory tax rate21.0%21.0%State and local income taxes, net of federal benefit2.8\$3.1\$ Non-deductible executive compensation(1.2)2.0\$ Valuation allowance(0.7)0(0.2)\$ Excess tax benefits related to the vesting and delivery of restricted stock units(0.2)1.6\$ Other0.3\$0.1\$ Effective income tax rate24.4\$24.2\$ Reconciliations of U.S. GAAP to As Adjusted Financial ResultsManagement believes that use of the following as adjusted (non-GAAP) financial results provides greater transparency into the Companyâ€™s operating performance. In addition, these as adjusted financial results are used to prepare the Company's internal management reports which are used in evaluating its business.While management believes that these as adjusted financial results are useful in evaluating operating performance, this information should be considered as supplemental in nature and not as a substitute for the related financial information prepared in accordance with U.S. GAAP.Net Income Attributable to Common Stockholders and Diluted Earnings per ShareThree Months Ended September 30,Nine Months Ended September 30,(in thousands, except per share data)2024202320242023Net income attributable to common stockholders, U.S. GAAP\$39,668\$37,140\$105,443\$99,232\$ Seed investments\$â€¢net (1)\$(3,458)2,900\$(4,545)\$3,903\$ Accelerated vesting of restricted stock units2,336\$327\$7,043\$680\$ Other non-recurring expenses (2)\$â€¢\$â€¢\$â€¢\$1,196\$â€¢\$â€¢\$ Lease transition and other costs - 280 Park Avenue (3)\$â€¢\$â€¢\$2,321\$807\$7,262\$ Foreign currency exchange (gains) losses\$â€¢net (4)2,191\$(1,713)1,765\$450\$ Tax adjustments\$â€¢net (5)\$(1,031)1,203\$(2,818)\$(4,419)\$ Net income attributable to common stockholders, as adjusted\$39,706\$34,772\$108,891\$107,108\$ Diluted weighted average shares outstanding51,428\$49,617\$50,681\$49,495\$ Diluted earnings per share, U.S. GAAP\$0.77\$0.65\$2.08\$2.00\$ Seed investments\$â€¢net (1)0(0.7)0.06\$ (0.09)0.08\$ Accelerated vesting of restricted stock units0.05\$0.01\$0.14\$0.01\$ Other non-recurring expenses (2)\$â€¢\$â€¢\$â€¢\$0.02\$â€¢\$â€¢\$ Lease transition and other costs - 280 Park Avenue (3)\$â€¢\$â€¢\$0.05\$0.02\$0.15\$ Foreign currency exchange (gains) losses\$â€¢net (4)0.04\$(0.04)0.03\$0.01\$ Tax adjustments\$â€¢net (5)0(0.02)0(0.03)0(0.05)0(0.09)\$ Diluted earnings per share, as adjusted \$0.77\$0.70\$2.15\$2.16\$ *\$â€¢\$â€¢\$ Amounts round to less than \$0.01 per share.(1)Represents the impact of consolidated investment vehicles and the net effect of corporate seed performance.(2)Represents the impact of incremental expenses associated with the separation of certain employees.(3)Represents the impact of lease and other expenses related to the Company's prior headquarters, for which the lease expired in January 2024. From a GAAP perspective, the Company recognized lease expense on both its prior and current headquarters as a result of overlapping lease terms.(4)Represents net foreign currency exchange (gains) losses associated with U.S. dollar-denominated assets held by certain foreign subsidiaries.(5)Tax adjustments are summarized in the following table: Three Months Ended September 30,Nine Months Ended September 30,(in thousands)2024202320242023Impact of tax effects associated with items noted above\$(1,102)\$(1,211)\$(2,647)\$(3,243)\$ Impact of discrete tax items71\$84 (171) (1,176)\$ Total tax adjustments\$(1,031)\$(1,203)\$(2,818)\$(4,419)\$29Reconciliations of U.S. GAAP to As Adjusted Financial ResultsRevenue, Expenses, Operating Income and Operating MarginThree Months Ended September 30,Nine Months Ended September 30,(in thousands, except percentages)2024202320242023Revenue, U.S. GAAP\$133,203\$123,737\$377,634\$370,449\$ Consolidated investment vehicles230(186)731(324)\$ Revenue, as adjusted\$133,433\$123,551\$378,365\$370,125\$ Expenses, U.S. GAAP\$88,330\$82,866\$254,094\$243,838\$ Consolidated investment vehicles(184)532(540)1,493\$ Accelerated vesting of restricted stock units(2,336)327(7,043)680\$ Other non-recurring expenses (1)\$â€¢\$â€¢\$(1,196)\$â€¢\$ Lease transition and other costs - 280 Park Avenue (2)\$â€¢\$(2,321)\$(807)\$(7,262)\$ Expenses, as adjusted\$85,818\$79,686\$244,508\$234,403\$ Operating income, U.S. GAAP\$44,873\$40,871\$123,540\$126,611\$ Consolidated investment vehicles4143612,711,169\$ Accelerated vesting of restricted stock units2,336327,043680\$ Other non-recurring expenses (1)\$â€¢\$â€¢\$1,196\$â€¢\$ Lease transition and other costs - 280 Park Avenue (2)\$â€¢\$(2,321)\$(807)\$(7,262)\$ Operating income, as adjusted\$47,623\$43,865\$133,857\$135,722\$ Operating margin, U.S. GAAP33.7%33.0%32.7%34.2%Operating margin, as adjusted 35.7%35.5%35.4%36.7% (1)Represents the impact of incremental expenses associated with the separation of certain employees.(2)Represents the impact of lease and other expenses related to the Company's prior headquarters, for which the lease expired in January 2024. From a GAAP perspective, the Company recognized lease expense on both its prior and current headquarters as a result of overlapping lease terms.Non-operating Income (Loss)Three Months Ended September 30,Nine Months Ended September 30,(in thousands)2024202320242023Non-operating income (loss), U.S. GAAP\$22,703\$4,441\$(3,520)\$22,703\$ Seed investments\$â€¢net (1)\$(19,487)\$9,525\$ (20,147)\$7,994\$ Foreign currency exchange (gains) losses\$â€¢net (2)2,191\$(1,713)1,765\$450\$ Non-operating income (loss), as adjusted\$5,407\$2,653\$11,914\$7,567\$ (1)Represents the impact of consolidated investment vehicles and the net effect of corporate seed performance.(2)Represents net foreign currency exchange (gains) losses associated with U.S. dollar-denominated assets held by certain foreign subsidiaries.30Changes in Financial Condition, Liquidity and Capital ResourcesWe seek to maintain a balance sheet that supports our business strategies and provides the appropriate amount of liquidity at all times.Net Liquid AssetsOur current financial condition is highly liquid and is primarily comprised of cash and cash equivalents, U.S. Treasury securities, liquid seed investments and other current assets. Liquid assets are reduced by current liabilities (together, net liquid assets).The table below summarizes net liquid assets:(in thousands)September 30,2024December 31,2023Cash and cash equivalents\$106,474\$187,442\$ U.S. Treasury securities\$168,218\$59,942\$ Liquid seed investments\$â€¢net\$73,706\$71,375\$ Other current assets\$82,481\$73,360\$ Current liabilities\$(84,883) \$(106,603)\$ Net liquid assets\$345,996\$285,516\$ Cash and cash equivalentsCash and cash equivalents are on deposit with major national financial institutions and include short-term, highly liquid investments, which are readily convertible into cash.U.S. Treasury securitiesU.S. Treasury securities, recorded at fair value, are directly issued by the U.S. government and were classified as trading investments. Liquid seed investments\$â€¢netLiquid seed investments, recorded at fair value, are generally traded in active markets on major exchanges and can typically be liquidated within a normal settlement cycle. Liquid seed investments are primarily securities held directly for the purpose of establishing performance track records and the Company's economic interest in certain consolidated investment vehicles which are presented net of noncontrolling interests.Other current assetsOther current assets primarily represent investment

advisory and administration fees receivable. At SeptemberÂ 30, 2024, receivables from institutional accounts comprised 48.4% of other current assets, while receivables from open-end and closed-end funds, together, comprised 46.3% of other current assets. We perform a review of our receivables on an ongoing basis to assess collectability and, based on our analysis at SeptemberÂ 30, 2024, there was no allowance for uncollectible accounts required.Current liabilitiesCurrent liabilities included accrued compensation and benefits, distribution and service fees payable, operating lease obligations due within 12 months, certain income taxes payable and certain other liabilities and accrued expenses.Future liquidity needsOur business has become more capital intensive. Potential uses of capital range from, among other things, seeding new strategies and investment vehicles, co-investing in private real estate vehicles, funding the upfront costs associated with closed-end fund launches and rights offerings, and making various investments to grow our firm infrastructure as our business scales. In order to provide us with the financial flexibility to pursue these opportunities, we have a \$100.0 million senior unsecured revolving credit facility maturing on January 20, 2026. To date, we have not drawn on the credit facility.31On April 22, 2024, we issued 1,007,057 shares of common stock through an offering. The net proceeds, after deducting commissions and offering expenses, were approximately \$68.5 million. We intend to use the net proceeds for general corporate purposes, including seeding track record strategies and investment vehicles. The offering was completed on April 22, 2024 after the issuance of the shares. We have committed to invest up to \$50.0 million in Cohen & Steers Real Estate Opportunities Fund, L.P. (REOF) of which \$21.7Â million remained unfunded as of SeptemberÂ 30, 2024. In addition, we have committed to invest \$125.0 million in Cohen & Steers Income Opportunities REIT, Inc. (CNSREIT) of which \$92.8 million remained unfunded as of SeptemberÂ 30, 2024. There are contractual restrictions on redemption of our seed investments in REOF and CNSREIT.Cash flowsOur cash flows generally result from the operating activities of our business, with investment advisory and administration fees being the most significant contributor.The table below summarizes our cash flows:Nine Months Ended September 30, (in thousands)20242023Cash Flow Data:Net cash provided by (used in) operating activities\$61,862Â \$113,384Â Net cash provided by (used in) investing activities(142,822)(128,033)Net cash provided by (used in) financing activities\$5,061Â (99,160)Net increase (decrease) in cash and cash equivalents(75,899)(113,809)Effect of foreign exchange rate changes on cash and cash equivalents1,988Â 724Â Cash and cash equivalents, beginning of the period189,603Â 248,714Â Cash and cash equivalents, end of the period115,692Â 135,629Â Cash and cash equivalents decreased by \$75.9 million, excluding the effect of foreign exchange rate changes, for the nine months ended SeptemberÂ 30, 2024. Cash flows from operating activities primarily consisted of net income adjusted for certain non-cash items and changes in assets and liabilities. Net cash provided by operating activities was \$61.9 million for the nine months ended SeptemberÂ 30, 2024. Net cash used in investing activities was \$142.8 million, which included net purchases of U.S. Treasury securities held for corporate purposes of \$106.8 million and the funding of \$32.0 million of our \$125.0 million commitment to CNSREIT. Net cash provided by financing activities was \$5.1 million, including proceeds from issuance of common stock from offering of \$68.5 million and net contributions from noncontrolling interests of \$44.5 million, partially offset by dividends paid to stockholders of \$89.2 million and repurchases of common stock to satisfy employee withholding tax obligations on the vesting and delivery of restricted stock units of \$19.6 million.Contractual Obligations, Commitments and ContingenciesContractual ObligationsThe Companyâ€™s material contractual obligations, commitments and contingencies at SeptemberÂ 30, 2024 include operating leases, investment commitments, and purchase obligations. As of SeptemberÂ 30, 2024, there have been no material changes to our contractual obligations from our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023 other than the items described below.Investment CommitmentsWe have committed to invest up to \$50.0 million in REOF. As of SeptemberÂ 30, 2024, we had funded \$28.3Â million of this commitment. In addition, we have committed to invest \$125.0 million in CNSREIT. As of SeptemberÂ 30, 2024, we had funded \$32.2Â million of this commitment.DividendsÂ Â Â Subject to the approval of our board of directors, we anticipate paying dividends. When determining whether to pay a dividend, we take into account general economic and business conditions, our strategic plans, our results of operations and 32financial condition, cash flow and liquidity, contractual, legal and regulatory restrictions on the payment of dividends, if any, by us and our subsidiaries and such other factors deemed relevant.On November 7, 2024, we declared a quarterly dividend on our common stock in the amount of \$0.59 per share. This dividend will be payable on December 2, 2024 to stockholders of record at the close of business on November 18, 2024.Critical Accounting EstimatesA complete discussion of our critical accounting estimates is included in Management's Discussion and Analysis of Financial Condition and Results of Operations in our Annual Report on Form 10-K for the year ended DecemberÂ 31, 2023. There were no changes to the Companyâ€™s accounting estimates for the three months ended SeptemberÂ 30, 2024.33ItemÂ 3. Quantitative and Qualitative Disclosures About Market RiskIn the normal course of our business, we are exposed to risk as a result of changes in interest and currency rates, securities markets and other general economic conditions, including inflation, which may have an adverse impact on the value of our assets under management and our seed investments. The majority of our revenue is derived from investment advisory and administration fees, which are based on average assets under management. Accordingly, where there are changes in the value of the assets we manage as a result of market fluctuations our revenue may change.The economic environment may also preclude us from increasing the assets we manage in closed-end funds. The market conditions for these offerings may not be favorable in the future, which could adversely impact our ability to grow the assets we manage. Depending on market conditions, the closed-end funds we manage may increase or decrease their leverage in order to maintain target leverage ratios, thereby increasing or decreasing the assets we manage and the associated revenue.Seed InvestmentsOur seed investments include both liquid and illiquid holdings. Liquid seed investments are generally traded in active markets on major exchanges and can typically be liquidated within a normal settlement cycle. Illiquid seed investments are generally comprised of limited partnership interests in private real estate vehicles and our seed investment in CNSREIT for which there may be contractual restrictions on redemption. Our seed investments are subject to market risk. We may mitigate this risk by entering into derivative contracts designed to hedge certain portions of our risk. The following table summarizes the effect of a ten percent increase or decrease on the carrying value of our seed investments, which are presented net of noncontrolling interests, if any, as of SeptemberÂ 30, 2024 (in thousands):Carrying ValueNotional Value - HedgesNet Carrying ValueNet Carrying Value Assuming a 10% IncreaseNet Carrying Value Assuming a 10% DecreaseLiquid seed investmentsâ€œnet\$73,706Â \$ (44,623)\$29,083Â \$31,991Â \$26,175Â Illiquid seed investmentsâ€œnet\$57,146Â \$â€œÂ \$57,146Â \$62,861Â \$51,431Â ItemÂ 4. Controls and ProceduresInternal Control over Financial Reporting There has been no change in our internal control over financial reporting that occurred during the three months ended SeptemberÂ 30, 2024 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.Disclosure Controls and Procedures Under the direction of our Chief Executive Officer and Chief Financial Officer, we have evaluated the effectiveness of our disclosure controls and procedures (as such term is defined in Rules 13a-15(e) and 15d-15(e) under the Exchange Act) as of the end of the period covered by this Quarterly Report on Form 10-Q. Based on this evaluation, our Chief Executive Officer and Chief Financial Officer have concluded that our disclosure controls and procedures were effective.34PART IIâ€œOther InformationItemÂ 1. Legal ProceedingsFor information regarding our legal proceedings, see Note 11, Commitments and Contingencies, in the Notes to Condensed Consolidated Financial Statements contained in Part I, Item 1 of this report.ItemÂ 1A. Risk FactorsFor a discussion of the potential risks and uncertainties associated with our business, please see Part I, Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2023 (the Form 10-K). There have been no material changes to the risk factors disclosed in Part 1, Item 1A of the Form 10-K.ItemÂ 2. Unregistered Sales of Equity Securities and Use of ProceedsDuring the three months ended SeptemberÂ 30, 2024, we made the following purchases of our equity securities that are registered pursuant to SectionÂ 12(b) of the Exchange Act.PeriodTotal Number of Shares Purchased (1)Average PricePaidÂ PerÂ A ShareTotal Number of Shares Purchased as a Part of a Publicly Announced Plan or ProgramsMaximum Number of Shares that a May Yet Be Purchased Under the Plans or ProgramsJuly 1 through July 31, 2024169Â \$84.39Â \$â€œÂ \$Â August 1 through August 31, 2024612Â \$87.82Â \$â€œÂ \$Â SeptemberÂ 1 through September 30, 20244â€œÂ \$â€œÂ \$â€œÂ \$Â Total781Â \$87.08Â \$â€œÂ \$â€œÂ (1)Purchases made to satisfy the income tax withholding obligations of certain employees upon the vesting and delivery of restricted stock units issued under the Company's Amended and Restated Stock Incentive Plan.ItemÂ 5. Other InformationDuring the three months ended SeptemberÂ 30, 2024, none of our directors or officers (as defined in Rule 16a-1(f) of the Securities Exchange Act) adopted, terminated, or modified a Rule 10b5-1 trading arrangement or non-Rule 10b5-1 trading arrangement (as such terms are defined in Item 408 of Regulation S-K of the Securities Act of 1933, as amended).35ItemÂ 6. ExhibitsAny agreements or other documents filed as exhibits to this report are not intended to provide factual information or other disclosure other than with respect to the terms of the agreements or other documents themselves, and should not be relied upon for that purpose. In particular, any representations and warranties made by the Company in these agreements or other documents were made solely within the specific context of the relevant agreement or document and may not describe the actual state of affairs at the date they were made or at any other time.ExhibitÂ No.Description3.1Â Â Form of Amended and Restated Certificate of Incorporation of the Company (1)3.2Â Â Amended and Restated Bylaws of the Company (2)4.1Â Â Specimen Common Stock Certificate (3)4.2Â Â Form of Registration Rights Agreement among the Company, Martin Cohen, Robert H. Steers, The Martin Cohen 1998 Family Trust and Robert H. Steers Family Trust (1)10.1Â Â Amended and Restated Cohen & Steers, Inc. Stock Incentive Plan (4)31.1Â Â Certification of the Chief Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 (filed herewith)31.2Â Â Certification of the Chief Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 (filed herewith)32.1Â Â Certification of the Chief Executive Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 (furnished herewith)32.2Â Â Certification of the Chief Financial Officer pursuant to Section 906 of the Sarbanes-Oxley Act of 2002 (furnished herewith)101Â Â The following financial statements from the Company's Quarterly Report on Form 10-Q for the quarter ended SeptemberÂ 30, 2024 formatted in inline XBRL (eXtensible Business Reporting Language): (i) the Condensed Consolidated Statements of Financial Condition (unaudited), (ii) the Condensed Consolidated Statements of Operations (unaudited), (iii) the Condensed Consolidated Statements of Comprehensive Income (unaudited), (iv) the Condensed Consolidated Statements of Changes in Stockholders' Equity (unaudited), (v) the Condensed Consolidated Statements of Cash Flows (unaudited), and (vi) the Notes to the Condensed Consolidated Financial Statements (unaudited).104Â Â Cover Page Interactive Data File (formatted as inline XBRL and contained in Exhibit 101). (1)Incorporated by reference to the Company's Registration Statement on Form S-1, as amended, originally filed with the Securities and Exchange Commission on MarchÂ 30, 2004.(2)Incorporated by reference to the Companyâ€™s Quarterly Report on Form 10-Q for the quarter ended JuneÂ 30, 2015.(4)Incorporated by reference to the Companyâ€™s Current Report on Form 8-K filed on MayÂ 9, 2022.36SIGNATURESPursuant to the requirements of the Securities Exchange Act of 1934, the Company has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.Date:November 8, 2024CohenÂ & Steers, Inc./s/Â Â Â Â Â Raja DakkuriÂ Â Â Â Â Â Â Name: Raja DakkuriTitle: Executive Vice President & Chief Financial OfficerDate:November 8, 2024CohenÂ & Steers, Inc./s/Â Â Â Â Â Elena DulikÂ Â Â Â Â Â Â Name: Elena DulikTitle: Senior Vice President & Chief Accounting Officer37 EX-31.1 2 cns10q-93024ex311.htm EX-31.1 DocumentExhibit 31.1Chief Executive Officer Certification As Adopted Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 I, Joseph M. Harvey, certify that: 1.I have reviewed this Quarterly Report on Form 10-Q for the period ended SeptemberÂ 30, 2024 of CohenÂ & Steers, Inc. (the Registrant); 2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the Registrant as of, and for, the periods presented in this report; 4.The Registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(f)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the Registrant and have: a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the Registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c)Evaluated the effectiveness of the Registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d)Disclosed in this report any change in the Registrant's internal control over financial reporting that occurred during the Registrant's most recent fiscal quarter (the Registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the Registrant's internal control over financial reporting; and 5.The Registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Registrant's auditors and the audit committee of the Registrant's board of directors (or persons performing the equivalent functions): a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Registrant's ability to record, process, summarize and report financial information; and b)Any fraud, whether or not material, that involves management or other employees who have a significant role in the Registrant's internal control over financial reporting. Â Dated:November 8, 2024Â Â Â /s/ Joseph M. HarveyÂ Â Â Â Joseph M. HarveyÂ Â Â Chief Executive Officer and President EX-31.2 3 cns10q-93024ex312.htm EX-31.2 DocumentExhibit 31.2Chief Financial Officer Certification As Adopted Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002 I, Raja Dakkuri, certify that: 1.I have reviewed this Quarterly Report on Form 10-Q for the period ended SeptemberÂ 30, 2024 of CohenÂ & Steers, Inc. (the Registrant); 2.Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report; 3.Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the Registrant as of, and for, the periods presented in this report; 4.The Registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(f)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the Registrant and have: a)Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the Registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared; b)Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;c)Evaluated the effectiveness of the Registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and d)Disclosed in this report any change in the Registrant's internal control over financial reporting that occurred during the Registrant's most recent fiscal quarter (the Registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the Registrant's internal control over financial reporting; and 5.The Registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the Registrant's auditors and the audit committee of the Registrant's board of directors (or persons performing the equivalent functions): a)All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Registrant's ability to record, process, summarize and report financial information; and b)Any fraud, whether or not material, that involves management or other employees who have a significant role in the Registrant's internal control over financial reporting. Â Dated:November 8, 2024Â Â Â /s/ Raja DakkuriÂ Â Â Â Raja DakkuriÂ Â Â Executive Vice President & Chief Financial Officer EX-32.1 4 cns10q-93024ex321.htm EX-32.1 DocumentExhibit 32.1Certification of the Chief Executive Officer Pursuant to 18 U.S.C. SectionÂ 1350, As Adopted Pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002 In connection with the Quarterly Report on Form 10-Q for the period ended SeptemberÂ 30, 2024 (the Report) of CohenÂ & Steers, Inc. (the Company) as filed with the Securities and Exchange Commission on the date hereof, I, Joseph M. Harvey, Chief Executive Officer of the Company, hereby certify, pursuant to 18 U.S.C. Â 1350, as adopted pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002, that: (1)The Report fully complies with the requirements of SectionÂ 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended (the Exchange Act); and (2)The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. Â Dated:November 8, 2024Â Â Â /s/ Joseph M. HarveyÂ Â Â Â Joseph M. HarveyÂ Â Â Chief Executive Officer and PresidentThis certification accompanies the Report pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002 and shall not, except to the extent required by such Act, be deemed filed by the Company for purposes of SectionÂ 18 of the

Exchange Act. Such certification will not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act, except to the extent that the Company specifically incorporates it by reference. EX-32.2 5 cns10q-93024ex322.htm EX-32.2 DocumentExhibit 32.2 Certification of the Chief Financial Officer Pursuant to 18 U.S.C. SectionÂ 1350, As Adopted Pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002 In connection with the Quarterly Report on Form 10-Q for the period ended SeptemberÂ 30, 2024 (the Report) of Cohen& Steers, Inc. (the Company) as filed with the Securities and Exchange Commission on the date hereof, I, Raja Dakkuri, Chief Financial Officer of the Company, hereby certify, pursuant to 18 U.S.C. Â§Â 1350, as adopted pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002, that: (1)The Report fully complies with the requirements of SectionÂ 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended (the Exchange Act); and (2)The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company. Â Dated:November 8, 2024Â Â Â /s/ Raja DakkuriÂ Â Â Â Raja DakkuriÂ Â Â Â Executive Vice President & Chief Financial OfficerThis certification accompanies the Report pursuant to SectionÂ 906 of the Sarbanes-Oxley Act of 2002 and shall not, except to the extent required by such Act, be deemed filed by the Company for purposes of SectionÂ 18 of the Exchange Act. Such certification will not be deemed to be incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act, except to the extent that the Company specifically incorporates it by reference. EX-101.SCH 6 cns-20240930.xsd XBRL TAXONOMY EXTENSION SCHEMA DOCUMENT 0000001 - Document - Cover Page link:presentationLink link:calculationLink link:definitionLink 9952151 - Statement - Condensed Consolidated Statements of Financial Condition (Unaudited) link:presentationLink link:calculationLink link:definitionLink 9952152 - Statement - Condensed Consolidated Statements of Financial Condition - (Parenthetical) (Unaudited) link:presentationLink link:calculationLink link:definitionLink 9952153 - Statement - Condensed Consolidated Statements of Operations (Unaudited) link:presentationLink link:calculationLink link:definitionLink 9952154 - Statement - Condensed Consolidated Statements of Comprehensive Income (Unaudited) link:presentationLink link:calculationLink link:definitionLink 9952155 - Statement - Condensed Consolidated Statements of Changes in Stockholders' Equity and Redeemable Noncontrolling Interest (Unaudited) link:presentationLink link:calculationLink link:definitionLink 9952156 - Statement - Condensed Consolidated Statements of Cash Flows (Unaudited) link:presentationLink link:calculationLink link:definitionLink 9952157 - Statement - Condensed Consolidated Statements of Changes in Stockholders' Equity and Redeemable Noncontrolling Interest (Unaudited) (Parenthetical) link:presentationLink link:calculationLink link:definitionLink 9952158 - Statement - Condensed Consolidated Statements of Cash Flows - Supplemental Information link:presentationLink link:calculationLink link:definitionLink 9952159 - Disclosure - Organization and Description of Business link:presentationLink link:calculationLink link:definitionLink 9952160 - Disclosure - Basis of Presentation and Significant Accounting Policies link:presentationLink link:calculationLink link:definitionLink 9952161 - Disclosure - Revenue link:presentationLink link:calculationLink link:definitionLink 9952162 - Disclosure - Investments link:presentationLink link:calculationLink link:definitionLink 9952163 - Disclosure - Fair Value link:presentationLink link:calculationLink link:definitionLink 9952164 - Disclosure - Derivatives link:presentationLink link:calculationLink link:definitionLink 9952165 - Disclosure - Earnings Per Share link:presentationLink link:calculationLink link:definitionLink 9952166 - Disclosure - Income Taxes link:presentationLink link:calculationLink link:calculationLink link:definitionLink 9952167 - Disclosure - Related Party Transactions link:presentationLink link:calculationLink link:definitionLink 9952168 - Disclosure - Credit Losses link:presentationLink link:calculationLink link:definitionLink 9952169 - Disclosure - Commitments and Contingencies link:presentationLink link:calculationLink link:definitionLink 9952170 - Disclosure - Equity Offering link:presentationLink link:calculationLink link:definitionLink 9952171 - Disclosure - Subsequent Events link:presentationLink link:calculationLink link:definitionLink 9954471 - Disclosure - Basis of Presentation and Significant Accounting Policies (Policies) link:presentationLink link:calculationLink link:definitionLink 9954472 - Disclosure - Revenue (Tables) link:presentationLink link:calculationLink link:definitionLink 9954473 - Disclosure - Investments (Tables) link:presentationLink link:calculationLink link:definitionLink 9954474 - Disclosure - Fair Value (Tables) link:presentationLink link:calculationLink link:definitionLink 9954475 - Disclosure - Derivatives (Tables) link:presentationLink link:calculationLink link:definitionLink 9954476 - Disclosure - Earnings Per Share (Tables) link:presentationLink link:calculationLink link:definitionLink 9954477 - Disclosure - Income Taxes (Tables) link:presentationLink link:calculationLink link:definitionLink 9954478 - Disclosure - Related Party Transactions (Tables) link:presentationLink link:calculationLink link:definitionLink 9954479 - Disclosure - Credit Losses (Tables) link:presentationLink link:calculationLink link:definitionLink 9954480 - Disclosure - Revenue (Details) link:presentationLink link:calculationLink link:definitionLink 9954481 - Disclosure - Investments (Details) link:presentationLink link:calculationLink link:definitionLink 9954482 - Disclosure - Investments Variable Interest Entity (Details) link:presentationLink link:calculationLink link:definitionLink 9954483 - Disclosure - Fair Value - Fair Value Measurements, Recurring and Nonrecurring (Details) link:presentationLink link:calculationLink link:definitionLink 9954484 - Disclosure - Fair Value - Fiar Value, Assets Measured on Recurring Basis, Unobservable Input Reconciliation (Details) link:presentationLink link:calculationLink link:definitionLink 9954485 - Disclosure - Fair Value - Valuation Techniques (Details) link:presentationLink link:calculationLink link:definitionLink 9954486 - Disclosure - Derivatives (Details) link:presentationLink link:calculationLink link:definitionLink 9954487 - Disclosure - Earnings Per Share (Details) link:presentationLink link:calculationLink link:definitionLink 9954488 - Disclosure - Income Taxes (Details) link:presentationLink link:calculationLink link:definitionLink 9954489 - Disclosure - Related Party Transactions (Details) link:presentationLink link:calculationLink link:definitionLink 9954490 - Disclosure - Credit Losses (Details) link:presentationLink link:calculationLink link:definitionLink 9954491 - Disclosure - Commitments and Contingencies (Details) link:presentationLink link:calculationLink link:definitionLink 9954492 - Disclosure - Equity Offering (Details) link:presentationLink link:calculationLink link:definitionLink 9954493 - Disclosure - Subsequent Events (Details) link:presentationLink link:calculationLink link:definitionLink EX-101.CAL 7 cns-20240930.cal.xml XBRL TAXONOMY EXTENSION CALCULATION LINKBASE DOCUMENT EX-101.DEF 8 cns-20240930.def.xml XBRL TAXONOMY EXTENSION DEFINITION LINKBASE DOCUMENT EX-101.LAB 9 cns-20240930.lab.xml XBRL TAXONOMY EXTENSION LABEL LINKBASE DOCUMENT Receivables due from company-sponsored mutual funds Accounts and Other Receivables, Net, Current Adjustments to reconcile net income to net cash provided by (used in) operating activities: Adjustments to Reconcile Net Income (Loss) to Cash Provided by (Used in) Operating Activities [Abstract] Statistical Measurement [Domain] Statistical Measurement [Domain] Related Party Transactions Related Party Transactions Disclosure [Text Block] Cover page. Cover [Abstract] Non-Traded REIT Non-Traded REIT [Member] Non-Traded REIT Discount Rate Measurement Input, Discount Rate [Member] Trading Symbol Trading Symbol Equity method investment, ownership percentage Equity Method Investment, Ownership Percentage All Trading Arrangements All Trading Arrangements [Member] Pledged Status [Domain] Pledged Status [Domain] Compensation Actually Paid vs. Net Income Compensation Actually Paid vs. Net Income [Text Block] Non-NEOs Non-NEOs [Member] Schedule of Earnings Per Share, Basic and Diluted Schedule of Earnings Per Share, Basic and Diluted [Table Text Block] Rule 10b5-1 Arrangement Adopted Rule 10b5-1 Arrangement Adopted [Flag] Dividends declared per share (in dollars per share) Common Stock, Dividends, Per Share, Declared Awards Close in Time to MNPI Disclosures Awards Close in Time to MNPI Disclosures [Table] Derivative [Line Items] Derivative [Line Items] Equity method Equity method investments Equity Method Investments Pay vs Performance Disclosure [Line Items] Peer Group Total Shareholder Return Amount Peer Group Total Shareholder Return Amount Accounts receivable Increase (Decrease) in Accounts Receivable Derivative [Table] Derivative [Table] Organization and Description of Business Organization, Consolidation and Presentation of Financial Statements Disclosure [Text Block] Goodwill and intangible assetsâ€ net Intangible Assets, Net (Including Goodwill) Non-Rule 10b5-1 Arrangement Adopted Non-Rule 10b5-1 Arrangement Adopted [Flag] Fair Value Fair Value Disclosures [Text Block] Derivative liabilities, fair value Derivative Liability, Subject to Master Netting Arrangement, before Offset of Collateral Award Timing Disclosures [Line Items] Derivative, gains (losses), on derivative, net Derivative, Gain (Loss) on Derivative, Net Investment, Name [Domain] Investment, Name [Domain] Other Performance Measure, Amount Other Performance Measure, Amount Distribution and service fees Financial Service [Member] Distribution and service fees Sponsor Fees Common stock, shares outstanding (in shares) Common Stock, Shares, Outstanding Operating lease liabilities Operating Lease, Liability, Noncurrent Fair Value Measurement Inputs and Valuation Techniques [Line Items] Fair Value Measurement Inputs and Valuation Techniques [Line Items] Revenue from Contract with Customer [Abstract] Revenue from Contract with Customer [Abstract] Dilutive potential shares from restricted stock units (shares) Weighted Average Number of Shares Outstanding, Diluted, Adjustment Entity Tax Identification Number Entity Tax Identification Number Pledged Status [Axis] Pledged Status [Axis] Net cash provided by (used in) operating activities Net Cash Provided by (Used in) Operating Activities Sale of stock, consideration received on transaction Sale of Stock, Consideration Received on Transaction Cash flows from operating activities: Net Cash Provided by (Used in) Operating Activities [Abstract] Treasury Stock, Common Treasury Stock, Common [Member] Schedule of Derivative Instruments Schedule of Derivative Instruments [Table Text Block] Income tax payable Taxes Payable, Current Equity Components [Axis] Equity Components [Axis] Award Timing Method Award Timing Method [Text Block] Trading Arrangements, by Individual Trading Arrangements, by Individual [Table] Fair Value by Measurement Frequency [Axis] Measurement Frequency [Axis] Entity Common Stock, Shares Outstanding Entity Common Stock, Shares Outstanding Notional amount, long Derivative Asset, Notional Amount Insider Trading Policies and Procedures [Line Items] Balance at beginning of period Balance at end of period Limited partnership interests Fair Value, Measurement with Unobservable Inputs Reconciliation, Recurring Basis, Asset Value Adjustment to Compensation, Amount Adjustment to Compensation Amount Investments [Domain] Investments [Domain] Compensation Amount Outstanding Recovery Compensation Amount NAV threshold Net Asset Value Threshold Net Asset Value Threshold Cash Flow, Noncash Investing and Financing Activities Disclosure [Abstract] Cash Flow, Noncash Investing and Financing Activities Disclosure [Abstract] Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table Aggregate Change in Present Value of Accumulated Benefit for All Pension Plans Reported in Summary Compensation Table [Member] Entity Small Business Entity Small Business Company Selected Measure Amount Company Selected Measure Amount Geographical [Axis] Geographical [Axis] Credit Loss [Abstract] Other Payments of Debt Issuance Costs Tabular List, Table Tabular List [Table Text Block] Interest and dividend income Investment Income, Interest and Dividend Level 3 Fair Value, Inputs, Level 3 [Member] Parent, Including Nonredeemable Non-Controlling Interest Parent, Including Nonredeemable Non-Controlling Interest [Member] Parent, Including Nonredeemable Non-Controlling Interest Cash included in investments Investments and Cash Fair Value Measurement Inputs and Valuation Techniques [Table] Fair Value Measurement Inputs and Valuation Techniques [Table] Repurchase of common stock Stock Repurchased During Period, Value Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table [Member] Subsidiary or Equity Method Investee, Sale of Stock [Table] Subsidiary or Equity Method Investee, Sale of Stock [Table] Antidilutive Securities Excluded from Computation of Earnings Per Share, Amount Antidilutive Securities Excluded from Computation of Earnings Per Share, Amount Asset Pledged as Collateral Asset Pledged as Collateral [Member] Credit Facility [Domain] Credit Facility [Domain] Cash and cash equivalents, beginning of the year Cash and cash equivalents, end of the year Total cash and cash equivalents within condensed consolidated statements of cash flows Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents Total Return Swap Total Return Swap [Member] Equity investments at fair value Equity Securities, FV-NI, Current Amortization (accretion) of premium (discount) on U.S. Treasury securitiesâ€ net Accretion (Amortization) of Discounts and Premiums, Investments Consolidation Items [Axis] Consolidation Items [Axis] Treasury stock, shares (in shares) Treasury Stock, Common, Shares Forgone Recovery due to Disqualification of Tax Benefits, Amount Forgone Recovery due to Disqualification of Tax Benefits, Amount Fixed income Fixed Income Securities [Member] Product and Service [Domain] Product and Service [Domain] Employee Stock Option Share-Based Payment Arrangement, Option [Member] Fair Value Disclosures [Abstract] Fair Value Disclosures [Abstract] Total comprehensive income attributable to common stockholders Comprehensive Income (Loss), Net of Tax, Attributable to Parent Unrealized gains (losses) Fair Value, Asset, Recurring Basis, Still Held, Unrealized Gain (Loss) Other Effective Income Tax Rate Reconciliation, Other Adjustments, Percent Security Exchange Name Security Exchange Name Award Type Award Type [Axis] At-the-Market Offering At-the-Market Offering [Member] At-the-Market Offering Property and equipmentâ€ net Property, Plant and Equipment, Net Total liabilities Total liabilities Liabilities Beginning balance (redeemable noncontrolling interest) Ending balance (redeemable noncontrolling interest) Equity, Attributable to Noncontrolling Interest Employee compensation and benefits Labor and Related Expense Common stock, par value (in dollars per share) Common Stock, Par or Stated Value Per Share Forgone Recovery, Explanation of Impracticability Forgone Recovery, Explanation of Impracticability [Text Block] Long-term purchase commitment Other Commitment Revolving Credit Facility Revolving Credit Facility [Member] Expiration Date Trading Arrangement Expiration Date Gain (Loss) on Investments [Abstract] Gain (Loss) on Investments [Abstract] Sales/distributions Fair Value, Measurement with Unobservable Inputs Reconciliation, Recurring Basis, Asset, Sales Cash flows from investing activities: Net Cash Provided by (Used in) Investing Activities [Abstract] Commitment to invest commitment to invest [Member] commitment to invest Total Shareholder Return Amount Total Shareholder Return Amount Investments within consolidated investment vehicles Increase (Decrease) in Debt Securities, Trading, and Equity Securities, FV-NI Common stock, shares issued (in shares) Common Stock, Shares, Issued Income tax payable Increase (Decrease) in Income Taxes Payable Entity [Domain] Entity [Domain] Equity Awards Adjustments, Footnote Equity Awards Adjustments, Footnote [Text Block] Attributable to noncontrolling interests Net Assets Attributable to Redeemable Non-Controlling Interests Net Assets Attributable to Redeemable Non-Controlling Interests Other liabilities and accrued expenses Increase (Decrease) in Other Accrued Liabilities Derivatives - liabilities: Derivative Liability Insider Trading Policies and Procedures Adopted Insider Trading Policies and Procedures Adopted [Flag] Subsequent Event [Line Items] Subsequent Event [Line Items] Named Executive Officers, Footnote Named Executive Officers, Footnote [Text Block] Other assets (\$76 and \$644) Other assets Other Assets Europe, Middle East and Africa Europe [Member] Common stock, shares authorized (in shares) Common Stock, Shares Authorized Cash Cash [Member] Basis of Presentation Basis of Accounting, Policy [Policy Text Block] Net contributions (distributions) from noncontrolling interests Proceeds from (Payments to) Noncontrolling Interests Diluted (shares) Diluted weighted average shares outstanding (shares) Weighted Average Number of Shares Outstanding, Diluted MNPI Disclosure Timed for Compensation Value MNPI Disclosure Timed for Compensation Value [Flag] Total stockholdersâ€™ equity attributable to Cohen & Steers, Inc. Beginning balance Ending balance Equity, Attributable to Parent Treasury stock, at cost, 6,902,643 and 6,633,273 shares at September 30, 2024 and DecemberÂ 31, 2023, respectively Treasury Stock, Value Balance Sheet Location [Axis] Statement of Financial Position Location, Balance [Axis] Deferred income taxes Deferred Income Tax Expense (Benefit) Fair Value, Measurements, Recurring Fair Value, Recurring [Member] Summary of Investments Summary of Investments [Abstract] Summary of Investments Sale of Stock [Domain] Sale of Stock [Domain] Pension Adjustments Prior Service Cost Pension Adjustments Prior Service Cost [Member] Fair Value Measurements, Recurring and Nonrecurring Fair Value Measurements, Recurring and Nonrecurring [Table Text Block] Document Fiscal Period Focus Document Fiscal Period Focus All Executive Categories All Executive Categories [Member] Balance Sheet Location [Domain] Statement of Financial Position Location, Balance [Domain] Closed-end funds Closed-End Investment Funds [Member] Closed-End Investment Funds [Member] Changed Peer Group, Footnote Changed Peer Group, Footnote [Text Block] Assets: Assets [Abstract] Other Comprehensive Income (Loss), Net of Tax Other Comprehensive Income (Loss), Net of Tax Document Type Document Type Derivative Contract Type [Domain] Derivative Contract [Domain] Pension Benefits Adjustments, Footnote Pension Benefits Adjustments, Footnote [Text Block] Total Shareholder Return Vs Peer Group Total Shareholder Return Vs Peer Group [Text Block] Purchases of investments Payments to Acquire Marketable Securities Depreciation and amortization Depreciation, Amortization and Accretion, Net Subsequent Event [Table] Subsequent Event [Table] Maximum Maximum [Member] Equity Valuation Assumption Difference, Footnote Equity Valuation Assumption Difference, Footnote [Text Block] Payables due to company-sponsored mutual funds Accounts Payable, Current Attributable to the Company Net Assets Attributable to the Company Net Assets Attributable to the Company Investment Type [Axis] Investment Type [Axis] Accounting Policies [Abstract] Accounting Policies [Abstract] Liabilities: Liabilities [Abstract] Revenue: Revenues [Abstract] The Cohen & Steers SICAV Global Real Estate Fund [Member] The Cohen & Steers SICAV Global Real Estate Fund [Member] The Cohen & Steers SICAV Global Real Estate Fund Net Income (Loss) Attributable to Redeemable Noncontrolling Interest Net Income (Loss) Attributable to Redeemable Noncontrolling Interest Net contributions (distributions) attributable to noncontrolling interests Subscriptions From Redemptions And Distributions To Noncontrolling Interest Holders Subscriptions From Redemptions And Distributions To Noncontrolling Interest Holders Current Fiscal Year End Date Current Fiscal Year End Date Transaction price Valuation Technique, Option Pricing Model [Member] Statistical Measurement [Axis] Statistical Measurement [Axis] PEO Name PEO Name Non-Rule 10b5-1 Arrangement Terminated Non-Rule 10b5-1 Arrangement Terminated [Flag] Income before provision for income taxes Income (Loss) from Continuing Operations before Income Taxes, Noncontrolling Interest Non-PEO NEO Average Total Compensation Amount Non-PEO NEO Average Total Compensation Amount All Award Types Award Type [Domain] Name Outstanding Recovery, Individual Name Disaggregation of Revenue [Line Items] Disaggregation of Revenue [Line Items] Compensation Actually Paid vs. Company Selected Measure Compensation Actually Paid vs. Company Selected Measure [Text Block] Non-PEO NEO Non-PEO NEO [Member] Trading Debt Securities, Trading Net increase (decrease) in cash and cash equivalents Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Excluding Exchange Rate Effect Additional Paid-In Capital Additional Paid-In Capital [Member] Award Timing Predetermined Award Timing

Predetermined [Flag] Subsequent Event Type [Domain] Subsequent Event Type [Domain] Dividends to stockholders Payments of Ordinary Dividends, Common Stock Investment, Name [Axis] Investment, Name [Axis] Limited partnership interests Partnership Interest [Member] Recently Issued Accounting Pronouncements New Accounting Pronouncements, Policy [Policy Text Block] Nonredeemable noncontrolling interests Nonredeemable Noncontrolling Interest Nonredeemable Noncontrolling Interest Nonredeemable Noncontrolling Interest Diluted (in dollars per share) Diluted earnings per share attributable to common stockholders (in dollars per share) Earnings Per Share, Diluted Name Measure Name Entity Interactive Data Current Entity Interactive Data Current Restatement does not require Recovery Restatement Does Not Require Recovery [Text Block] Income taxes paid Income Taxes Paid Foreign currency (gain) loss Gain (Loss), Foreign Currency Transaction, before Tax Disaggregation of Revenue [Table] Disaggregation of Revenue [Table] Statement of Financial Position [Abstract] Statement of Financial Position [Abstract] Stock-based compensation expenseâ€”net Share-Based Payment Arrangement, Noncash Expense Investments Measured at NAV Fair Value Measured at Net Asset Value Per Share [Member] Net income Net income Net Income (Loss), Including Portion Attributable to Noncontrolling Interest Equity method investments Equity Method Investments [Member] Provision for income taxes Income Tax Expense (Benefit) Non-operating income (loss): Nonoperating Income (Expense) [Abstract] Investments Investment Holdings [Text Block] Corporate, Non-Segment Segment Reporting, Reconciling Item, Corporate Nonsegment [Member] Derivatives - assets: Derivative Asset Gains (losses) on Derivatives Derivative Instruments, Gain (Loss) [Table Text Block] Total non-operating income (loss) Nonoperating Income (Expense) Measurement input Alternative Investment, Measurement Input Statement of Comprehensive Income [Abstract] Statement of Comprehensive Income [Abstract] Effective income tax rate Effective Income Tax Rate Reconciliation, Percent Net cash provided by (used in) investing activities Net Cash Provided by (Used in) Investing Activities Operating income Operating Income (Loss) Total liabilities, redeemable noncontrolling interests and stockholdersâ€” equity Liabilities and Equity Subsequent Events Subsequent Events [Text Block] Dividends Dividends Rule 10b5-1 Arrangement Terminated Rule 10b5-1 Arrangement Terminated [Flag] All Adjustments to Compensation All Adjustments to Compensation [Member] Fair Value Hierarchy and NAV [Axis] Fair Value Hierarchy and NAV [Axis] Accrued compensation and benefits Employee-related Liabilities, Current Additional paid-in capital Additional Paid in Capital Commitments and Contingencies Disclosure [Abstract] Commitments and Contingencies Disclosure [Abstract] Legal Entity [Axis] Legal Entity [Axis] Debt and Equity Securities, Unrealized Gain (Loss) Debt and Equity Securities, Unrealized Gain (Loss) Underlying Security Market Price Change Underlying Security Market Price Change, Percent Measurement Input Type [Axis] Measurement Input Type [Axis] Individual: Individual [Axis] Issuance of restricted stock unitsâ€”net Stock Issued During Period, Value, Restricted Stock Award, Net of Forfeitures Accumulated Other Comprehensive Income (Loss) AOCI Attributable to Parent [Member] Dividends [Domain] Dividends [Domain] Product and Service [Axis] Product and Service [Axis] Entity Address, State or Province Entity Address, State or Province Statement [Line Items] Statement [Line Items] Measurement Input Type [Domain] Measurement Input Type [Domain] Derivative Instruments and Hedging Activities Disclosure [Abstract] Derivative Instruments and Hedging Activities Disclosure [Abstract] Erroneous Compensation Analysis Erroneous Compensation Analysis [Text Block] Schedule of Related Party Transactions Schedule of Related Party Transactions [Table Text Block] Expenses: Operating Expenses [Abstract] Compensation Actually Paid vs. Total Shareholder Return Compensation Actually Paid vs. Total Shareholder Return [Text Block] Financial Instruments [Domain] Financial Instruments [Domain] LIABILITIES AND STOCKHOLDERSâ€” EQUITY Liabilities and Equity [Abstract] Nonredeemable Noncontrolling Interest Nonredeemable Noncontrolling Interest [Member] Nonredeemable Noncontrolling Interest Derivatives Derivatives and Fair Value [Text Block] Fair Value, Assets Measured on Recurring Basis, Unobservable Input Reconciliation Fair Value, Assets Measured on Recurring Basis, Unobservable Input Reconciliation [Table Text Block] Minimum Minimum [Member] Restatement Determination Date Restatement Determination Date Derivative assets, fair value Derivative Asset, Subject to Master Netting Arrangement, before Offset of Collateral Other Financial Service, Other [Member] Adoption Date Trading Arrangement Adoption Date Pay vs Performance Disclosure Pay vs Performance Disclosure [Table] Related Party Transactions [Abstract] Related Party Transactions [Abstract] Operating lease right-of-use assetsâ€”net Operating Lease, Right-of-Use Asset Erroneously Awarded Compensation Recovery Erroneously Awarded Compensation Recovery [Table] Variable Interest Entity [Line Items] Variable Interest Entity [Line Items] Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year Change in Fair Value as of Vesting Date of Prior Year Equity Awards Vested in Covered Year [Member] U.S. statutory tax rate Effective Income Tax Rate Reconciliation, at Federal Statutory Income Tax Rate, Percent Derivative, by Nature [Axis] Derivative Instrument [Axis] Exercise Price Award Exercise Price Open-end funds Open-End Investment Funds [Member] Open-End Investment Funds [Member] Earnings Per Share Earnings Per Share [Text Block] Accrued compensation and benefits Increase (Decrease) in Employee Related Liabilities Arrangement Duration Trading Arrangement Duration Subsequent Event Subsequent Event [Member] Cohen & Steers Income Opportunities REIT Cohen & Steers Income Opportunities REIT [Member] Cohen & Steers Income Opportunities REIT Net realized gains (losses) during the period Debt and Equity Securities, Realized Gain (Loss) Schedule of Variable Interest Entities [Table] Variable Interest Entity [Table] Valuation allowance Effective Income Tax Rate Reconciliation, Valuation Allowance On Corporate Seed Investments Adjustments, Percent Effective Income Tax Rate Reconciliation, Valuation Allowance On Corporate Seed Investments Adjustments, Percent Stockholders' equity: Equity, Attributable to Parent [Abstract] Gain (loss) from investmentsâ€”net (Gain) loss from investmentsâ€”net Gain (loss) from investmentsâ€”net Gain (Loss) on Investments Investments (\$68,244 and \$159,931) Total investments Investments Investments Peer Group Issuers, Footnote Peer Group Issuers, Footnote [Text Block] Material Terms of Trading Arrangement Material Terms of Trading Arrangement [Text Block] Dividend Declared Dividend Declared [Member] Reimbursement term Debt Instrument, Term All Individuals All Individuals [Member] Basis of Presentation and Significant Accounting Policies Basis of Presentation and Significant Accounting Policies [Text Block] PEO PEO [Member] Income Tax Disclosure [Abstract] Income Tax Disclosure [Abstract] Other than Temporary Impairment, Credit Losses Recognized in Earnings [Line Items] Other than Temporary Impairment, Credit Losses Recognized in Earnings [Line Items] Name Trading Arrangement, Individual Name Foreign currency gain (loss)â€”net Other Nonoperating Income (Expense) Statement of Stockholders' Equity [Abstract] Statement of Stockholders' Equity [Abstract] Excess tax benefits related to the vesting and delivery of restricted stock units Effective Income Tax Rate Reconciliation, Tax Expense (Benefit), Share-Based Payment Arrangement, Percent Due to brokers Increase (Decrease) in Payable to Broker-Dealer and Clearing Organization Long-term commitment, funded amount Long-Term Commitment, Funded Amount Long-Term Commitment, Funded Amount Awards Close in Time to MNPI Disclosures, Table Awards Close in Time to MNPI Disclosures [Table Text Block] Other Commitments [Domain] Other Commitments [Domain] GLI SICAV, GRP-CIP, SICAV GRE and SICAV RAP [Member] GLI SICAV, GRP-CIP, SICAV GRE and SICAV RAP [Member] GLI SICAV, GRP-CIP, SICAV GRE and SICAV RAP [Member] Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year Prior Year End Fair Value of Equity Awards Granted in Any Prior Year that Fail to Meet Applicable Vesting Conditions During Covered Year [Member] Related Party [Domain] Related and Nonrelated Parties [Domain] Cash equivalents Cash and Cash Equivalents, Fair Value Disclosure Aggregate Erroneous Compensation Amount Aggregate Erroneous Compensation Amount Local Phone Number Local Phone Number Aggregate Erroneous Compensation Not Yet Determined Aggregate Erroneous Compensation Not Yet Determined [Text Block] Trading investments and pledged as collateral Financial Instruments, Owned, at Fair Value Total expenses Operating Expenses Valuation Approach and Technique [Axis] Valuation Approach and Technique [Axis] Other assets Increase (Decrease) in Other Operating Assets Changes in operating assets and liabilities: Increase (Decrease) in Operating Capital [Abstract] PEO Total Compensation Amount PEO Total Compensation Amount Due from brokers Due from brokers (\$145 and \$1,743) Receivable from Broker-Dealer and Clearing Organization Commitments and Contingencies Commitments and Contingencies Disclosure [Text Block] Common Stock Common stocks Common Stock [Member] Measure: Measure [Axis] Distribution and service fees payable Distribution and Service Fees Payable Distribution and Service Fees Payable Investments [Abstract] Investments [Abstract] Forgone Recovery due to Expense of Enforcement, Amount Forgone Recovery due to Expense of Enforcement, Amount Entity Emerging Growth Company Entity Emerging Growth Company Operating lease liabilities Increase (Decrease) In Operating Lease Liability, Noncurrent Increase (Decrease) In Operating Lease Liability, Noncurrent Other Other Investments [Member] Entity Central Index Key Entity Central Index Key Loans and Leases Receivable Disclosure [Table] Loans and Leases Receivable Disclosure [Table] Distribution and service fees payable Increase (Decrease) in Accounts Payable and Other Operating Liabilities Non-GAAP Measure Description Non-GAAP Measure Description [Text Block] Non-PEO NEO Average Compensation Actually Paid Amount Non-PEO NEO Average Compensation Actually Paid Amount Subsidiary or Equity Method Investee [Line Items] Subsidiary or Equity Method Investee [Line Items] Equity Offering Equity [Text Block] Award Timing, How MNPI Considered Award Timing, How MNPI Considered [Text Block] Equity Component [Domain] Equity Component [Domain] Financial Instrument [Axis] Financial Instrument [Axis] Japan JAPAN Due to brokers (\$102 and \$119) Due to brokers Broker-Dealer, Payable to Other Broker-Dealer and Clearing Organization Additional 402(v) Disclosure Additional 402(v) Disclosure [Text Block] Amortization of restricted stock unitsâ€”net APIC, Share-Based Payment Arrangement, Increase for Cost Recognition Entity Shell Company Entity Shell Company Entity Incorporation, State or Country Code Entity Incorporation, State or Country Code Due from brokers (\$101 and \$13) Due from Correspondent Brokers Title Trading Arrangement, Individual Title Consolidated Entities [Axis] Consolidated Entities [Axis] Statement [Table] Statement [Table] Fair Value, Measurement Frequency [Domain] Measurement Frequency [Domain] Schedule of Variable Interest Entities Schedule of Variable Interest Entities [Table Text Block] Consolidation Items [Domain] Consolidation Items [Domain] City Area Code City Area Code Related Party Transactions, Revenue [Abstract] Related Party Transactions, Revenue [Abstract] Related Party Transactions, Revenue [Abstract] Related Party Transactions, Revenue [Abstract] Restricted stock unit dividend equivalents, net of forfeitures Dividend, Share-Based Payment Arrangement Insider Trading Policies and Procedures Not Adopted Insider Trading Policies and Procedures Not Adopted [Text Block] Level 1 Fair Value, Inputs, Level 1 [Member] Foreign currency translation gain (loss) Other Comprehensive Income (Loss), Foreign Currency Transaction and Translation Adjustment, Net of Tax Statement of Cash Flows [Abstract] Statement of Cash Flows [Abstract] Accounts receivable Accounts Receivable, before Allowance for Credit Loss Preferred securities Preferred securities Preferred Stock [Member] Repurchase of common stock for employee tax withholding Payments for Repurchase of Common Stock Cohen & Steers Real Estate Opportunities Fund, L.P. Cohen & Steers Real Estate Opportunities Fund, L.P. [Member] Cohen & Steers Real Estate Opportunities Fund, L.P. Fair Value Measurement Inputs and Valuation Techniques Fair Value Measurement Inputs and Valuation Techniques [Table Text Block] Other Commitments [Axis] Other Commitments [Axis] Subsequent Event Type [Axis] Subsequent Event Type [Axis] Income Taxes Income Tax Disclosure [Text Block] Earnings per share attributable to common stockholders: Earnings Per Share [Abstract] Equity [Abstract] Accumulated deficit Retained Earnings (Accumulated Deficit) Related Party Transaction [Line Items] Related Party Transaction [Line Items] Discounted cash flow Valuation Technique, Discounted Cash Flow [Member] General and administrative General and Administrative Expense Investment advisory and administration fees Investment Advice [Member] Organization, Consolidation and Presentation of Financial Statements [Abstract] Organization, Consolidation and Presentation of Financial Statements [Abstract] Aggregate Available Trading Arrangement, Securities Aggregate Available Amount Equity Awards Adjustments Equity Awards Adjustments [Member] Net cash provided by (used in) financing activities Net Cash Provided by (Used in) Financing Activities Underlying Securities Award Underlying Securities Amount Due from brokers Increase (Decrease) in Receivable from Broker-Dealer and Clearing Organization Credit Facility [Axis] Credit Facility [Axis] Amendment Flag Amendment Flag Entity Registrant Name Entity Registrant Name Net unrealized gains (losses) during the period on investments still held at the end of the period Marketable Security, Unrealized Gain (Loss) Adjustment to Non-PEO NEO Compensation Footnote Adjustment to Non-PEO NEO Compensation Footnote [Text Block] Stock Appreciation Rights (SARs) Stock Appreciation Rights (SARs) [Member] Depreciation and amortization Depreciation, Depletion and Amortization Fair Value as of Grant Date Award Grant Date Fair Value Subsequent Events [Abstract] Subsequent Events [Abstract] Non-cash lease expense Finance Lease, Right-of-Use Asset, Amortization Affiliated Funds Affiliated Entity [Member] Number of shares issued in transaction (in shares) Sale of Stock, Number of Shares Issued in Transaction Level 2 Fair Value, Inputs, Level 2 [Member] Fair Value, Measurements, Fair Value Hierarchy [Domain] Fair Value Hierarchy and NAV [Domain] Geographical [Domain] Geographical [Domain] Recovery of Erroneously Awarded Compensation Disclosure [Line Items] Disaggregation of Revenue Disaggregation of Revenue [Table Text Block] Issuance of common stock Stock Issued During Period, Value, New Issues Entity Address, Postal Zip Code Entity Address, Postal Zip Code Restatement Determination Date: Restatement Determination Date [Axis] Cohen & Steers Income Opportunities REIT, Inc. Cohen & Steers Income Opportunities REIT, Inc. [Member] Cohen & Steers Income Opportunities REIT, Inc. Title of 12(b) Security Title of 12(b) Security Common stock, \$0.01 par value; 500,000,000 shares authorized; 57,458,126 shares issued and 50,555,483 shares outstanding at September 30, 2024; and 55,788,720 shares issued and 49,155,447 shares outstanding at December 31, 2023 Common Stock, Value, Issued Cash and cash equivalents Cash and Cash Equivalents, at Carrying Value Credit Agreement Credit Agreement [Text Block] Credit Agreement State and local income taxes, net of federal benefit Effective Income Tax Rate Reconciliation, State and Local Income Taxes, Percent Year-over-year Change in Fair Value of Equity Awards Granted in Prior Years that are Outstanding and Unvested Year-over-Year Change in Fair Value of Equity Awards Granted in Prior Years that are Outstanding and Unvested [Member] Cash flows from financing activities: Net Cash Provided by (Used in) Financing Activities [Abstract] Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested Year-end Fair Value of Equity Awards Granted in Covered Year that are Outstanding and Unvested [Member] Proceeds from sales and maturities of investments Proceeds from Sale, Maturity and Collection of Investments Redeemable noncontrolling interests Redeemable Noncontrolling Interest, Equity, Common, Fair Value Employee Stock Employee Stock [Member] Valuation Approach and Technique [Domain] Valuation Approach and Technique [Domain] Basic (in dollars per share) Basic earnings per share attributable to common stockholders (in dollars per share) Earnings Per Share, Basic Proceeds from issuance of common stock under employee stock purchase plan Proceeds from Issuance of Common Stock Adjustment to PEO Compensation, Footnote Adjustment to PEO Compensation, Footnote [Text Block] Award Timing MNPI Disclosure Award Timing MNPI Disclosure [Text Block] Aggregate Pension Adjustments Service Cost Aggregate Pension Adjustments Service Cost [Member] Terminal Capitalization Rate Measurement Input, Terminal Capitalization Rate [Member] Measurement Input, Terminal Capitalization Rate Compensation Actually Paid vs. Other Measure Compensation Actually Paid vs. Other Measure [Text Block] Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year Vesting Date Fair Value of Equity Awards Granted and Vested in Covered Year [Member] Weighted average shares outstanding: Weighted Average Number of Shares Outstanding, Diluted [Abstract] Total assets Total assets Assets Long-Term Line of Credit Long-Term Line of Credit Purchases of property and equipment Payments to Acquire Property, Plant, and Equipment Forgone Recovery due to Violation of Home Country Law, Amount Forgone Recovery due to Violation of Home Country Law, Amount Commitments and contingencies Commitments and Contingencies Schedule of Effective Income Tax Rate Reconciliation Schedule of Effective Income Tax Rate Reconciliation [Table Text Block] Termination Date Trading Arrangement Termination Date Schedule of Related Party Transactions, by Related Party [Table] Related Party Transaction [Table] Total Revenues Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items] Deconsolidation of investment vehicle Noncontrolling Interest, Decrease from Deconsolidation Asia Pacific excluding Japan Asia, Excluding Japan [Member] Asia, Excluding Japan [Member] Other liabilities and accrued expenses (\$347 and \$449) Other liabilities and accrued expenses Other Liabilities Entity Address, City or Town Entity Address, City or Town Institutional accounts Institutional Accounts [Member] Institutional Accounts [Member] Dividends [Axis] Dividends [Axis] Net income attributable to common stockholders Net income attributable to common stockholders Net income (loss) Net Income (Loss) Attributable to Parent Trading Arrangement: Trading Arrangement [Axis] Total revenue Revenue from Contract with Customer, Including Assessed Tax Pay vs Performance Disclosure, Table Pay vs Performance [Table Text Block] Contingencies [Table] Loss Contingencies [Table] Equity Awards Adjustments, Excluding Value Reported in Compensation Table Equity Awards Adjustments, Excluding Value Reported in the Compensation Table [Member] Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year Dividends or Other Earnings Paid on Equity Awards not Otherwise Reflected in Total Compensation for Covered Year [Member] Entity File Number Entity File Number Revenue Revenue from Contract with Customer [Text Block] Consolidated Entities [Domain] Consolidated Entities [Domain] Document Fiscal Year Focus Document Fiscal Year Focus Redeemable Noncontrolling Interests Noncontrolling Interest [Member] Income Statement [Abstract] Income Statement [Abstract] Entity Address, Address Line One Entity Address, Address Line One Investment advisory and administrative fees Revenue From Related Parties, Investment Advisory and Administrative Fees Revenue from Related Parties, Investment advisory and administrative fees Effect of foreign exchange rate changes on cash and cash equivalents Effect of Exchange Rate on Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Continuing Operations Total investments Assets, Fair Value Disclosure Name Forgone Recovery, Individual Name Document Period End Date Document Period End Date Sale of Stock [Axis] Sale of Stock [Axis] Award Timing MNPI Considered Award Timing MNPI Considered [Flag] Insider Trading Arrangements [Line Items] Outstanding Aggregate Erroneous Compensation Amount Outstanding Aggregate Erroneous Compensation Amount Distribution and service fees Revenue From Related Parties, Distribution and Service Fees Revenue From Related Parties, Distribution and Service Fees PEO Actually Paid Compensation Amount PEO Actually Paid Compensation Amount Adjustment to Compensation: Adjustment to Compensation [Axis] Net (income)

[illegible]

[illegible]

[illegible]

Cover Page - shares	9 Months Ended	
	Sep. 30, 2024	Oct. 31, 2024
Cover [Abstract]		
Document Type	10-Q	
Document Quarterly Report	true	
Document Period End Date	Sep. 30, 2024	
Document Transition Report	false	
Entity File Number	001-32236	
Entity Registrant Name	COHEN & STEERS, INC.	
Entity Incorporation, State or Country Code	DE	
Entity Tax Identification Number	14-1904657	
Entity Address, Address Line One	1166 Avenue of the Americas,	
Entity Address, City or Town	New York	
Entity Address, State or Province	NY	
Entity Address, Postal Zip Code	10036	
City Area Code	212	
Local Phone Number	832-3232	
Title of 12(b) Security	Common Stock, \$0.01 par value	
Trading Symbol	CNS	
Security Exchange Name	NYSE	
Entity Current Reporting Status	Yes	
Entity Interactive Data Current	Yes	
Entity Filer Category	Large Accelerated Filer	
Entity Small Business	false	
Entity Emerging Growth Company	false	
Entity Shell Company	false	
Entity Common Stock, Shares Outstanding		50,557,758
Entity Central Index Key	0001284812	
Current Fiscal Year End Date	--12-31	
Document Fiscal Year Focus	2024	
Document Fiscal Period Focus	Q3	
Amendment Flag	false	

[1] Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company.

Condensed Consolidated Statements of Financial Condition - (Parenthetical) (Unaudited) - USD (\$) \$ in Thousands		Sep. 30, 2024	Dec. 31, 2023
Investments (\$68,244 and \$159,931)	[1]	\$ 320,883	\$ 258,970
Other assets	[1]	29,225	27,543
Due to brokers (\$102 and \$119)	[1]	1,325	201
Other liabilities and accrued expenses	[1]	\$ 14,832	\$ 21,657
Common stock, par value (in dollars per share)		\$ 0.01	\$ 0.01
Common stock, shares authorized (in shares)		500,000,000	500,000,000
Common stock, shares issued (in shares)		57,458,126	55,788,720
Common stock, shares outstanding (in shares)		50,555,483	49,155,447
Treasury stock, shares (in shares)		6,902,643	6,633,273
GLI SICAV, GRP-CIP, SICAV GRE and SICAV RAP [Member]			
Investments (\$68,244 and \$159,931)		\$ 68,244	\$ 159,931
Due from brokers		101	13
Other assets		76	644
Due to brokers (\$102 and \$119)		102	119
Other liabilities and accrued expenses		\$ 347	\$ 449

[1] Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company.

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Condensed Consolidated Statements of Operations (Unaudited) - USD (\$) shares in Thousands, \$ in Thousands	3 Months Ended		9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023
Revenue:				
Total revenue	\$ 133,203	\$ 123,737	\$ 377,634	\$ 370,449
Expenses:				
Employee compensation and benefits	56,376	52,830	161,476	150,580
Distribution and service fees	14,739	13,689	41,404	41,234
General and administrative	14,874	15,546	44,351	49,396
Depreciation and amortization	2,341	801	6,863	2,628
Total expenses	88,330	82,866	254,094	243,838
Operating income	44,873	40,871	123,540	126,611
Non-operating income (loss):				
Interest and dividend income	5,420	3,763	14,396	10,407
Gain (loss) from investments—net	18,975	(10,056)	17,941	(10,008)
Foreign currency gain (loss)—net	(1,692)	1,134	(2,041)	(1,276)
Total non-operating income (loss)	22,703	(5,159)	30,296	(877)
Income before provision for income taxes	67,576	35,712	153,836	125,734
Provision for income taxes	12,293	10,543	34,062	31,762
Net income	55,283	25,169	119,774	93,972
Net (income) loss attributable to noncontrolling interests	(15,615)	6,971	(14,331)	5,260
Net income attributable to common stockholders	\$ 39,668	\$ 32,140	\$ 105,443	\$ 99,232
Earnings per share attributable to common stockholders:				
Basic (in dollars per share)	\$ 0.78	\$ 0.65	\$ 2.10	\$ 2.01
Diluted (in dollars per share)	\$ 0.77	\$ 0.65	\$ 2.08	\$ 2.00
Weighted average shares outstanding:				
Basic (shares)	50,778	49,351	50,257	49,289
Diluted (shares)	51,428	49,617	50,681	49,495
Investment advisory and administration fees				
Revenue:				
Total revenue	\$ 125,397	\$ 116,226	\$ 355,319	\$ 347,378
Distribution and service fees				
Revenue:				
Total revenue	7,244	7,014	20,692	21,553
Other				
Revenue:				
Total revenue	\$ 562	\$ 497	\$ 1,623	\$ 1,518

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Condensed Consolidated Statements of Comprehensive Income (Unaudited) - USD (\$)	3 Months Ended		9 Months Ended	
Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	
\$ in Thousands				
Statement of Comprehensive Income [Abstract]				
Net income	\$ 55,283	\$ 25,169	\$ 119,774	\$ 93,972
Net (income) loss attributable to noncontrolling interests	(15,615)	6,971	(14,331)	5,260
Net income attributable to common stockholders	39,668	32,140	105,443	99,232
Foreign currency translation gain (loss)	3,460	(1,643)	2,294	604
Total comprehensive income attributable to common stockholders	\$ 43,128	\$ 30,497	\$ 107,737	\$ 99,836

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(redeemable noncontrolling interest) at Dec. 31, 2022						\$ 85,335		
Dividends			(86,897)					(86,897)
Issuance of common stock	\$ 7	\$ 1,060						
Repurchase of common stock						(20,678)		(20,678)
Issuance of restricted stock units—net		3,469						3,469
Amortization of restricted stock units—net		32,243						32,243
Net income (loss)	\$ 99,232		99,232					98,232
Net Income (Loss) Attributable to Redeemable Noncontrolling Interest					(4,297)		(963)	
Other Comprehensive Income (Loss), Net of Tax				604				604
Net contributions (distributions) from noncontrolling interests	5,573						2,492	2,492
Net contributions (distributions) attributable to noncontrolling interests					3,081			
Ending balance (redeemable noncontrolling interest) at Sep. 30, 2023					84,119			
Equity, Including Portion Attributable to Noncontrolling Interest, Ending Balance at Sep. 30, 2023								372,119
Nonredeemable Noncontrolling Interest at Sep. 30, 2023							5,583	
Ending balance at Sep. 30, 2023	558	806,145	(159,082)	(10,180)		(270,847)		
Beginning balance at Jun. 30, 2023	558	794,159	(162,231)	(8,537)		(270,797)		
Nonredeemable Noncontrolling Interest at Jun. 30, 2023							5,237	
Equity, Including Portion Attributable to Noncontrolling Interest, Beginning Balance at Jun. 30, 2023								358,119
Beginning balance (redeemable noncontrolling interest) at Jun. 30, 2023					85,518			
Dividends			(28,991)					(28,991)
Issuance of common stock	0	269						
Repurchase of common stock						(50)		(50)
Issuance of restricted stock units—net		983						983
Amortization of restricted stock units—net		10,734						10,734
Net income (loss)	32,140		32,140					31,640
Net Income (Loss) Attributable to Redeemable Noncontrolling Interest					(6,448)		(523)	
Other Comprehensive Income (Loss), Net of Tax				(1,643)				(1,643)
Net contributions (distributions) from noncontrolling interests							869	869
Net contributions (distributions) attributable to noncontrolling interests					5,049			
Ending balance (redeemable noncontrolling interest) at Sep. 30, 2023					84,119			
Equity, Including Portion Attributable to Noncontrolling Interest, Ending Balance at Sep. 30, 2023								372,119
Nonredeemable Noncontrolling Interest at Sep. 30, 2023							5,583	
Ending balance at Sep. 30, 2023	558	806,145	(159,082)	(10,180)		(270,847)		
Beginning balance at Dec. 31, 2023	381,228 558	818,269	(158,186)	(7,708)		(271,705)		
Nonredeemable Noncontrolling Interest at Dec. 31, 2023	4,956						4,956	
Equity, Including Portion Attributable to Noncontrolling Interest, Beginning Balance at Dec. 31, 2023	386,184							386,184
Beginning balance (redeemable noncontrolling interest) at Dec. 31, 2023					106,463			
Dividends			(91,677)					(91,677)
Issuance of common								

stock	6	\$ 10	1,036	\$ 68,454		\$ 30	
Repurchase of common stock						(19,566)	(19,566)
Issuance of restricted stock units—net		5,045					5,045
Amortization of restricted stock units—net		38,706					38,706
Net income (loss)	105,443			105,443			105,443
Net Income (Loss) Attributable to Redeemable Noncontrolling Interest					14,215		116
Other Comprehensive Income (Loss), Net of Tax				2,294			2,294
Net contributions (distributions) from noncontrolling interests	44,452					1,980	1,980
Net contributions (distributions) attributable to noncontrolling interests					42,472		
Deconsolidation of investment vehicle					148,659		
Ending balance (redeemable noncontrolling interest) at Sep. 30, 2024					14,491		
Equity, Including Portion Attributable to Noncontrolling Interest, Ending Balance at Sep. 30, 2024	498,061						498,061
Nonredeemable Noncontrolling Interest at Sep. 30, 2024	7,052					7,052	
Ending balance at Sep. 30, 2024	491,009	574	931,510	(144,420)	(5,414)	(291,241)	
Beginning balance at Jun. 30, 2024	574		916,006	(153,360)	(8,874)	(291,173)	
Nonredeemable Noncontrolling Interest at Jun. 30, 2024							6,661
Equity, Including Portion Attributable to Noncontrolling Interest, Beginning Balance at Jun. 30, 2024							469,000
Beginning balance (redeemable noncontrolling interest) at Jun. 30, 2024					114,570		
Dividends				(30,728)			(30,728)
Issuance of common stock		\$ 0	\$ 303			\$ 0	
Repurchase of common stock						(68)	(68)
Issuance of restricted stock units—net			2,713				2,713
Amortization of restricted stock units—net			12,488				12,488
Net income (loss)	39,668			39,668			40,000
Net Income (Loss) Attributable to Redeemable Noncontrolling Interest					15,224		391
Other Comprehensive Income (Loss), Net of Tax					3,460		3,460
Net contributions (distributions) from noncontrolling interests						0	0
Net contributions (distributions) attributable to noncontrolling interests					33,356		
Deconsolidation of investment vehicle	148,659						
Ending balance (redeemable noncontrolling interest) at Sep. 30, 2024					\$ 14,491		
Equity, Including Portion Attributable to Noncontrolling Interest, Ending Balance at Sep. 30, 2024	498,061						\$ 498,061
Nonredeemable Noncontrolling Interest at Sep. 30, 2024	7,052					\$ 7,052	
Ending balance at Sep. 30, 2024	\$ 491,009	\$ 574	\$ 931,510	\$ (144,420)	\$ (5,414)	\$ (291,241)	

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Condensed Consolidated Statements of Cash Flows (Unaudited) - USD (\$)		9 Months Ended	
\$ in Thousands		Sep. 30, 2024	Sep. 30, 2023
Cash flows from operating activities:			
Net income		\$ 119,774	\$ 93,972
Adjustments to reconcile net income to net cash provided by (used in) operating activities:			
Stock-based compensation expense—net		41,432	33,334
Depreciation and amortization		8,299	3,374
Non-cash lease expense		4,572	11,851
(Gain) loss from investments—net		(17,941)	10,008
Deferred income taxes		99	(7,994)
Foreign currency (gain) loss		(1,865)	609

Amortization (accretion) of premium (discount) on U.S. Treasury securities—net	(1,339)	(989)
Changes in operating assets and liabilities:		
Accounts receivable	(7,919)	(4,222)
Due from brokers	(22,360)	(687)
Investments within consolidated investment vehicles	(43,440)	(12,175)
Other assets	(3,901)	(9,912)
Accrued compensation and benefits	(17,703)	(27,775)
Distribution and service fees payable	(1,830)	889
Operating lease liabilities	(1,981)	19,452
Due to brokers	23,693	2,652
Income tax payable	(3,249)	1,245
Other liabilities and accrued expenses	(12,479)	(248)
Net cash provided by (used in) operating activities	61,862	113,384
Cash flows from investing activities:		
Purchases of investments	(337,877)	(132,205)
Proceeds from sales and maturities of investments	205,028	50,311
Purchases of property and equipment	(9,973)	(46,139)
Net cash provided by (used in) investing activities	(142,822)	(128,033)
Cash flows from financing activities:		
Repurchase of common stock for employee tax withholding	(19,566)	(20,678)
Dividends to stockholders	(89,185)	(84,359)
Net contributions (distributions) from noncontrolling interests	44,452	5,573
Other	(15)	(603)
Net cash provided by (used in) financing activities	5,061	(99,160)
Net increase (decrease) in cash and cash equivalents	(75,899)	(113,809)
Effect of foreign exchange rate changes on cash and cash equivalents	1,988	724
Cash and cash equivalents, beginning of the year	189,603	248,714
Cash and cash equivalents, end of the year	115,692	135,629
Employee Stock		
Cash flows from financing activities:		
Proceeds from issuance of common stock under employee stock purchase plan	911	907
At-the-Market Offering		
Cash flows from financing activities:		
Proceeds from issuance of common stock under employee stock purchase plan	\$ 68,464	\$ 0

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Condensed Consolidated Statements of Changes in Stockholders' Equity and Redeemable Noncontrolling Interest (Unaudited) - \$ / shares	3 Months Ended		9 Months Ended	
	Sep. 30, 2024		Sep. 30, 2024	
	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024

[Statement of Stockholders' Equity \[Abstract\]](#)

Dividends declared per share (in dollars per share)	\$ 0.59	\$ 0.57	\$ 1.77	\$ 1.71
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Condensed Consolidated Statements of Cash Flows - Supplemental Information - USD (\$) \$ in Thousands	3 Months Ended		9 Months Ended	
	Sep. 30, 2024		Sep. 30, 2024	
	Sep. 30, 2024	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024
Cash and cash equivalents		\$ 106,474	\$ 106,474	\$ 133,050
Cash included in investments	[1]	9,218	9,218	2,579
Total cash and cash equivalents within condensed consolidated statements of cash flows		115,692	115,692	135,629
Cash Flow, Noncash Investing and Financing Activities Disclosure [Abstract]				
Income taxes paid			37,200	\$ 38,500
Restricted stock unit dividend equivalents, net of forfeitures			2,500	
Deconsolidation of investment vehicle		\$ 148,659		
The Cohen & Steers SICAV Global Real Estate Fund [Member]				
Cash Flow, Noncash Investing and Financing Activities Disclosure [Abstract]				
Deconsolidation of investment vehicle			\$ 148,700	

[1] Cash included in investments represents operating cash held in consolidated investment vehicles.

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Organization and Description of Business	9 Months Ended
	Sep. 30, 2024

[Organization, Consolidation and Presentation of Financial Statements \[Abstract\]](#)

[Organization and Description of Business](#)

Organization and Description of Business

Cohen & Steers, Inc. (CNS) was organized as a Delaware corporation on March 17, 2004. CNS is the holding company for its direct and indirect subsidiaries, including Cohen & Steers Capital Management, Inc. (CSCM), Cohen & Steers Securities, LLC (CSS), Cohen & Steers UK Limited (CSUK), Cohen & Steers Ireland Limited (CSIL), Cohen & Steers Asia Limited (CSAL), Cohen & Steers Japan Limited (CSJL) and Cohen & Steers Singapore Private Limited (CSSG) (collectively, the Company).

The Company is a global investment manager specializing in real assets and alternative income, including listed and private real estate, preferred securities, infrastructure, resource equities, commodities, as well as multi-strategy solutions. Founded in 1986, the Company is headquartered in New York City, with offices in London, Dublin, Hong Kong, Tokyo and Singapore.

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Basis of Presentation and Significant Accounting Policies	9 Months Ended
	Sep. 30, 2024

[Accounting Policies \[Abstract\]](#)

[Basis of Presentation and Significant Accounting Policies](#)

Basis of Presentation and Significant Accounting Policies

Basis of Presentation

The condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The condensed consolidated financial statements set forth herein include the accounts of CNS and its direct and indirect subsidiaries. Intercompany balances and transactions have been eliminated in consolidation.

The condensed consolidated financial statements of the Company included herein are unaudited and have been prepared in accordance with the instructions to Form 10-Q pursuant to the rules and regulations of the Securities and Exchange Commission (SEC). In the opinion of management, all adjustments, consisting of normal recurring adjustments, necessary for a fair presentation of the interim results have been made. The Company's condensed consolidated financial statements and the related notes should be read together with the consolidated financial statements and the related notes included in the Company's Annual Report on Form 10-K for the year ended December 31, 2023 filed with the SEC. The Company's significant accounting policies, which have been consistently applied, are summarized in its Form 10-K.

New Accounting Standards Not Yet Implemented

In December 2023, the FASB issued ASU 2023-09, *Income Taxes (Topic 740): Improvements to Income Tax Disclosures*. The standard requires disaggregated information about a reporting entity's effective tax rate reconciliation as well as additional information on income taxes paid. The standard is intended to benefit investors by providing more detailed income tax disclosures that would be useful in making capital allocation decisions. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.

In March 2024, the FASB issued ASU 2024-01, *Compensation-Stock Compensation (Topic 718): Scope Application of Profits Interest and Similar Awards*. The standard clarifies how an entity determines whether a profits interest or similar award is (1) within the scope of Topic 718 or (2) not a share-based payment arrangement and therefore within the scope of other guidance. The guidance in ASU 2024-01 applies to all entities that issue profits interest awards as compensation to employees or nonemployees in exchange for goods or services. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.

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9 Months Ended

Revenue

Sep. 30, 2024

[Revenue from Contract with Customer \[Abstract\]](#) [Revenue](#)

Revenue

The following tables summarize revenue recognized from contracts with customers by client domicile and by investment vehicle:

(in thousands)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Client domicile:				
North America	\$ 115,989	\$ 106,273	\$ 328,936	\$ 320,729
Japan	8,151	8,068	23,472	24,201
Europe, Middle East and Africa	5,092	6,028	14,019	15,569
Asia Pacific excluding Japan	3,971	3,368	11,207	9,950
Total	\$ 133,203	\$ 123,737	\$ 377,634	\$ 370,449

(in thousands)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Investment vehicle:				
Open-end funds	\$ 74,567	\$ 67,750	\$ 210,164	\$ 204,892
Institutional accounts	32,956	31,845	93,487	92,640
Closed-end funds	25,680	24,142	73,983	72,917
Total	\$ 133,203	\$ 123,737	\$ 377,634	\$ 370,449

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Investments

9 Months Ended
Sep. 30, 2024

[Investments \[Abstract\]](#) [Investments](#)

Investments

The following table summarizes the Company's investments:

(in thousands)	September 30, 2024	December 31, 2023
Equity investments at fair value	\$ 134,711	\$ 180,958
Trading	186,158	77,996
Equity method	14	16
Total investments	\$ 320,883	\$ 258,970

The following table summarizes gain (loss) from investments—net, including derivative financial instruments (see Note 6, *Derivatives*) and gain (loss) attributable to noncontrolling interests:

(in thousands)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Net realized gains (losses) during the period	\$ (840)	\$ (600)	\$ (3,213)	\$ (3,691)
Net unrealized gains (losses) during the period on investments still held at the end of the period	19,815	(9,456)	21,154	(6,317)
Gain (loss) from investments—net	\$ 18,975	\$ (10,056)	\$ 17,941	\$ (10,008)

The following table summarizes the statements of financial condition attributable to the Company's consolidated VIEs:

(in thousands)	September 30, 2024	December 31, 2023
Assets ⁽¹⁾		
Investments	\$ 68,244	\$ 159,931
Due from brokers	101	13
Other assets	76	644
Total assets	68,421	160,588
Liabilities ⁽¹⁾		
Due to brokers	\$ 102	\$ 119
Other liabilities and accrued expenses	347	449
Total liabilities	449	568
Net assets	\$ 67,972	\$ 160,020
Attributable to the Company	\$ 46,429	\$ 48,601
Attributable to noncontrolling interests	21,543	111,419
Net assets	\$ 67,972	\$ 160,020

(1) The assets may only be used to settle obligations of each VIE and the liabilities are the sole obligation of each VIE, for which creditors do not have recourse to the general credit of the Company.

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Fair Value

9 Months Ended
Sep. 30, 2024

[Fair Value Disclosures \[Abstract\]](#) [Fair Value](#)

Fair Value

ASC Topic 820, *Fair Value Measurement* specifies a hierarchy of valuation classifications based on whether the inputs to the valuation techniques used in each valuation classification are observable or unobservable. These classifications are summarized in three broad levels:

- Level 1—Unadjusted quoted prices for identical instruments in active markets.
- Level 2—Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are not active; and model-derived valuations in which all significant inputs and significant value drivers are observable.
- Level 3—Valuations derived from valuation techniques in which significant inputs or significant value drivers are unobservable.

These levels are not necessarily an indication of the risk or liquidity associated with the investments.

The following tables present fair value measurements:

(in thousands)	September 30, 2024				
	Level 1	Level 2	Level 3	Investments Measured at NAV	Total
Cash equivalents	\$ 80,767	\$ —	\$ —	\$ —	\$ 80,767
Equity investments at fair value:					
Common stocks	\$ 67,316	\$ 748	\$ —	\$ —	\$ 68,064
Limited partnership interests	—	—	20,287	1,150	21,437
Preferred securities	1,583	69	—	—	1,652
Non-Traded REIT	—	33,687	—	—	33,687
Other	9,736	—	—	135	9,871
Total	\$ 78,635	\$ 34,504	\$ 20,287	\$ 1,285	\$ 134,711
Trading investments:					
Fixed income	\$ —	\$ 186,158	\$ —	\$ —	\$ 186,158
Equity method investments	\$ —	\$ —	\$ —	\$ 14	\$ 14
Total investments	\$ 78,635	\$ 220,662	\$ 20,287	\$ 1,299	\$ 320,883
Derivatives - assets:					
Total return swaps	\$ —	\$ 87	\$ —	\$ —	\$ 87
Forward contracts - foreign exchange	—	18	—	—	18
Total	\$ —	\$ 105	\$ —	\$ —	\$ 105
Derivatives - liabilities:					
Total return swaps	\$ —	\$ 1,613	\$ —	\$ —	\$ 1,613
Forward contracts - foreign exchange	—	746	—	—	746
Total	\$ —	\$ 2,359	\$ —	\$ —	\$ 2,359

	December 31, 2023				
	Level 1	Level 2	Level 3	Investments Measured at NAV	Total
(in thousands)					
Cash equivalents	\$ 151,915	\$ —	\$ —	\$ —	\$ 151,915
Equity investments at fair value:					
Common stocks	\$ 163,365	\$ 697	\$ —	\$ —	\$ 164,062
Limited partnership interests	—	—	13,202	1,228	14,430
Preferred securities	1,775	62	—	—	1,837
Other	508	—	—	121	629
Total	\$ 165,648	\$ 759	\$ 13,202	\$ 1,349	\$ 180,958
Trading investments:					
Fixed income	\$ —	\$ 77,996	\$ —	\$ —	\$ 77,996
Equity method investments	\$ —	\$ —	\$ —	\$ 16	\$ 16
Total investments	\$ 165,648	\$ 78,755	\$ 13,202	\$ 1,365	\$ 258,970
Derivatives - assets:					
Total return swaps	\$ —	\$ 28	\$ —	\$ —	\$ 28
Total	\$ —	\$ 28	\$ —	\$ —	\$ 28
Derivatives - liabilities:					
Total return swaps	\$ —	\$ 2,488	\$ —	\$ —	\$ 2,488
Forward contracts - foreign exchange	—	405	—	—	405
Total	\$ —	\$ 2,893	\$ —	\$ —	\$ 2,893

Equity investments at fair value classified as Level 2 included common stocks, Cohen & Steers Income Opportunities REIT, Inc. (CNSREIT) and preferred securities, for which quoted prices in active markets are not available. Effective January 1, 2024, the Company deconsolidated CNSREIT and elected the fair value option to align the measurement of the seed investment and the related gains and losses with other seed investments. The Company's ownership interest was 49.4% at September 30, 2024. The fair value of this seed investment is based on the monthly published net asset value (NAV), which is an observable transaction price, however, shares are not actively traded as subscription and redemption activity happens monthly. Realized and unrealized gains and losses are recorded in gain (loss) from investments—net in the Company's condensed consolidated statements of operations. Distributions from this seed investment are recorded in interest and dividend income in the Company's condensed consolidated statements of operations when earned. The unrealized gain on the seed investment in CNSREIT was \$0.4 million and \$1.5 million for the three and nine months ended September 30, 2024, respectively.

Equity investments at fair value classified as Level 3 were comprised of limited partnership interests in joint ventures that hold investments in private real estate.

Trading investments classified as Level 2 were comprised of U.S. Treasury securities and investment-grade corporate debt securities. Fair values were generally determined using third-party pricing services. The pricing services may utilize evaluated pricing models that vary by asset class and incorporate available trade, bid and other market information.

Investments measured at NAV were comprised of certain investments measured at fair value using NAV (or its equivalent) as a practical expedient including limited partnership interests in private real estate funds. At September 30, 2024 and December 31, 2023, the Company did not have the ability to redeem its interests in the majority of these investments.

Investments measured at NAV as a practical expedient have not been classified in the fair value hierarchy. The amounts presented in the above tables are intended to permit reconciliation of the fair value hierarchy to the amounts presented on the condensed consolidated statements of financial condition.

Total return swap contracts classified as Level 2 were valued based on the underlying futures contracts or equity indices.

Foreign currency exchange contracts classified as Level 2 were valued based on the prevailing forward exchange rate, which is an input that is observable in active markets.

The following table summarizes the changes in Level 3 investments measured at fair value on a recurring basis:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
(in thousands)				
Balance at beginning of period	\$ 19,997	\$ 13,986	\$ 13,202	\$ 10,759
Purchases/contributions	140	3,139	9,001	10,656
Sales/distributions	—	—	—	(2,975)
Unrealized gains (losses)	150	(1,528)	(1,916)	(2,843)
Balance at end of period	\$ 20,287	\$ 15,597	\$ 20,287	\$ 15,597

Unrealized and realized gains (losses), if any, in the above table were recorded in gain (loss) from investments—net in the Company's condensed consolidated statements of operations.

Valuation Techniques

In certain instances, debt and equity securities are valued on the basis of prices from an orderly transaction between market participants provided by reputable broker-dealers or independent pricing services. In determining the value of a particular investment, independent pricing services may use information with respect to transactions in such investments, broker quotes, pricing matrices, market transactions in comparable investments and various relationships between investments. As part of its independent price verification process, the Company generally performs reviews of valuations provided by broker-dealers or independent pricing services. Investments in funds are valued at their closing price or NAV (or its equivalent) as a practical expedient.

In the absence of observable market prices, the Company values its investments using valuation methodologies applied on a consistent basis. For some investments, little market activity may exist; management's determination of fair value is then based on the best information available in the circumstances, and may incorporate management's own assumptions and involve a significant degree of judgment, taking into consideration a combination of internal and external factors. Such investments are valued no less than quarterly, taking into consideration any changes in key inputs and changes in economic and other relevant conditions, and valuation models are updated accordingly. The Company has established a valuation committee, comprised of senior members from various departments within the Company, to administer, implement and oversee the valuation policies and procedures (the Valuation Committee). Additionally, the Company has retained an independent valuation services firm to assist in the determination of the fair value of certain private real estate investments.

The following table summarizes the valuation techniques and significant unobservable inputs approved by the Valuation Committee for Level 3 investments measured at fair value on a recurring basis:

Fair Value as of September 30, 2024		Valuation Technique	Unobservable Inputs	Range
	(in thousands)			
Limited partnership interests	\$ 16,344	Discounted cash flow	Discount rate	7.25% - 10.75%
	\$ 3,943	Transaction price	Terminal capitalization rate	5.25% - 8.75%
			n/a	
Fair Value as of December 31, 2023		Valuation Technique	Unobservable Inputs	Value
	(in thousands)			
Limited partnership interests	\$ 13,202	Discounted cash flow	Discount rate	9.25%
			Terminal capitalization rate	7.75%
		Transaction price	n/a	

Changes in the significant unobservable inputs in the above tables may result in a materially higher or lower fair value measurement.

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Derivatives

Derivative Instruments and Hedging Activities Disclosure [Abstract] Derivatives

9 Months Ended Sep. 30, 2024

Derivatives

The following tables summarize the notional amount and fair value of outstanding derivative financial instruments, none of which were designated in a formal hedging relationship:

	As of September 30, 2024		
	Notional Amount	Fair Value ⁽¹⁾	
(in thousands)		Assets	Liabilities
Corporate derivatives:			
Total return swaps	\$ 46,837	\$ 87	\$ 1,613
Forward contracts - foreign exchange	15,849	18	746
Total corporate derivatives	\$ 62,686	\$ 105	\$ 2,359
	As of December 31, 2023		
	Notional Amount	Fair Value ⁽¹⁾	
(in thousands)		Assets	Liabilities
Corporate derivatives:			
Total return swaps	\$ 40,217	\$ 28	\$ 2,488
Forward contracts - foreign exchange	9,641	—	405
Total corporate derivatives	\$ 49,858	\$ 28	\$ 2,893

(1) The fair value of derivative financial instruments is recorded in other assets and other liabilities and accrued expenses on the Company's condensed consolidated statements of financial condition.

The Company's corporate derivatives included:

- Total return swaps which are utilized to economically hedge a portion of the market risk of certain seed investments and to gain exposure for the purpose of establishing a performance track record; and
- Forward foreign exchange contracts which are utilized to economically hedge currency exposure arising from certain non-U.S. dollar investment advisory fees.

Collateral pledged for swap contracts totaled \$1.5 million and \$4.5 million at September 30, 2024 and December 31, 2023, respectively.

The following table summarizes net gains (losses) from derivative financial instruments:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
(in thousands)				
Corporate derivatives:				
Total return swaps	\$ (5,597)	\$ 2,222	\$ (5,797)	\$ 1,545
Forward contracts - foreign exchange	(983)	673	(323)	1,873
Total ⁽¹⁾	\$ (6,580)	\$ 2,895	\$ (6,120)	\$ 3,418

(1) Gains and losses on total return swaps are included in gain (loss) from investments—net in the Company's condensed consolidated statements of operations. Gains and losses on forward foreign exchange contracts are included in foreign currency gain (loss)—net in the Company's condensed consolidated statements of operations.

XML 28 R16.htm IDEA: XBRL DOCUMENT

Earnings Per Share

Earnings Per Share

9 Months Ended Sep. 30, 2024

[Abstract]

Earnings Per Share

Earnings Per Share

Basic earnings per share is calculated by dividing net income attributable to common stockholders by the weighted average shares outstanding. Diluted earnings per share is calculated by dividing net income attributable to common stockholders by the total weighted average shares of common stock outstanding and common stock equivalents determined using the treasury stock method. Common stock equivalents are comprised of dilutive potential shares from restricted stock unit awards and are excluded from the computation if their effect is anti-dilutive.

The following table reconciles income and share data used in the basic and diluted earnings per share computations:

(in thousands, except per share data)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Net income	\$ 55,283	\$ 25,169	\$ 119,774	\$ 93,972
Net (income) loss attributable to noncontrolling interests	(15,615)	6,971	(14,331)	5,260
Net income attributable to common stockholders	\$ 39,668	\$ 32,140	\$ 105,443	\$ 99,232
Basic weighted average shares outstanding	50,778	49,351	50,257	49,289
Dilutive potential shares from restricted stock units	650	266	424	206
Diluted weighted average shares outstanding	51,428	49,617	50,681	49,495
Basic earnings per share attributable to common stockholders	\$ 0.78	\$ 0.65	\$ 2.10	\$ 2.01
Diluted earnings per share attributable to common stockholders	\$ 0.77	\$ 0.65	\$ 2.08	\$ 2.00
Anti-dilutive common stock equivalents excluded from the calculation	—	26	4	102

XML 29 R17.htm IDEA: XBRL DOCUMENT

Income Taxes

9 Months Ended
Sep. 30, 2024

Income Tax Disclosure

[Abstract]

Income Taxes

Income Taxes

The provision for income taxes included U.S. federal, state, local and foreign taxes. A reconciliation of the Company's statutory federal income tax rate to the effective income tax rate is summarized in the following table:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
U.S. statutory tax rate	21.0 %	21.0 %	21.0 %	21.0 %
State and local income taxes, net of federal benefit	2.5	3.1	2.8	3.1
Non-deductible executive compensation	1.2	1.5	1.2	2.0
Valuation allowance	(1.4)	(0.5)	(0.7)	(0.2)
Excess tax benefits related to the vesting and delivery of restricted stock units	—	—	(0.2)	(1.6)
Other	0.4	(0.4)	0.3	(0.1)
Effective income tax rate	23.7 %	24.7 %	24.4 %	24.2 %

XML 30 R18.htm IDEA: XBRL DOCUMENT

Related Party
Transactions

9 Months Ended
Sep. 30, 2024

Related Party
Transactions

[Abstract]

Related Party
Transactions

Related Party Transactions

The Company is an investment adviser to, and has administration agreements with, Company-sponsored funds and investment products for which certain employees are officers and/or directors.

The following table summarizes revenue earned from these affiliated funds:

(in thousands)	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Investment advisory and administration fees	\$ 90,118	\$ 82,472	\$ 255,375	\$ 249,084
Distribution and service fees	7,244	7,014	20,692	21,553
Total	\$ 97,362	\$ 89,486	\$ 276,067	\$ 270,637

Included in accounts receivable at September 30, 2024 and December 31, 2023 are receivables from Company-sponsored funds, of \$37.2 million and \$32.5 million, respectively. Included in accounts payable at September 30, 2024 and December 31, 2023 are payables to Company-sponsored funds of \$0.8 million and \$1.9 million, respectively.

Included in other assets at September 30, 2024 and December 31, 2023 is an advance to CNSREIT of \$8.2 million and \$7.3 million, respectively. CNSREIT will reimburse the Company ratably over a 60-month period commencing at the earlier of December 31, 2025, or the month that CNSREIT's NAV is at least \$1.0 billion.

See discussion of commitments to Company-sponsored vehicles in Note 11.

XML 31 R19.htm IDEA: XBRL DOCUMENT

Credit Losses

9 Months Ended
Sep. 30, 2024

Credit Loss [Abstract]

Credit Agreement

Credit Agreement

On January 20, 2023, the Company entered into a Credit Agreement with Bank of America, N.A. (the Credit Agreement) providing for a \$100.0 million senior unsecured revolving credit facility maturing on January 20, 2026. Borrowings under the Credit Agreement bear interest at a variable annual rate equal to, at the Company's option, either, (i) in respect of Term Secured Overnight Financing Rate (SOFR) Loans (as defined in the Credit Agreement), a rate equal to Term SOFR (as defined in the Credit Agreement) in effect for such period plus an applicable rate as determined according to a performance pricing grid and, (ii) in respect of Base Rate Loans (as defined in the Credit Agreement), a rate equal to a Base Rate (as defined in the Credit Agreement) plus an applicable rate as determined according to a performance pricing grid. The Company is also required to pay a quarterly commitment fee determined according to a performance pricing grid and based on the actual daily unused amount of the Credit Agreement.

Borrowings under the Credit Agreement may be used for working capital and other general corporate purposes. The Credit Agreement contains affirmative, negative and financial covenants, which are customary for facilities of this type, including with respect to leverage and interest coverage, limitations on priority indebtedness, asset dispositions and fundamental corporate changes. As of September 30, 2024, the Company was in compliance with these covenants.

To date, the Company has not drawn upon the credit facility.

XML 32 R20.htm IDEA: XBRL DOCUMENT

Commitments and
Contingencies

9 Months Ended
Sep. 30, 2024

Commitments and Contingencies

Disclosure [Abstract]

Commitments and Contingencies

Commitments and Contingencies

From time to time, the Company is involved in legal matters relating to claims arising in the ordinary course of business. There are currently no such matters pending that the Company believes could have a material adverse effect on its consolidated results of operations, cash flows or financial position.

The Company has committed to invest up to \$50.0 million in Cohen & Steers Real Estate Opportunities Fund, L.P. As of September 30, 2024, the Company had funded \$28.3 million of this commitment.

In addition, the Company has committed to invest \$125.0 million in CNSREIT. As of September 30, 2024, the Company had funded \$32.2 million of this commitment.

The timing for funding the remaining portion of the Company's commitments is uncertain.

XML 33 R21.htm IDEA: XBRL DOCUMENT

Equity Offering

9 Months Ended
Sep. 30, 2024

Equity [Abstract]

Equity Offering

Equity Offering

On April 22, 2024, the Company issued 1,007,057 shares of its common stock through an offering. The net proceeds to the Company, after deducting commissions and estimated offering expenses, were approximately \$68.5 million. The offering was completed on April 22, 2024 after the issuance of the shares.

XML 34 R22.htm IDEA: XBRL DOCUMENT

Subsequent Events

9 Months Ended
Sep. 30, 2024

Subsequent Events

[Abstract]

Subsequent Events

Subsequent Events

The Company has evaluated the need for disclosures and/or adjustments resulting from subsequent events through the date the condensed consolidated financial statements were issued. Other than the items described below and elsewhere in the footnotes, the Company determined that there were no additional subsequent events that require disclosure and/or adjustment.

On November 7, 2024, the Company declared a quarterly dividend on its common stock in the amount of \$0.59 per share. This dividend will be payable on December 2, 2024 to stockholders of record at the close of business on November 18, 2024.

XML 35 R23.htm IDEA: XBRL DOCUMENT

Pay vs Performance
Disclosure - USD (\$)
\$ in Thousands

3 Months Ended
Sep. 30, 2024

9 Months Ended
Sep. 30, 2023

Sep. 30, 2024

Sep. 30, 2023

Pay vs Performance Disclosure

Net income (loss)

\$ 39,668

\$ 32,140

\$ 105,443

\$ 99,232

XML 36 R24.htm IDEA: XBRL DOCUMENT

Insider Trading
Arrangements

3 Months Ended
Sep. 30, 2024

Trading Arrangements, by Individual

[Rule 10b5-1 Arrangement Adopted](#) false
[Non-Rule 10b5-1 Arrangement Adopted](#) false
[Rule 10b5-1 Arrangement Terminated](#) false
[Non-Rule 10b5-1 Arrangement Terminated](#) false
XML 37 R25.htm IDEA: XBRL DOCUMENT

**Basis of Presentation
and Significant
Accounting Policies
(Policies)**

**[Accounting Policies](#)
[\[Abstract\]](#)**

[Basis of Presentation](#)

Basis of Presentation

The condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The condensed consolidated financial statements set forth herein include the accounts of CNS and its direct and indirect subsidiaries. Intercompany balances and transactions have been eliminated in consolidation.

The condensed consolidated financial statements of the Company included herein are unaudited and have been prepared in accordance with the instructions to Form 10-Q pursuant to the rules and regulations of the Securities and Exchange Commission (SEC). In the opinion of management, all adjustments, consisting of normal recurring adjustments, necessary for a fair presentation of the interim results have been made. The Company's condensed consolidated financial statements and the related notes should be read together with the consolidated financial statements and the related notes included in the Company's Annual Report on Form 10-K for the year ended December 31, 2023 filed with the SEC. The Company's significant accounting policies, which have been consistently applied, are summarized in its Form 10-K.

**[Recently Issued
Accounting
Pronouncements](#)**

New Accounting Standards Not Yet Implemented

In December 2023, the FASB issued ASU 2023-09, *Income Taxes (Topic 740): Improvements to Income Tax Disclosures*. The standard requires disaggregated information about a reporting entity's effective tax rate reconciliation as well as additional information on income taxes paid. The standard is intended to benefit investors by providing more detailed income tax disclosures that would be useful in making capital allocation decisions. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.

In March 2024, the FASB issued ASU 2024-01, *Compensation-Stock Compensation (Topic 718): Scope Application of Profits Interest and Similar Awards*. The standard clarifies how an entity determines whether a profits interest or similar award is (1) within the scope of Topic 718 or (2) not a share-based payment arrangement and therefore within the scope of other guidance. The guidance in ASU 2024-01 applies to all entities that issue profits interest awards as compensation to employees or nonemployees in exchange for goods or services. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.

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Revenue (Tables)

[Revenue from Contract with Customer \[Abstract\]](#)

[Disaggregation of Revenue](#)

9 Months Ended

Sep. 30, 2024

The following tables summarize revenue recognized from contracts with customers by client domicile and by investment vehicle:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
<i>(in thousands)</i>				
Client domicile:				
North America	\$ 115,989	\$ 106,273	\$ 328,936	\$ 320,729
Japan	8,151	8,068	23,472	24,201
Europe, Middle East and Africa	5,092	6,028	14,019	15,569
Asia Pacific excluding Japan	3,971	3,368	11,207	9,950
Total	\$ 133,203	\$ 123,737	\$ 377,634	\$ 370,449
	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
<i>(in thousands)</i>				
Investment vehicle:				
Open-end funds	\$ 74,567	\$ 67,750	\$ 210,164	\$ 204,892
Institutional accounts	32,956	31,845	93,487	92,640
Closed-end funds	25,680	24,142	73,983	72,917
Total	\$ 133,203	\$ 123,737	\$ 377,634	\$ 370,449

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Investments (Tables)

[Investments \[Abstract\]](#)

[Summary Investment Holdings](#)

9 Months Ended

Sep. 30, 2024

The following table summarizes the Company's investments:

	September 30, 2024		December 31, 2023	
<i>(in thousands)</i>				
Equity investments at fair value	\$	134,711	\$	180,958
Trading		186,158		77,996
Equity method		14		16
Total investments	\$	320,883	\$	258,970

[Gain \(Loss\) on Investments](#)

The following table summarizes gain (loss) from investments—net, including derivative financial instruments (see Note 6, *Derivatives*) and gain (loss) attributable to noncontrolling interests:

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
<i>(in thousands)</i>				
Net realized gains (losses) during the period	\$	(840)	\$	(600)
Net unrealized gains (losses) during the period on investments still held at the end of the period		19,815		(9,456)
Gain (loss) from investments—net	\$	18,975	\$	(10,056)

**[Schedule of Variable Interest
Entities](#)**

The following table summarizes the statements of financial condition attributable to the Company's consolidated VIEs:

	September 30, 2024		December 31, 2023	
<i>(in thousands)</i>				
Assets ⁽¹⁾				
Investments	\$	68,244	\$	159,931
Due from brokers		101		13
Other assets		76		644
Total assets		68,421		160,588
Liabilities ⁽¹⁾				
Due to brokers	\$	102	\$	119
Other liabilities and accrued expenses		347		449
Total liabilities		449		568
Net assets	\$	67,972	\$	160,020
Attributable to the Company	\$	46,429	\$	48,601
Attributable to noncontrolling interests		21,543		111,419
Net assets	\$	67,972	\$	160,020

(1) The assets may only be used to settle obligations of each VIE and the liabilities are the sole obligation of each VIE, for which creditors do not have recourse to the general credit of the Company.

XML 40 R28.htm IDEA: XBRL DOCUMENT

Fair Value (Tables)

[Fair Value Disclosures \[Abstract\]](#)

[Fair Value Measurements, Recurring and Nonrecurring](#)

9 Months Ended

Sep. 30, 2024

The following tables present fair value measurements:

The following table reconciles income and share data used in the basic and diluted earnings per share computations:

	Three Months Ended		Nine Months Ended	
	September 30,	2023	September 30,	2023
(in thousands, except per share data)				
Net income	\$ 55,283	\$ 25,169	\$ 119,774	\$ 93,972
Net (income) loss attributable to noncontrolling interests	(15,615)	6,971	(14,331)	5,260
Net income attributable to common stockholders	\$ 39,668	\$ 32,140	\$ 105,443	\$ 99,232
Basic weighted average shares outstanding	50,778	49,351	50,257	49,289
Dilutive potential shares from restricted stock units	650	266	424	206
Diluted weighted average shares outstanding	51,428	49,617	50,681	49,495
Basic earnings per share attributable to common stockholders	\$ 0.78	\$ 0.65	\$ 2.10	\$ 2.01
Diluted earnings per share attributable to common stockholders	\$ 0.77	\$ 0.65	\$ 2.08	\$ 2.00
Anti-dilutive common stock equivalents excluded from the calculation	—	26	4	102

XML 43 R31.htm IDEA: XBRL DOCUMENT

Income Taxes
(Tables)
[Income Tax Disclosure \[Abstract\]](#)
[Schedule of Effective Income Tax Rate Reconciliation](#)

9 Months Ended
Sep. 30, 2024

The provision for income taxes included U.S. federal, state, local and foreign taxes. A reconciliation of the Company's statutory federal income tax rate to the effective income tax rate is summarized in the following table:

	Three Months Ended		Nine Months Ended	
	September 30,	2023	September 30,	2023
U.S. statutory tax rate	21.0 %	21.0 %	21.0 %	21.0 %
State and local income taxes, net of federal benefit	2.5	3.1	2.8	3.1
Non-deductible executive compensation	1.2	1.5	1.2	2.0
Valuation allowance	(1.4)	(0.5)	(0.7)	(0.2)
Excess tax benefits related to the vesting and delivery of restricted stock units	—	—	(0.2)	(1.6)
Other	0.4	(0.4)	0.3	(0.1)
Effective income tax rate	23.7 %	24.7 %	24.4 %	24.2 %

XML 44 R32.htm IDEA: XBRL DOCUMENT

Related Party
Transactions (Tables)
[Related Party Transactions \[Abstract\]](#)
[Schedule of Related Party Transactions](#)

9 Months Ended
Sep. 30, 2024

The following table summarizes revenue earned from these affiliated funds:

	Three Months Ended		Nine Months Ended	
	September 30,	2023	September 30,	2023
(in thousands)				
Investment advisory and administration fees	\$ 90,118	\$ 82,472	\$255,375	\$249,084
Distribution and service fees	7,244	7,014	20,692	21,553
Total	\$ 97,362	\$ 89,486	\$276,067	\$270,637

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Revenue (Details) - USD (\$) \$ in Thousands Disaggregation of Revenue [Line Items] Total revenue Open-end funds Disaggregation of Revenue [Line Items] Total revenue Institutional accounts Disaggregation of Revenue [Line Items] Total revenue Closed-end funds Disaggregation of Revenue [Line Items] Total revenue North America Disaggregation of Revenue [Line Items] Total revenue Japan Disaggregation of Revenue [Line Items] Total revenue Europe, Middle East and Africa Disaggregation of Revenue [Line Items] Total revenue Asia Pacific excluding Japan Disaggregation of Revenue [Line Items] Total revenue	3 Months Ended		9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023
	\$ 133,203	\$ 123,737	\$ 377,634	\$ 370,449
	74,567	67,750	210,164	204,892
	32,956	31,845	93,487	92,640
	25,680	24,142	73,983	72,917
	115,989	106,273	328,936	320,729
	8,151	8,068	23,472	24,201
	5,092	6,028	14,019	15,569
	\$ 3,971	\$ 3,368	\$ 11,207	\$ 9,950

XML 46 R34.htm IDEA: XBRL DOCUMENT

Investments (Details) - USD (\$) \$ in Thousands Summary of Investments Equity investments at fair value Trading Equity method Total investments Gain (Loss) on Investments [Abstract] Net realized gains (losses) during the period Net unrealized gains (losses) during the period on investments still held at the end of the period Gain (loss) from investments—net	3 Months Ended		9 Months Ended		Dec. 31, 2023
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	
	\$ 134,711		\$ 134,711		\$ 180,958
	186,158		186,158		77,996
	14		14		16
	[1] 320,883		320,883		\$ 258,970
	(840)	\$ (600)	(3,213)	\$ (3,691)	
	19,815	(9,456)	21,154	(6,317)	
	\$ 18,975	\$ (10,056)	\$ 17,941	\$ (10,008)	

[1] Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company.

XML 47 R35.htm IDEA: XBRL DOCUMENT

Investments Variable
Interest Entity
(Details) - USD (\$)
\$ in Thousands
[Variable Interest Entity \[Line Items\]](#)
[Investments](#)
[Other assets](#)
[Total assets](#)
[Due to brokers](#)
[Other liabilities and accrued expenses](#)
[Total liabilities](#)
[GLI SICAV, GRP-CIP, SICAV GRE and SICAV RAP \[Member\]](#)
[Variable Interest Entity \[Line Items\]](#)
[Investments](#)
[Due from brokers \(\\$145 and \\$1,743\)](#)
[Other assets](#)
[Total assets](#)
[Due to brokers](#)
[Other liabilities and accrued expenses](#)
[Total liabilities](#)
[Net assets](#)

	Sep. 30, 2024	Dec. 31, 2023
	[1] \$ 320,883	\$ 258,970
	[1] 29,225	27,543
	727,787	736,554
	[1] 1,325	201
	[1] 14,832	21,657
	215,235	243,907
	68,244	159,931
	101	13
	76	644
	68,421	160,588
	102	119
	347	449
	449	568
	67,972	160,020

Attributable to the Company	46,429	48,601
Attributable to noncontrolling interests	\$ 21,543	\$ 111,419

[1] Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company.

XML 48 R36.htm IDEA: XBRL DOCUMENT

Fair Value - Fair Value Measurements, Recurring and Nonrecurring (Details) - USD (\$)	3 Months Ended 9 Months Ended		
	Sep. 30, 2024	Sep. 30, 2024	Dec. 31, 2023
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	\$ 134,711,000	\$ 134,711,000	\$ 180,958,000
Trading	186,158,000	186,158,000	77,996,000
Equity method investments	14,000	14,000	16,000
Debt and Equity Securities, Unrealized Gain (Loss)	\$ 400,000	\$ 1,500,000	
Non-Traded REIT			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity method investment, ownership percentage	49.40%	49.40%	
Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Cash equivalents	\$ 80,767,000	\$ 80,767,000	151,915,000
Equity investments at fair value			180,958,000
Total investments	320,883,000	320,883,000	258,970,000
Derivatives - assets:	105,000	105,000	28,000
Derivatives - liabilities:	2,359,000	2,359,000	2,893,000
Fair Value, Measurements, Recurring Forward contracts - foreign exchange			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Derivatives - assets:	18,000	18,000	
Derivatives - liabilities:	746,000	746,000	405,000
Fair Value, Measurements, Recurring Total Return Swap			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Derivatives - assets:	87,000	87,000	28,000
Derivatives - liabilities:	1,613,000	1,613,000	2,488,000
Fair Value, Measurements, Recurring Level 1			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Cash equivalents	80,767,000	80,767,000	151,915,000
Equity investments at fair value	78,635,000	78,635,000	165,648,000
Total investments	78,635,000	78,635,000	165,648,000
Derivatives - assets:	0	0	0
Derivatives - liabilities:	0	0	0
Fair Value, Measurements, Recurring Level 1 Forward contracts - foreign exchange			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Derivatives - liabilities:	0	0	
Fair Value, Measurements, Recurring Level 1 Total Return Swap			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Derivatives - assets:	0	0	
Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	34,504,000	34,504,000	759,000
Total investments	220,662,000	220,662,000	78,755,000
Derivatives - assets:	105,000	105,000	28,000
Derivatives - liabilities:	2,359,000	2,359,000	2,893,000
Fair Value, Measurements, Recurring Level 2 Forward contracts - foreign exchange			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Derivatives - assets:	18,000	18,000	
Derivatives - liabilities:	746,000	746,000	405,000
Fair Value, Measurements, Recurring Level 2 Total Return Swap			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Derivatives - assets:	87,000	87,000	28,000
Derivatives - liabilities:	1,613,000	1,613,000	2,488,000
Fair Value, Measurements, Recurring Level 3			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	20,287,000	20,287,000	13,202,000
Total investments	20,287,000	20,287,000	13,202,000
Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	1,285,000	1,285,000	1,349,000
Total investments	1,299,000	1,299,000	1,365,000
Common stocks Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	68,064,000	68,064,000	164,062,000
Common stocks Fair Value, Measurements, Recurring Level 1			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	67,316,000	67,316,000	163,365,000
Common stocks Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	748,000	748,000	697,000
Common stocks Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	0	0	
Limited partnership interests Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	21,437,000	21,437,000	14,430,000
Limited partnership interests Fair Value, Measurements, Recurring Level 1			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	0	0	0
Limited partnership interests Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	0	0	
Limited partnership interests Fair Value, Measurements, Recurring Level 3			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	20,287,000	20,287,000	
Limited partnership interests Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	1,150,000	1,150,000	1,228,000
Preferred securities Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			

Equity investments at fair value	1,652,000	1,652,000	1,837,000
Preferred securities Fair Value, Measurements, Recurring Level 1			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	1,583,000	1,583,000	1,775,000
Preferred securities Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	69,000	69,000	62,000
Preferred securities Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	0	0	
Other Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	9,871,000	9,871,000	629,000
Other Fair Value, Measurements, Recurring Level 1			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	9,736,000	9,736,000	508,000
Other Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	0	0	
Other Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	135,000	135,000	121,000
Fixed income Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Trading			77,996,000
Fixed income Fair Value, Measurements, Recurring Level 1			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Trading	0	0	
Fixed income Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Trading	186,158,000	186,158,000	77,996,000
Fixed income Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Trading	0	0	0
Non-Traded REIT Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	33,687,000	33,687,000	
Non-Traded REIT Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity investments at fair value	33,687,000	33,687,000	
Equity method investments Fair Value, Measurements, Recurring			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity method investments			16,000
Equity method investments Fair Value, Measurements, Recurring Level 2			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity method investments	0	0	0
Equity method investments Fair Value, Measurements, Recurring Investments Measured at NAV			
Fair Value, Assets and Liabilities Measured on Recurring and Nonrecurring Basis [Line Items]			
Equity method investments	\$ 14,000	\$ 14,000	\$ 16,000

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	3 Months Ended		9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023
Fair Value - Fair Value, Assets Measured on Recurring Basis, Unobservable Input Reconciliation (Details) - USD (\$)				
\$ in Thousands				

Fair Value Disclosures [Abstract]

Balance at beginning of period	\$ 19,997	\$ 13,986	\$ 13,202	\$ 10,759
Purchases/contributions	140	3,139	9,001	10,656
Sales/distributions	0	0	0	(2,975)
Unrealized gains (losses)	150	(1,528)	(1,916)	(2,843)
Balance at end of period	\$ 20,287	\$ 15,597	\$ 20,287	\$ 15,597

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Fair Value - Valuation Techniques (Details)	Sep. 30, 2024	Jun. 30, 2024	Dec. 31, 2023	Sep. 30, 2023	Jun. 30, 2023	Dec. 31, 2022
\$ in Thousands	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)	USD (\$)
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Limited partnership interests	\$ 20,287	\$ 19,997	\$ 13,202	\$ 15,597	\$ 13,986	\$ 10,759
Equity investments at fair value	134,711		180,958			
Fair Value, Measurements, Recurring						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Equity investments at fair value			180,958			
Fair Value, Measurements, Recurring Limited partnership interests						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Equity investments at fair value	21,437		14,430			
Level 3 Fair Value, Measurements, Recurring						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Equity investments at fair value	20,287		13,202			
Level 3 Fair Value, Measurements, Recurring Limited partnership interests						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Equity investments at fair value	20,287					
Level 3 Fair Value, Measurements, Recurring Limited partnership interests Discounted cash flow						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Equity investments at fair value	16,344		\$ 13,202			
Level 3 Fair Value, Measurements, Recurring Limited partnership interests Transaction price						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Equity investments at fair value	\$ 3,943					
Level 3 Discount Rate Discounted cash flow						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Measurement input			0.0925			
Level 3 Discount Rate Discounted cash flow Minimum						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Measurement input	0.0725					
Level 3 Discount Rate Discounted cash flow Maximum						
Fair Value Measurement Inputs and Valuation Techniques [Line Items]						
Measurement input	0.1075					

[Level 3 | Terminal Capitalization Rate | Discounted cash flow](#)

Fair Value Measurement Inputs and Valuation Techniques [Line Items]

Measurement input0.0775

[Level 3 | Terminal Capitalization Rate | Discounted cash flow | Minimum](#)

Fair Value Measurement Inputs and Valuation Techniques [Line Items]

Measurement input0.0525

[Level 3 | Terminal Capitalization Rate | Discounted cash flow | Maximum](#)

Fair Value Measurement Inputs and Valuation Techniques [Line Items]

Measurement input0.0875

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Derivatives (Details) -

USD (\$)							Dec. 31,
\$ in Thousands	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023			2023
Derivative [Line Items]							
Due to brokers	[1] \$ 1,325		\$ 1,325				\$ 201
Corporate, Non-Segment							
Derivative [Line Items]							
Notional amount, long	62,686		62,686				49,858
Derivative assets, fair value	105		105				28
Derivative liabilities, fair value	2,359		2,359				2,893
Derivative, gains (losses) on derivative, net	(6,580)	\$ 2,895	(6,120)	\$ 3,418			
Forward contracts - foreign exchange							
Derivative [Line Items]							
Notional amount, long	15,849		15,849				9,641
Derivative assets, fair value	18		18				0
Derivative liabilities, fair value	746		746				405
Derivative, gains (losses) on derivative, net	(983)	673	(323)	1,873			
Total Return Swap							
Derivative [Line Items]							
Notional amount, long	46,837		46,837				40,217
Derivative assets, fair value	87		87				28
Derivative liabilities, fair value	1,613		1,613				2,488
Derivative, gains (losses) on derivative, net	(5,597)	\$ 2,222	(5,797)	\$ 1,545			
Cash Asset Pledged as Collateral							
Derivative [Line Items]							
Trading investments and pledged as collateral	\$ 1,500		\$ 1,500				\$ 4,500

[1] Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company.

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Earnings Per Share

(Details) - USD (\$)	3 Months Ended		9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023
\$ / shares in Units, \$ in Thousands				

Earnings Per Share [Abstract]

Net income	\$ 55,283	\$ 25,169	\$ 119,774	\$ 93,972
Net (income) loss attributable to noncontrolling interests	(15,615)	6,971	(14,331)	5,260
Net income attributable to common stockholders	\$ 39,668	\$ 32,140	\$ 105,443	\$ 99,232
Basic weighted average shares outstanding (shares)	50,778,000	49,351,000	50,257,000	49,289,000
Dilutive potential shares from restricted stock units (shares)	650,000	266,000	424,000	206,000
Diluted weighted average shares outstanding (shares)	51,428,000	49,617,000	50,681,000	49,495,000
Basic earnings per share attributable to common stockholders (in dollars per share)	\$ 0.78	\$ 0.65	\$ 2.10	\$ 2.01
Diluted earnings per share attributable to common stockholders (in dollars per share)	\$ 0.77	\$ 0.65	\$ 2.08	\$ 2.00
Antidilutive Securities Excluded from Computation of Earnings Per Share, Amount	0	26,000	4,000	102,000

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Income Taxes (Details)

	3 Months Ended		9 Months Ended	
	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023

Income Tax Disclosure [Abstract]

U.S. statutory tax rate	21.00%	21.00%	21.00%	21.00%
State and local income taxes, net of federal benefit	2.50%	3.10%	2.80%	3.10%
Non-deductible executive compensation	1.20%	1.50%	1.20%	2.00%
Valuation allowance	(0.014)	(0.005)	(0.007)	(0.002)
Excess tax benefits related to the vesting and delivery of restricted stock units	0.00%	0.00%	(0.20%)	(1.60%)
Other	0.40%	(0.40%)	0.30%	(0.10%)
Effective income tax rate	23.70%	24.70%	24.40%	24.20%

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Related Party

Transactions (Details) - USD (\$) \$ in Thousands	Sep. 30, 2024	Sep. 30, 2023	Sep. 30, 2024	Sep. 30, 2023	Dec. 31, 2023
Related Party Transactions, Revenue [Abstract]					
Other assets	[1] \$ 29,225		\$ 29,225		\$ 27,543
Affiliated Funds					
Related Party Transactions, Revenue [Abstract]					
Investment advisory and administrative fees	90,118	\$ 82,472	255,375	\$ 249,084	
Distribution and service fees	7,244	7,014	20,692	21,553	
Total	97,362	\$ 89,486	276,067	\$ 270,637	
Receivables due from company-sponsored mutual funds	37,200		37,200		32,500
Payables due to company-sponsored mutual funds	800		800		1,900
Cohen & Steers Income Opportunities REIT					
Related Party Transactions, Revenue [Abstract]					
Other assets	\$ 8,200		\$ 8,200		\$ 7,300
Reimbursement term			60 months		
NAV threshold			\$ 1,000,000		

[1] Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company.

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Credit Losses (Details)

\$ in Millions	Feb. 20, 2023
USD (\$)	
Revolving Credit Facility	
Other than Temporary Impairment, Credit Losses Recognized in Earnings [Line Items]	
Long-Term Line of Credit	\$ 100.0

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Commitments and

Contingencies (Details) -	Sep. 30, 2024
Commitment to invest	USD (\$)

\$ in Millions
[Cohen & Steers Real Estate Opportunities Fund, L.P.](#)
Contingencies [Line Items]

Long-term purchase commitment	\$ 50.0
Long-term commitment, funded amount	28.3
Cohen & Steers Income Opportunities REIT, Inc.	
Contingencies [Line Items]	
Long-term purchase commitment	125.0
Long-term commitment, funded amount	\$ 32.2

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Equity Offering (Details) - At-the- Market Offering in Millions	Apr. 22, 2024 USD (\$) shares
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[Subsidiary or Equity Method Investee \[Line Items\]](#)

[Number of shares issued in transaction \(in shares\) | shares](#) 1,007,057

[Sale of stock, consideration received on transaction | \\$](#) 68.5

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Subsequent Events (Details) - \$ / shares	3 Months Ended	9 Months Ended
	Nov. 07, 2023	2023 Sep. 30, 2023 Sep. 30, 2023

[Subsequent Event \[Line Items\]](#)

[Dividends declared per share \(in dollars per share\)](#)

[Dividend Declared | Subsequent Event](#)

[Subsequent Event \[Line Items\]](#)

[Dividends declared per share \(in dollars per share\) \\$](#) 0.59

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MH5A)VH3X\$88:XIQSQY/1;/L4;14;16!%Q?~.7614!EQC?~*HU+>76>?>V< M/IT3\$!LV4'P9!AI@S M&L%&QMUAVCZ/K^1?F<-OHACA?FNVB<5P \$ 9Y>PTGIJZ+>+90VX?H.5,VPLCO(U=+*Y [FIS I,C0' MHYI9'~V\$5F?J]H,|H%>D|>N5Z> HWEL4*Z?>P' T=HWPJ|OX@L Y M?RY|SZ70N?> 0JH=*W-R-J9'3BUO>1FY,Q/N,N=K7-'X'8U=RTS0LS0!>R2^JVE+ZU)CA* M]+>,<X>RPP!9SR2'9WH!TU^ 9=~=N0C13!3ET.X&D^~ VVZG=PZ.)Z8D,D* MTU*0;VYZ<5X&N(YV02Y?9A7;>? 8T='Y|Y%1!P/0!8>QXCRH?N'8:85#-# MAWE|7YAGE<90-1!M;~*PD+>S.W8+C7?2P4X&1@+> @ZJ! 0!256 Q6!8#*Y'B M?S'R,1>APY= <7/1DN|;IF6U;J!U=QEM(E|PYFF8\$V>KRMYP<5'<J56 *P MOF|H|M!5 S Y9KF4Q9Z;RWRT,'ZQ;B'D2XDUD=[='7GFYRN?>B'V^I=W MP6#R 7#)1P E.^=?%U*KG|VW>/Z,1,[2\$R<>>41 71% B.5' 86%\$S+D4.2 MD 83 >LX=SFWJXPd6L UC6'ODRWSEPVSK> U|F M\$RQ#I!|?8)*@|&K8KZZKT Y9P|M'OOQ@2";.::|;|=X Q|U*M:I60K3+> M!WP?D@9CC?OT^<%#MIK&MQMHQ#?F 6|,H68XW=*>FAHSU8NL8T*~15 M0.4 VJ0-!8/-!R115XQF;8VH^1'.'CS< N~L,+&CN'MB|!4\$!#!!0 (M)%|!%FTN=[BTP4 -\$> 8>>PO=VJR-W-H965T&UL MN9EK<^<%(V% (BH9V=MXJ%>(R\$+>+F"\$LZ6:22|B0MI-V^D&Q!7C6MEQ9AN3? M)|@&.TGE 4L7~"WU|U|CBZ0!<F&J I2@A-GJ(P3B);*ZV3~"UVZJ\$U\$ S MF8@8|BRDBKB&4[5LIXD2W,^#HK#~*? 7CG@OMJ#~1,0#8\$WZKI@8E\$!+A.30#;~1K W ;3N#>XVP,UB|Y+&E M6!^Y|LIDANBS,@.9@|RNLFC@2;(31KG6L=, +T<="S70!\$99(R\$ M..QC*<18#J U- (136 BKXKAE);FYGHM6TE^CQU0K^= VVJH4.C8%4QG?>F MW!7+>AMJ5!KTJ^<^X'VG |VO,AD|@Jv4)V,7A1^EET\$!UN7|,AT4#Z?Z. MZ5<#;&AK5\$E,(G4/0 J; <.<6%I JG4BDBC87)JSKS#B!8S2J(5ZOQ L=AC<3 M*P!^Z84\$|>@-K|G'ELM 5=CPTOB'G>AG(ZX|M|DVE1JG<12CZ0^>UDX^<^WUL4>|8J3&S>>U!3YA.6@AR#? M|R=RTX- #1;!EW,CC7J|,V6WG1X^*K,JEA ".?I 4TYI=?>D, MSY;V|Y?77+>27H^,UB+>H4L8B%X,HI@=|=X>F*M 52N:0U4 HBBNC0 -3 V M9JZ|^4FMM4+C0U(J5N')U/NLA,7 R9SX64~FF%Q)7&,HI@8Z&F+P4M09Q MCJ?8T6ZU!7A84!|Q%K&#;&~;\$X4!|Q11+>GD>80|K,|LN>Q0?K|LU8SRJ?6=E MAJ!A=N@FAB M817,(WR;B\$U>+LXS&Z6&5Z6\$F1|SM08^'FS 4BKX+>1 MYS-7T-9GB= (&3|OM)? S\$PRKSPPXRX / (AR&YRE^XG=K+>Y3^ <-Q\$7E MJSP/CS3,|!+TW 44| IL093P7Y:7+>|!B6AU66A^&.99?(E8!\$8GBX M3#W#>.:P|ZP/PUW+>J|J!- : \M\$M\$S;F)?Q?>A3V~^Y.;KZG;|=Q+N+! M37-9F1VVQZMLN|O(5#^Jd& <.6,/2(G9Y2<+34^GH,^<6-JL7>LY2S6|U M27H%ZTC|ZQNNS5;~*P!8V6!7 RP0&7<+<E747Jr7UTK\$LCUO9?>7%~<%>AHP#<7BT1R M!>4NJO!74\$!#110 (!%!)%GQ^*0W@<= ' & 8>>PO=VJR-W-H M965T&ULM5EK;JLX%OTKA'~HMH 2BZ2>>1A\$|QN@9V9HFEW M/PSV RW1MEI!)%4TNR0GTM*MA14HK=SH?>S=MQI=2X?JQR2UT|!7FUVG^OT MK2KKYF-Q4V1 N5PVV7Y7K+>D0>U|!FXV09%\$P!7+9B|YRXU352Z|IT? +BA7U M1\$SMGGV4JVO1J^K^H^4>|FKJ,F!Q^>STOQ+>+B,3#35V1 2#Y>IZS|;@:LO M^X2|2,'*E1;H1|TDW|PL,O^E:7P5CJ?^!S/GD= QLM21,|L'C' T5-OZR|0UC9*5+TS(*B*~NOMEW J&.' M=,*|J YD|!..#>@7Z00|!^9ENEL1,IP\$Q5;74CPA|:TAFKXPC6F(7VB MUOW^H^2!+Y\$G4,OAS152(F<~&AX4 \$#WJ@:~#?JYJ%F#=#:S4!GEA M.MSMEYJ@U,WS=^@>OT4JQO2>IPOYJW0^<9N&|C3E^Z+Z%AC|U#CJU#3#PZ\$>^V:~A|+EUY M=(Z!VU|U|LMFSS^>LX#I>K-S AR+|R9?6#>@KW(D1YSI'15W>LV2^H M+93!N' Y6SRR40>|^~&LN5&1^Z9+RN,|^%.3058^>4^<3C,DC@R~L!+=@B#28 M!>?A?N2-ZD;EVL,H4@0&.1G.\$RJE,JW#LCOYV/^CO CRK-S'D2H,1/\$CKM^MTC8C89+&OCO|)AG,(OI- LMSJY,4/,>0&~N2NS^&UL?C)(K\$&VK^SF2U(TP M.B*,9A>MQOMI^C06HJ07.KNP#|N^X|ZNV\$^X\$0W1';|D\$TRM VJ|(X=B<8 M'Q,9 _%E,"L4VC/E2Z,^B^J\$4,#1 M78Y.>@>NOR2.D^0<=<G1* R#~8 #1~YCOYG=9%(*~\$NXd: U^F 1E7B8 M^<#6>|JVN@|FM/!M\$!ZJFZ?7\$M\$J;|>4/1+!-!%XX&4<5L!P=P=2X&D@8S|P/ MN^6!PSAS@K6%)@=<^F%K\$U&D7^,D\$SWH2&3R%? JAA4'DV+>9K79\$>2!N%XXZ MK\$*!~KEO^IXGE6U;#%BA6@>O6C J.MD\$><=<1DVR6!J5TS;BOAX(LB~B\$K M5&PXX62PF 19/V Y-SUMNO!Y,#| H:G<1P=)|,2,D|2'(|!"=F\$ M!R^KU>T<5K<1?F8X)#0J?>?)*XMR&#? EHU.WD-G @6LKO9,(E8-M P*=@>+U _X/3LF=95IU4([MXXV!A>Q>X2)ATET>~%LTCZ>J>R'O!A>+>H0N!|H>U M5+^#1LQ5YQAZ<9>X,? \$=48/4PSHJ%5WU M8R^J|@72.Y|WCZCK1U2&CM,+&B, MPD@J,JB-M?>?>?>O=K>@&A.U9D97(76!V00!V1)>GJPB M#88AM8?5?~WD|!|7(G&77UL(T=|!|8&)=G%92F(H-@/?Z&X,\$Z=?Y^!\$ M&A?<7^NA>| M8?>7^>C'H#>@X> 15ZXZ?R59^&Q>.#D#J&SBL9NU,^G S4%<4K^&#&N1\$2M\$&J>Q+>N5? NE\$J!U9R>H\$5 ZR0%Z4;FXR:3 M&A,D~>37W9KE,ST&2|,~! MF\$<Q?>6B6R|>=,9Q M~>4Q,ZZD|HXY2Q|>ARQV^+X1<=<^>ON3V2JN8&6<@< Y%\$5,5 F~>4W M2NS F~>,*4J<|GC#(, H#W&R^4X49 X'C.NOH34\$!&110)!%>|!%:G<= M1 4BW@0 40 8>>P=VJR-W-H965T&ULMSA4M^>V M\$&KXFI3P Q+>+>0F,7JZ8Z4TS P W/2~88N|IMMR|3 2WU7LG<=<^6C MT (H6|NZZGEV+>UN+IZX>?>0A25ZSM)>^DXV2A7^GTZ7,50C^PH? (>50~1&6P43 4ZDZL(6)4^E2EM,60+>1,~>B|B|I> >30L9HCG2L\$S\$BLUX^N MH>,%C%\$>3D2550Q ZL6ZNNH,K 0 @&Q4705K27ZOX^M)1&RU^196JBO26^F7>6 M*PH,*@1.5@>Z-V~W6L7@>@15D\$SEK,JZF,9Z0(R&M^F=F5M1F@5Y7US6S3CU~>MMK&\$Y^Q X-6^E163 L W6U1 0~*PA8@|URR5?Q?>VLX^>@)U\$5 7~44 TV4N MN8>U>Q,N^SFHT^M8>B|/XRS+> J~JMKWOGE@~|J,HHJ|KJ|>M>+>NT-G+>OYTM^+>MYQL^AMU>M>+>6JJM^NF,3/P!O^ EEU+>DN4EJ|>5ZAFV|O^C @>FH7|H\$A MF, GYN^W;J4L8!U4J3RSXFM65+T3+>?P2@DB _SVX~7 M0Y-9?>K\$2S&~&GJMN9J&|J|D|WJf46-RWCE\$=MHCR(6OY0+M+N)U917F4Q EBU?J^>%>G5%?CP<4FV@>0WZ>?>ZQ;V%MTN|57K,~# (U|W|SOFK>|Q6F%~26. M|K3970!&~\$!#~.P6(? 1/!~L4E\$E,QQW>@>FVUCSEHJ8ZHEGP M\$M6 N~>9 M\$5#6;9+>Q ML02V23^>CG<OC?>DJOJ0^>,HOTOVY%>P^V~RM C|J|@V%>#BWG Z M%|G@>33PZ? P#4~2D|C|>@K|V?>6#>F.#F5H,PD7.G,4!OEQWH@>ZSR>5>Q L3D#E0>Z JR 1HR 174\$>L%LK%KJ,~PAV+>F,G1~XUAT=^4L|>6 MBTPK Z~1;X:6@ HEUC! ZRG*= \$ S20A+ MQ|H|H E7,7~9L6&6H~H~H^D\$JM,UQ! AKXK0>~>ZTJH6,XXE9T30^>Z<5& MP8,AK7,2H1L!%#4SH@>6^A6&Q! 0S D~>70!F|RA4KJ@<~>Y/L85DLDHFI@>W MT~|X<=<45V+>A P90F+>B0^G26-E K+>5%ML06VW1@1A~C3YQJZ23^K7J M&E,N|E)=4WS)=HLU\$24W7ZJF18!@4A.D0@<1#F#NSDY.AAL=C\$ IS^M^K'0,2M>2ESGVDONKKSNTV|@LD/61 @>R\$JIV4&4^&H4~> @5&AQU6Y N82~M\$~DALZ96XJ&@>XN-FWU\$Z9J0#JMDP5 7K~10,LQ,EvA =TR8^&@>=&AK%J MWV.(C#AZ&^!GDFI3Y6GS<1FG|EO0J?>H4C~>@>A 1.C0! KCSJ|78+>@%&~MZ|,'8 N#N?>D&K&UL=IK0>K&~&OS 14JZJ SEY~1PD7Z>V%UO#>~&CN,M+1CU.D5A.~NU|,KQ8\$<=>H&XZCM%|8K^Y^AZ8^O)3D26~>~>9ZKK8HZ,4C+>3U3M P~|H|&~8K%~8TYT^>O6T^O+9E4J8J3.3^H\$K581A^>@>K, M4P GO78PHY6,SL8C6>KJ4TOJBUJYSA^15JL!8^>#>+>=>7HF.%T6~O2! M|9@>@1>+>5JCSL,HM #>=>TBP.R92JBZ' X.C D542,2ELP>=>4P+>2,R0BBE M1B|XYM.^%QFK7@>3@>FOU0OC08 (UAUIC\$-R>|GL2 1~>A4,ZERFA@>B=C)MFE~R0QHD P^>@>GE00^>|,~\$K>URA9,94ML4W',2VQ,QM|J,FW|03^&5R M J,UQ>+1P E^USDGC,~>D+>H7Q/S5<=1.ZUN0N|C|EBBXS&EIB~9P7Q 8U MRBNAN4Y^R0#4.H73E.DJ^E71^F~MWP,22PQJ3^>U V7D+>3DS1P,~A8H@>M12-D22C@>SPAQJ|B6F6+K; (EMMBF S1~&~&V.,~&1@>3D3D<1~>8J|FHPJQ|C L+>03915-5@>(R&FSGMZ~8AR;INH74U|LTP<~>1~>C1C4Q) X.MH,N;0&QNY,|TFTS,=OF<=<~&J69~|J^>W|>=>N,DVLS ZGEH8RVVR|;8 M8IN.T@>Q261<=>UO3XFCQ|C|A|ABZVR);8IB^PQ~>#>ON38V~>=6@~23OJ MRJ,61L@>0|48~9>I\$U|(5JBR|<~&Y^>YES)CK6%1<4Z\$59.9|60AFVR M0Q\$>5EMLTV|9JQM|KFZ,CU 8+5>L5L6V51),~INBDQ5RN?UIT ~>^>M+! SDAE(5PU8 11SMY^>@>N&C +P5BB4^JKO8LQK4&S&WZFR59N.94ML^R6J+>H8,DYJ?P615,8^EMBBVTZ^&~11% RSL\$TZYUM+>4H^>U~5ME6;~&D2U,S^,5A>=>=27GSG6J;ZUWUJZF,^U-B,^X,Q?Z,^>4W4>1ROU! M2+>+>SPT8WR3J|QHCC?~>M4HJ0 (Z\$Y5K^>V~>M.LDR>+,,ZYKE59WF~>)%|!%>G>U<@>N1, M^@, >8>>PO=VJR-W-H965T&ULK5==CYLX%/TK%ENM M9J2=X!O>,(TDZJ|UJ^FD|L H^YR QMA9VTC?>?L 7AM \$2#IYR5@<=<|Q M0<=<?7#>#> <=<L^T(4^E91)B=6H<3FSK9E\$1^RUN<^>K+>BHL^&A^MRPC,M^B.FBMN^MTCG|)!+>@<1^CQE>=<F1P^4^T\$8~S6.5KND)A|?3FMPA;ER669,KIUS?)M0<62@>C^IREZA7^OR~ /6RSBSYA7M^>CQZ6HPK&~&A,D10E^R^X^>#>T<=>S MTIDF? W|ZQ~P2 (?>072H^%>+15P@>@>G,WQLVPPNE&H^T2&@>UJ^L M^JAC@>5ETG2R4^>9Q,PBZ,jX6U0 OH.W~GQ0Q^>O,E&~&J#?>.,~&R5FN1\$,>74^4EJ9E\$>M 8!WJAX2?>|,~&1+>^>X|@>1\$VH^&WPIC7,QCTX?|T47~>+>?>OY<G>,% M/..7T VA~>YQJ?DOKWYBAMJ6BV T~>ZAF(x6Q7 V~>~&S0Z3 SNTJ\$5~&RN M^XEW4VS~>2F|CGQ24QX1<4D> PME2 MFKT8VH^&QFN|DV,1AZ(RB.W,~&S907NE^RBIKU4^>Z Q&P~P!OW88F?Q%Z4 M.LDR>+,,ZYKE59WF~>)>2H25N&5R~>24J0X8AR>B4X|>X+>+%\$5%#>~&GZ1Z K7J HQLWL RP8T!76BQVWY&E2^>OY~LWH>=>7N0,FQ^UIDD0OWJ^>@>S!9P,~>MOTGV7~>,%\$S%HI- 2Y1RD&B~>3Q80#EN83,~&|@H\$3J SEY~1PD7Z>V%UO#>~&CN,M+1CU.D5A.~NU|,KQ8\$<=>H&XZCM%|8K^Y^AZ8^O)3D26~>~>9ZKK8HZ,4C+>3U3M P~|H|&~8K%~8TYT^>O6T^O+9E4J8J3.3^H\$K581A^>@>K, M4P GO78PHY6,SL8C6>KJ4TOJBUJYSA^15JL!8^>#>+>=>7HF.%T6~O2! M|9@>@1>+>5JCSL,HM #>=>TBP.R92JBZ' X.C D542,2ELP>=>4P+>2,R0BBE M1B|XYM.^%QFK7@>3@>FOU0OC08 (UAUIC\$-R>|GL2 1~>A4,ZERFA@>B=C)MFE~R0QHD P^>@>GE00^>|,~\$K>URA9,94ML4W',2VQ,QM|J,FW|03^&5R M J,UQ>+1P E^USDGC,~>D+>H7Q/S5<=1.ZUN0N|C|EBBXS&EIB~9P7Q 8U MRBNAN4Y^R0#4.H73E.DJ^E71^F~MWP,22PQJ3^>U V7D+>3DS1P,~A8H@>M12-D22C@>SPAQJ|B6F6+K; (EMMBF S1~&~&V.,~&1@>3D3D<1~>8J|FHPJQ|C L+>03915-5@>(R&FSGMZ~8AR;INH74U|LTP<~>1~>C1C4Q) X.MH,N;0&QNY,|TFTS,=OF<=<~&J69~|J^>W|>=>N,DVLS ZGEH8RVVR|;8 M8IN.T@>Q261<=>UO3XFCQ|C|A|ABZVR);8IB^PQ~>#>ON38V~>=6@~23OJ MRJ,61L@>0|48~9>I\$U|(5JBR|<~&Y^>YES)CK6%1<4Z\$59.9|60AFVR M0Q\$>5EMLTV|9JQM|KFZ,CU 8+5>L5L6V51),~INBDQ5RN?UIT ~>^>M+! SDAE(5PU8 11SMY^>@>N&C +P5BB4^JKO8LQK4&S&WZFR59N.94ML^R6J+>H8,DYJ?P615,8^EMBBVTZ^&~11% RSL\$TZYUM+>4H^>U~5ME6;~&D2U,S^,5A>=>=27GSG6J;ZUWUJZF,^U-B,^X,Q?Z,^>4W4>1ROU! M2+>+>SPT8WR3J|QHCC?~>M4HJ0 (Z\$Y5K^>V~>M.LDR>+,,ZYKE59WF~>)%|!%>G>U<@>N1, M^@, >8>>PO=VJR-W-H965T&ULK5==CYLX%/TK%ENM M9J2=X!O>,(TDZJ|UJ^FD|L H^YR QMA9VTC?>?L 7AM \$2#IYR5@<=<|Q M0<=<?7#>#> <=<L^T(4^E91)B=6H<3FSK9E\$1^RUN<^>K+>BHL^&A^MRPC,M^B.FBMN^MTCG|)!+>@<1^CQE>=<F1P^4^T\$8~S6.5KND)A|?3FMPA;ER669,KIUS?)M0<62@>C^IREZA7^OR~ /6RSBSYA7M^>CQZ6HPK&~&A,D10E^R^X^>#>T<=>S MTIDF? W|ZQ~P2 (?>072H^%>+15P@>@>G,WQLVPPNE&H^T2&@>UJ^L M^JAC@>5ETG2R4^>9Q,PBZ,jX6U0 OH.W~GQ0Q^>O,E&~&J#?>.,~&R5FN1\$,>74^4EJ9E\$>M 8!WJAX2?>|,~&1+>^>X|@>1\$VH^&WPIC7,QCTX?|T47~>+>?>OY<G>,% M/..7T VA~>YQJ?DOKWYBAMJ6BV T~>ZAF(x6Q7 V~>~&S0Z3 SNTJ\$5~&RN M^XEW4VS~>2F|CGQ24QX1<4D> PME2 MFKT8VH^&QFN|DV,1AZ(RB.W,~&S907NE^RBIKU4^>Z Q&P~P!OW88F?Q%Z4 M.LDR>+,,ZYKE59WF~>)>2H25N&5R~>24J0X8AR>B4X|>X+>+%\$5%#>~&GZ1Z K7J HQLWL RP8T!76BQVWY&E2^>OY~LWH>=>7N0,FQ^UIDD0OWJ^>@>S!9P,~>MOTGV7~>,%\$S%HI- 2Y1RD&B~>3Q80#EN83,~&|@H\$3J SEY~1PD7Z>V%UO#>~&CN,M+1CU.D5A.~NU|,KQ8\$<=>H&XZCM%|8K^Y^AZ8^O)3D26~>~>9ZKK8HZ,4C+>3U3M P~|H|&~8K%~8TYT^>O6T^O+9E4J8J3.3^H\$K581A^>@>K, M4P GO78PHY6,SL8C6>KJ4TOJBUJYSA^15JL!8^>#>+>=>7HF.%T6~O2! M|9@>@1>+>5JCSL,HM #>=>TBP.R92JBZ' X.C D542,2ELP>=>4P+>2,R0BBE M1B|XYM.^%QFK7@>3@>FOU0OC08 (UAUIC\$-R>|GL2 1~>A4,ZERFA@>B=C)MFE~R0QHD P^>@>GE00^>|,~\$K>URA9,94ML4W',2VQ,QM|J,FW|03^&5R M J,UQ>+1P E^USDGC,~>D+>H7Q/S5<=1.ZUN0N|C|EBBXS&EIB~9P7Q 8U MRBNAN4Y^R0#4.H73E.DJ^E71^F~MWP,22PQJ3^>U V7D+>3DS1P,~A8H@>M12-D22C@>SPAQJ|B6F6+K; (EMMBF S1~&~&V.,~&1@>3D3D<1~>8J|FHPJQ|C L+>03915-5@>(R&FSGMZ~8AR;INH74U|LTP<~>1~>C1C4Q) X.MH,N;0&QNY,|TFTS,=OF<=<~&J69~|J^>W|>=>N,DVLS ZGEH8RVVR|;8 M8IN.T@>Q261<=>UO3XFCQ|C|A|ABZVR);8IB^PQ~>#>ON38V~>=6@~23OJ MRJ,61L@>0|48~9>I\$U|(5JBR|<~&Y^>YES)CK6%1<4Z\$59.9|60AFVR M0Q\$>5EMLTV|9JQM|KFZ,CU 8+5>L5L6V51),~INBDQ5RN?UIT ~>^>M+! SDAE(5PU8 11SMY^>@>N&C +P5BB4^JKO8LQK4&S&WZFR59N.94ML^R6J+>H8,DYJ?P615,8^EMBBVTZ^&~11% RSL\$TZYUM+>4H^>U~5ME6;~&D2U,S^,5A>=>=27GSG6J;ZUWUJZF,^U-B,^X,Q?Z,^>4W4>1ROU! M2+>+>SPT8WR3J|QHCC?~>M4HJ0 (Z\$Y5K^>V~>M.LDR>+,,ZYKE59WF~>)%|!%>G>U<@>N1, M^@, >8>>PO=VJR-W-H965T&ULK5==CYLX%/TK%ENM M9J2=X!O>,(TDZJ|UJ^FD|L H^YR QMA9VTC?>?L 7AM \$2#IYR5@<=<|Q M0<=<?7#>#> <=<L^T(4^E91)B=6H<3FSK9E\$1^RUN<^>K+>BHL^&A^MRPC,M^B.FBMN^MTCG|)!+>@<1^CQE>=<F1P^4^T\$8~S6.5KND)A|?3FMPA;ER669,KIUS?)M0<62@>C^IREZA7^OR~ /6RSBSYA7M^>CQZ6HPK&~&A,D10E^R^X^>#>T<=>S MTIDF? W|ZQ~P2 (?>072H^%>+15P@>@>G,WQLVPPNE&H^T2&@>UJ^L M^JAC@>5ETG2R4^>9Q,PBZ,jX6U0 OH.W~GQ0Q^>O,E&~&J#?>.,~&R5FN1\$,>74^4EJ9E\$>M 8!WJAX2?>|,~&1+>^>X|@>1\$VH^&WPIC7,QCTX?|T47~>+>?>OY<G>,% M/..7T VA~>YQJ?DOKWYBAMJ6BV T~>ZAF(x6Q7 V~>~&S0Z3 SNTJ\$5~&RN M^XEW4VS~>2F|CGQ24QX1<4D> PME2 MFKT8VH^&QFN|DV,1AZ(RB.W,~&S907NE^RBIKU4^>Z Q&P~P!OW88F?Q%Z4 M.LDR>+,,ZYKE59WF~>)>2H25N&5R~>24J0X8AR>B4X|>X+>+%\$5%#>~&GZ1Z K7J HQLWL RP8T!76BQVWY&E2^>OY~LWH>=>7N0,FQ^UIDD0OWJ^>@>S!9P,~>MOTGV7~>,%\$S%HI- 2Y1RD&B~>3Q80#EN83,~&|@H\$3J SEY~1PD7Z>V%UO#>~&CN,M+1CU.D5A.~NU|,KQ8\$<=>H&XZCM%|8K^Y^AZ8^O)3D26~>~>9ZKK8HZ,4C+>3U3M P~|H|&~8K%~8TYT^>O6T^O+9E4J8J3.3^H\$K581A^>@>K, M4P GO78PHY6,SL8C6>KJ4TOJBUJYSA^15JL!8^>#>+>=>7HF.%T6~O2! M|9@>@1>+>5JCSL,HM #>=>TBP.R92JBZ' X.C D542,2ELP>=>4P+>2,R0BBE M1B|XYM.^%QFK7@>3@>FOU0OC08 (UAUIC\$-R>|GL2 1~>A4,ZERFA@>B=C)MFE~R0QHD P^>@>GE00^>|,~\$K>URA9,94ML4W',2VQ,QM|J,FW|03^&5R M J,UQ>+1P E^USDGC,~>D+>H7Q/S5<=1.ZUN0N|C|EBBXS&EIB~9P7Q 8U MRBNAN4Y^R0#4.H73E.DJ^E71^F~MWP,22PQJ3

[illegible]

DB<4?Q?0=>*&\$Z>* PJP+WW?AA JS^",\O)&WD0>J(16GZ M?>%/O"3RX>6+/-/"#5P03/Y/..*E<;H_*)V\$\\<3?Q>W4_0C>3XG2>".PB,"M>:L_2:I7P-H\$6;6WA0{&5*}*LDPUY{W}^IR2B6}JY+=6=5//RH;2)R^JL M1,N2YTHB5^LD77XT0U_1 M\$-V8R>>C=.3T\$0M9JX&.&J_03AKJ21H.(!F!T^#60E>2NOV1 M\$&DVA M.IT_N^K<4/G^"T(NH)J?ZF04^VLNXETFOYB^WM,N;J>7_1XDK#O U&O4Q8FE9)SQ6?5HNP=V-6"STZ*13>&+!CWW/SJS5*O5M&6738 M^"JVC?;,R6HQ"W>HOMMN#&D)4>45O2HK_#&Z6T55V>5WX^~^~[P]WJD0& M^E:ZWNO_HNHJ030HF-PBGJGL#8?&UJ^*5RZRQJ5^VV M3^T3(C9DQP{LKMF+&+QL125KR EQ^CS0>_ OIH IQ:6V>H_/YZ+MX) MKG>SC?2,11UX@/N(L*B-03GBX^J&J\$506%(2C>PQ^&6,9EYC94S MKJ%Y/>40#4&8M\$E!)<A(W17^C@C&B@\\ 01B4HVJL,545%""3U:527A05J0#9?*\$,KP-LWAOZ.?R=6_P102P,\$% M @ D4%H6=@K7HJA P,P<~!D !X;{JW,J)K&ULA57^,MLX\$J^5^&H8,9#5W4DVL0TD;8KVH^T@3MNN8AJH:601H4@M2<7. M?OT^5M5"M?{(/&BF3/G# (<CV4J)U,C6M^VOHY4%O?D;1#61LF E5BY^& M5\$HWS_2)KR(3;F2E=V!\$E;,Q6=0P+H)S%._Z15,=59PB?<~3-9 \$^XT^OJZMVX@6LY:M<8GV;WNO:14~"5O4!JN)&BLYL^U_0/7CMI M63&#MTAYZ6MYA%% "56K!/V06T^XD[U,52AC_ADUO.T!*"IC5;-S)@8- ME-W(MKL{C1PNXMAJ#N^N^N^WF6{YEEBYE6&J_.FM#;SL^W7?>VX^HARG\$7YT4PJ)Q6+QHDYS5T^XY@T^J_CZ8DFWK^P\$ M@J(K&KJ0R^R,5#PPB_ A9%6%YRYC&DX7B4QQJAU>J9^SMW5&QXX^Z^J"" MZ_&XVNN#""&C43IV LQ3XJGH0HF@,G2.5+URJXKA&NZK6->3H.E2>+J;9E^M>??F(DW.KXS^Z:S2+WOH47303IJ5WA&^!QJP,VNG?!! B2:7WKQ2@GH-EVNR MHWJ^A,=(I{ZJ4/A^F7BJXPK-O;+1S.O^27, (FRA9&^V^TN7^9^6/D^CC)Z^ M1#Y+Z=+&7J^BEGM(PRED84+CA1^&^/D>I<1-2D W+&+1^000O5CT^H);VYJK>C6,2^1R^S:OPA/0QSF M;I? XQ&^F9LED9-R_GFVA:~^E@T;H(ZK5OJ882UDGJ)A-M M=B;7/-!~Y^ROZS2;2P,*WWEI\$T#^T^U[HQ=6MJZVEKJ2E!NVG?^T143L M^EXI9? <+&v#XQR{<^U!+P04 ~!"106A90+G8,H"~!@&0^AL M+W=ORAZH^V5180B79^RDWYJ EY2M.H!CH!=IEJH9SHJ;U7BG}),!\$2T M5T^;25;1NQE\$D5F56#%S138HZ4FA=,4L17H=F8UO&EGM0;)(DCGM1Q0;@,IF_ M- M(3LIMXDQ&GDO=5F W*!0NTG0^OX+W^C6K<03<<<M8YVYF^E;F8L EER M7J\$T\$G06\$R^ZIH)G/UON IOYTYB1^ULF63217W^22(G2

4N+%,@=%MB[QP?VS[YWZF7#]-XJ8/GMP1%P|R+@%M]*:2<%/UW^MMU+|^"OLFMfT&,"J-E95>S-IJ+AL[NQY_QZ-(/X#4"R|R1>=|.15WG^)+N.
M+*=|=-M76Y@+2JD>3,"|=H<+;ZB0Q9S&^M^VIA6;2,/2^%PLV%<^MN1Q'E C9RY=>#J3WK3D^#J0D|A04E;^O@D<Q?XR,2V^L;#BIODK.\$<|Q<01J'
MD,1)=H8O;M./5_Z_UW_0%X;JRG[|=K0AC8{3>L_#(;ML))0_XQJ+<83#^\\MZ_3BCV=\$9ZWH|S|=\$Z&S&N^H
IXNX%3JL_RGE;|1%*K+P^+^DH37^Q>=<H&J_M#2;1J3G=F7/HGNY16-1(A@^98;H5^J_BDA7W|W;.[G|9#*^S^,PTYG0,\$@_M^)-
^0D|2|89IO^NB;|C&^PSN^|(HOZV8^<5)K5G^P^X>B#29;1>XX_6%OF\$>2_M^;O=%|;*,N^VZ(=ISU\$^AF\$VZ^GF^B^>?WT?
\$23MPZF^CX|6|>^ZED8^5J_M:10KMJOMX+MN_/ZOO)F;#TRO.7VV_@N^QE?|;|@ZF41-8M7&NW^+I,T2^Y8T^MO%&{
G|=>^4/B=N@_1U_,P)02P,\$%_@D4%H68&^HBM%;!0_@0-ID-M^!X;|JW;W)K&ULM9I=S_|,9(MX-C-U),8.DVG:3/;G01Z85B9)M90%XDQ^F_K|
&^RS=G-^P-^SP.^|(WEH0|J^VPK)|^EN;P+|^1:7>Z^Q>8^+6^6RX^RN^M@K|T^2S^+68LR0?C477LOAB/Q|J^E2<|O^R176<?^V|X^M^97
SQX/?0S!>J_M^#L^3>2^9S^F8@<^%7QV;C&EQ^QRH|^6?^UW^G^Y6I_M/_GQM=RYC^+5GE%|.5352^8_GCF\$YZF|4E?Q|O|E^3E0^E4A2^XV17%J_~"?>
|BZ^W(%4M2^0%|_M0E|>0_3^W0?T^B4Y^+KP0^GR6(Z&2|+OC|L_M^R;#9L<8%_T^W^UD^C^8QX;M^X|/^<^G^?J^CSK),EK^G>D%|@(|U|>
(&|1,0BMNM^Z)L>'4U,Z;SM|+^_AKH9_MM^X^K7CT_")|;|@^SYG8U^5_02%O|^3401K>^*9_=-4J0W7-G+9|N42S;E_M5P-
M79(3SWPP_O\$|^%H_F6XY)"R\$A\$1%L9Q|+HX=AJ|)DHEFHCK@|IBJ|J^
MW^W^"RQ^<^YS&FE%AZ8#SOWEV#C%"/>FU9N^<^CGN=2NRV+3#^+MH_+ULK5J7_U_M>G|0_H2>)YC&^K_S;3&W_J@(-.\$A9"P"
C6^H^)%|J^DQNXD,6!A(60L^@(-MUBJ,5Q?>YL;|^*=G8GIV8^?>63?97K>8|5^H|)%<^6^KM>8)|9MA^0LQ?X
M=-9;Z,WN5^2)6I5C4&Z;E,QR|716WHYXP|2|^*@(8N^8^UB;4^>Q-C^Y0@!9_M^\$A8^F+@<^MXF^K>7^WWN8^V_C=-4I)X+@=6S#)L&|5^PR
J^>QV3B4PR_MXMJ6V1?P3I^>|=-I\$+RN^YH1|QZK@#186@M^B^UBX&^8!|SN0,6S!4B2!H_M(2@M@J^U2|1T=[BW/SG~>^C^+
|CC^E?7^0P8&|NDP|H;H&^NVZ^T^Q&^NP=M^(-E^7<+|=+>X^E+|=+>)WQ(|DR8|;|2>|/TA;|^J+H&CM2C3^..90V@;1XH-M+02E15^T=HF;5@_W-
BM^6(-|TLQ|=@(|Z^|06>?YQ>=<|C74<(-U^VZ^T^EG^M^8;X8_1^+H3^&Z^V9+EQDQ|XTX>|L5@;W^KZV;=4S^H+^?06L^<^BE#;(|U^,,AL8F&S(9^F
M=R+|O5.T^L22?T1W21RG^\$5_*.L1T;W\$|_0_T0\\=1B^TD)06@1%;Y>F:70(|M|1-3\$^#V^Y06@M(B^*#J1\$W|1W|E^\\
|Q39<+|H2M^9W!|.#RK5(URD;P^Q;MN/L^H^IEDCN;^>^0<31%|ONH_YDP=,^FR2R9(0XR3\$=QDL_1P2>^*MS)|@Q^#T
M|1@H+8^BMO03M^S|/=-|@H^+00E9!T=HE;G|T0JF|_1^X>R_40R|A.%_M247WGB@;^HQU|J^UB7U9\$#C=?
T^=U949+R85TM9)*I>1VQ>L=^Z^4RU|4B_MD<|Q&WPYP8;C^G^Z;HMA&OQF;5\$|/M^1^#|02P,\$%_@_D4%H6&ULK5A=C|HX%|TK
M%|J^J;0SB?=-*2!-&^5M^J1H|UJ|;|^\$\$.L^C^U#^3VU^+J^UDLF^8%)FFA=(-M^)|S^|/1=3W<^<_J|CRF5Z&>^9/EH\$^\$NYN3;^?|G3E.17?;S^+^+B(B427L7;
MR>=>^DJ@_18EAF;9G1(E@_&P^+L3XR^?RH1E|J^Z@?)^NF1#R|IPG?CP9X%|CP
MF;U^C|0J;|^1^U02>RJ^+;^9G01LT1291F>;^9SG0U&MS^ZSFV%|"H3>C^|SQ_MC%17%IQ_5R?HJ^5^"VB^5U^14@;|T.<^M_K@%|JW2U^BCB6Z
A(BQ30^>^0C^*"?^|_|=S26,M+9FCBU|J^4ORM^@2?;V_11>OWZ+7B&7H2RW.ZP|9CAR=6)^\$JW5PAV_P#6;E-|S>S|<_MUG7G|J1GOZ<^|X;?TB7
L0Y^X^5=#QZ|X+|^+|^1T\$>J3;_HGV;Q/LGE/9>1=>K(EWLX^F|_M+9;|/25@|YFK\$^_M^>^&|X>A|_25JWWUS@^)*94QU^T^<^XIT|^+V4Z%YSK|;
|U9GWISC=C|X2|W=|4K|H|J^|DN;|H%|JW|WQ|^2^<KBX5_U^W%;|H;|L6CD_NYA3A<|;GYMP_6D(L_M_PAJ4Q^?7H(Y+T4D=SR^S0!=-\\AQ
<^*#;Q|MQMTLAS=<Z3;_HG-MV;Q/LGE/9>1#NM_AYVSYR|J(42^O3-A-)\$)KB#J#>+^SVQ5FFJ8;_NW)X^<^RO;^UBX|]^ST^RW%YE,B
M9|/2U&UMVMJ^UJAC6|1|ED82|BFD3|J^3|T2Q2^>|N2Z^2_-EB>PP^|K5^HJJEV&^MCGNUHJ&I9^FLMO<7^9M6G8|5CV|7^A|01F^*.P-
2+^F=|L9RM|S^>=K|Y|^5C8_M>1=1J345:XYHH7|DZG&U2VR;QXJZ/S0;1^R3|90=06SFZ_U^5_0Z6&5Q
MN#.54)OQ3^C;,>^IAF0/5SH|C,952\$K%NKCE4C300?(P7I76-VGOB_NC_M5OD\$7|J|B3?D47|J|TY3?8@(@Z)K^?0A173L93D|J^KOD|J^K-4ZD|5_-\\E%
MBO+V^K^R12^>B=^T|_61;_D-|X;|JW;W)K&UL_MM5A=<^<V%|TK&C^3V&K^;K^0@<^>5_M96;E|V^T35_DN^YNN^J6D^28;?
XDU@|12^>|ID86BLIUU>|GIBO(^*7BDJTA_MV>+&4^I5^V^|_DUH|K0H^3I\$=OV>RF_VLTT^U3|AJPC4SB#^8DX0A1^K6|J;7-@
M_7GO_5=-7I&940\$12_Z_%W(UM\$((+>+^1;A)YRW;_04G(R_W_62+T+|J5MK%;_MYALA65J^501IG|7_|+E,1_V_G18^*0^D%._V^)|P2X+P5X)8_5V>FH^+S^*2
MC@<^<1|/K#9K6\$G4Z;5_3C^Y_U_2D&5^U+^E@6A_3HN_5NX^M^Y70EFDA(Q5^FEH5;U^PV_VJOQ^K.86BISU(WX^U^ODG|I^F#B-D|C.#^#A5
M^|PN|^5*|(1VPU^P;D%;|^?@(-5^#MRB|V&^L^V=|^1;^*%<^NS(X(N14A_MMS.F|0^*^&)|@E1-J|40^RZ|V^?%|_|FL_L|US^R^B^H_7&=\$W)FG2SB?R
M&H,&C^C^X^0V@YGC>Y^YK^LZO@U_|@QMO^\$F&9IP|3>FNQO^DFZ^2QV&MEN^M&A\$^F^D\$%9W@#;63J^4A3F@W@|T|J^E5;B->
<6^|X5K(KP&BSV^+S;|)TPT=MEZ^UNWU%_#U^A70&W^CDSE^<Z4K|3LZ_#H+M-M@VC;_X|E^7|^*0GOY>TX^I6M^_XJBA65Z^HY^B^%QW9.B-
9AAK|JW6E80?A1_MX\$ZYUODOB(V?IE8^4VR;L>K|O=S_!%X^#KGQJ|A;YS;#;|J41=|T^_0^MZ&54PH^4^PS|K&GCNRW2@|@|^CKNU^<^7EPTV|J4.7-
+^+6_%.UZ(5A2W^P^8<=^MROR|^<6^XJ;K8^EW^?34;XWQ>+^09AQM|+^L^E4<^%8^?>T.V^PF4 MB4;T2PH+OC^8TF^>?14J3^M5^SU#J;0R?W6|^RZLA?;
U6>?17J_..W;_>Y@GS@\$<^X@_!56@5+X^H4=8%F_M+^_6ZN^#0IZ@|H1E^5G/83?141|QNBWNC;DMYA_MB.+2Z2OERS@3^<^(-9Q|&C2X^4|3M&0^*UO-
F9;2|J|QQ70?#<0+U_9\$SN_M&^D_U6W;Z&|02P,\$%_@_D4%HC6<+6+9;#P^*P^D-|X;|JW;W)K^M^&VLS5UM;|RX\$^?XK@EL45R^)|Z2_<823|&R%V#
M^)?14^2^+LDM|H|E=-239SA^7|976NTM2&HU>(+HRYW^M^CYQ^3U^1|<^<0_ME-^JE1^UWV^V560SE9U?>
OR_+Q;K,0VKUX4MV+7_..MU46|SNOFUO^FO;DN1_M+<7;3?GONO&Y|M^O3N|O-C_16-Y>5^INN^W+^/Z(3?^PZLP|
M^_|AT^IF5;=|^+^N,UOQ&=1_WK|L6Q^<^S^A+|^+L^06Q2^..MM+UB;_+^6CQ4RL|;Z^O^7HOC6^3^<^>K;9LD^F1MQAY^H|<24VFQ|J;#K;NF;XJ^+IB>
|B^X<^%VO7O?>|H|!^!10?2^H%N_WO2_X_M^7|T+P@>+^@%|X3|GGFET>V^D^2Y459^#AE;|V^M3_L_W=>|/>^>M<^<G_M-
O^Z;JZK+|^_EJ|^+Y+<^<^>>YH_SRL^B^KNU(T;ZK9^XGL;@KR_7N^QLEW2^>7_M8E>>_O_3B^I?;ZJ_-M?^_AF_M5<|;W5(LD>NOZ.LSXOKSID=.W>(?
N^<6-3P)^?%K=KEO6%_MB8M^<|NTO^P^PAO@E^@S^U;^|KD9|K|J^A)UM8_CAW^7+^;U9U^U^M^+|^+|^JY2\$3|
M35ZM^<?^YH;_..|KL;W^<P7|L34AWIH^*7M9W>8+|^+JL6|J4=Z+|L^N^+^+M^W;JA|WZ_H9|V^U6|GUA.7C07;6SNV|A@/?F(M&^1VS7^L^M^+|PL3S7-
>|^+|^7N^G8\$A#^+U_VB5+74^Q.^#D;D@U_*2^D;^\$LR/MQPLC|9ZQ|H_ST0|C2^A^)|DF6Q8-NQ^|J^>?>_WAB,X^WTHJ@I=^
MOI>F&G;W_..S_>9%BI^V039XX#=-3A21DAS3KV2^VI#9.^2WK|^_OF+^0E@NWYQ_M@<^\$3F_9QV^CGLED|13+^*""1.8%>7/E8S-
G;0^/7.^AYTH|J7ZUKD5Y+^Y^M4T^V=43+V>(-4F?NBS+|^/J9S_SHYD|M^H7>F1WJ;R@+6B?4^BV^XO5C3@_M0M^|U|<|ZL|JHA@^PQ4^3C3@0M^#
(8F|15+2RZN6CFBF?_0QRB<(|^F;M^NDF<|^|_Q|9IPL_2X2.1E^Z=MCY=NL;^%|N^N^2L;MTXS;+^DZX>0;|U;|68&=^NF_M>BV^M4|3;|LU|0^F;
<>\$>^*|F1T@=|J\$|3#|R6Y|DK(9+FB|/H|Y|HKXK=|G_M^A_P6|9F5N^+^B_1>^WLN2N/KSVG+V6?><6&^"TT^A>3;|LVW55>O|/%-515A_M9@;{&4&U?
F?>9H26RY+R^YR|^|^VQH\$;_3_G^|OV:59LMC)|\$=BXWBH_MLR2^|23@1^N+UO^4^WDWFM1TQ;W(=0<^%|YH>|^JDH?^|1F.QI^""T_0?>
M^TSV^1;1R9\$^_#EV3^|QGH|V^Z&A(X0_2ML24^EEX^"PA1^%AS0+^AH_M+R+H4|L^XPM;^<C9H^>*(EM01^N^P2^8^ST^M8|0\$2|=-#R5)|@=
|KM^KV6|^@6Z&=7H^;W|^CZ^*%|^2^03BKIV3_NJW+B@9<M^;HH);T.^ENT^">EO5D|;@)TDZ;Z^/EOP_A_334Z74_K(<^*B;G0|Z6G^B8
M%R<6^#DQ^QIPH^FAD)|PXH^FQ.0WID|C>1^U;^HU4|V5;^F@V;+^1/217F#=-M^JV9%
RXT|^<=0L030G=6D#IDVJ1|^#P8H&7&AZ^*2V^&EM;2GALR0|C^IRD9Q^M8TM+|^/J\$%W4^J^D%8>1HHP|J\$1%WW?CV\$=
<^C8%Q#1)DVA8RX=2AX2T^#C%>_MBT,D20(|G#;T_2.V#\$^_E;QCFPW@,2H9(ONVZ.^TJ2%@AM3A="A)QO_ZWK#R>58TX\$+30R^Y?
&B3A^M^6H^UL\$>8R_MVLP;2%9_152Y|^J;H^N^GURC|Y3&|H18D<=4X>2(X>_?_E4#^_WM^X^K+R9^MTU=47RYFA>O^BEY56LK|F+^BF=%_M
RXT|13^XVTRIBBX8,D23UT=7^U|0(2R|H;=(GLF3\$Q;WUJ3|D(R|Y>L_G^MATM+^\$=DGOXHNFPV>KT7HG;J4(UX?WE|6H|^#N8;B_1>^WM<2B\$?
IO%8L_MUMQQ5C3@0M^#(<5^Q)^_\$.B&I(WZ\$;&^>9&@)^J&D(3#&X^Q).LQ0R|^C*2^!^FR_MD65J^)|AA\$^K05A2WIBFO^?%>=MO,B;HN^M^<J=J^VDN-
J^ULIP0K&G^A23TL_M67@|KY<^<8TX\$+30R^E0TS+ABFK4J\$2&X|3_|^M6|H^8BEU|C^P^OC_MEO0|HO>^>|TQH.K>70I_U>+^EYUQH>E|^+?
AY^|YK;K^3ZR;@M^|VNI_M^#|Y;8J855.PH@<^7FAX^J2EB^|DT1^|XPG(7+29&@^B^W^>8^S.I&^|(J\$Q^0Y^M;^EW0+?|^C^QH@<7FM|^_40WDJ^SF>
<^JE^C1@_M^#X442@E|7^#%EGB^C+Q6;_MFP#=-1^F.2UF2T+^+DPW|J^KIOQ=9N7|?2|NM^+9^H|U4_OY|^1^K8<ZQD^%YK^_MXU(D)?^ZXTA8-
10K&G^AZ;0&6BKA/^_D);+^+PR0^P|C2T_L03^AC^ZDTAM_MDM^#;A&S^<TQ^=OK_U&C^3>|^T_M>^<0CEO^GXU2%@E%2L<^*IH9^2^*^SI2;_M|&W^L9-
(^3109&J^)*%5">>D141Y7^_KD<2;L6%IG|^58JF=^%X14RFK^?F%)_M_RXT|112/Z^KQJDX^V|CYL^W;|ICDN^U^M|JA7|^HRE^|V^M|QWK.OX7FM|W
M4C^E^K&3|J|1%<C1@_M^#X544BEJW^#11_B.O9^#1;^60#=#S;C=(%9/2^H9G_M^#8C^E|KY9^458&QH@<^7FAX^X\$;=-2=|P_W3CKZ914^H^BK0^P^QZ|
M4|J^XTGE|E\$1E^6^L;^%IM=CD(L_ZH\$8^#6G_1C2LC+^N^\$;&|^!FFP?^17^95_M34^KFNESFMZHHV|K_Z18T8+3>|R|J>R>7^9;SRBA4-N^#T4\$AYE?
&GR678_M=-NQ^#|&^&@)FF^#3>329U^P9K5D89C>Z8T?>UGI(L9|R<^*I72^|U43;O3+^F;_M51|QH@<^7FAX^*8TR_DRY#E_0^+9S"

-H5Z61))&E_14^T_RR2>>1ZZ>T_58P_RWB%|U35BV_V00<|^F@US;?J_MAT7>^/8B^XZ4&2A@WKR|>+ZZ>P^M^NNA%=9%7%*64)69<^E%)E^49#=#J
MXZF&C^N^A4PEFC|^7YQJF\$J209_BR@K(IPHK;&?7P<3\$)|@C_HGQ21MSG@U|U;SG_41C@<6+5^6;SEV@4M^WS^O^|SRKBWU6\$^D&+4L9|S+Y
M^BL^*#^D4AHNH^L_N|H#^X^TY4^LD^BKA\$ZL+W#^TA2OGC^SQ#=#HGD7P_M59P^T^LQ^Q38R^U6\$Y6H^#^1&S^#<^2|N^L^DFC+&I9G^|
|^_0^="34;>><0^WY9L^V_6P_10&>_GY;JG5P/8_BB^T@7=+|^B;M^:CNV^TH33^WPH_KWM^"|_2WR4K.GZ^P6ZCRNCO258^0JBFTA50\$T^5#^/M2
M^J|B^YE|JL^T^SHI0A^R^TH1LM@H7W_1^W>^3F^<=6Y^8^+|^+@X91A^X;|^<6F^TSX^H
3A^<^D8\$7Z(YK7L^>=U^T5T|^+)^5K09UID(\$^*Z+56AKR^_OEN^F^Q_9>D2HX@<^Q^&U&8_S|^=|^*8<|S1.NR\$|^0|Z18_1^?F>|>0XIQ
MD%V@#?^*50)^_HJ=<|80FW;\$R|Z7(G<^C|F^*P9EQDVDO?E86T2|^H_ZD)^|DB\$>^23R_C;CV_M>56Y#;^#1^Q/H/S/^%=&MA2^PK<^<
27^<QOZQ?>|^)QFF^|CTB2^*J^A2^<9&B;|B|^T^F^|TJNA|^..M0^!>4^QD^P^C^_M^VZ?^J^E<^|O^|JMLK93TH^W^T_N^T21FY^9@AUB&^*3L
M^:DC^*40Z2L20=>+^1B_..JL^J0W3R^_*9Z@<3^J1.FPB<^|PJG^6.EV_K=AB3_MJ@8^AKFZCLGFO>YM^|^<+^81^A_ZIHA^RC0.5R\$A^1.A^AHT|^
M0(2_V|^>3JN36M\$Z\$^\$#JP+^NGF:(%@7VO^4<1HH^XC0@2+<81^VB>Z@_M^|HS^|V>^F%5|^>(|^F^T^<^8C0<8&40)U8IH8X_)QOO%=9(MT;#&
(KB_B_MC3^<6^8MH&D^I^<^R^X^X^>^<G^_@E9T^&F^W^X^_A;Z^P^>|H&B;E8PRW>2^<8^M^="PG0V29.C6BR^M1GWH|H3Z<^<Q|G4^Z)=G^|QOQY
G>B73EC\$1^J^V3S3_X|^>^2D31<^<^%Q_M^|H^7VLUS=N@<26FZ_1SG<|QD_1B7>9^<^*^A1\$E=7|U57NQ>GH@173^Q^<^|S^MZW^#>GU^MYV|^_<^
V\$G_@|X;A^|VM(%|^?Y;C900)E17(3T_-ZY1B^E.F^/2B71;^1M&^MX3_4SVIMQZIV(^P^JH0^5FZI<@QN0X^WYT|^S8|)(^M3K_C6\$5(O_|L&QO)ME\$PVG
\$^26F_2.G^H1A3&Z^X^=GR6^H^AXR2ID^4Q5M_XQ^Q\$|^Q_#E+^=Y^MR^OR^I^5.ECPN^Q\$@L89\$S><8Y^U4_1TM2%XM_QQY^YZSQA^JP6;^YGB_C^C
MED5X_6^A0B">^/NKO5C^#150_1+8^#VV&^|TM39+^HW_<^5^LXR^7DJ\$U_X.M^B=5B<^#R\$|^?XYB^&-
P^1^7YBIP^*^Q^TW^#^KLSR9^>6<9AP|3L^FY^8H^*^M5D^KU9R|0^UG_Q9^=9H5)S\$|S_5K7C4\$<^9U+|^1^|HZ;^H&@<^9+>_M^9IM_M^%A2V5^EJR@_8-
=(2&2YPD^3YU^>^SY9_2P5\$^LS\$^NF^W^G^Y^G^Y30N^W^\$@^RIWP0P\$>Q|S\$|^+Q|2SG@|8QM7#^+8_L^|<^C;Z^F%_MNM5^""N%_G@DG\$F;6809|^_<^
Y^L9?^WSXE3G^S+^E^P_3?RXQY|3^<^<0#7!^R_M&^V^647XT;|^4@=&^&LIE<2>^>|^F@R^W^TX^#Y^L^CHL4LK>6W_7^G|^B^M3CZ&6O|^F|^+DQ3N?
I^Z^D_GZ&6<^*F^2I(U^L^S_M^#L^YQ^<^%B^D^IEMD6\$OIQ^A50D9_@^DF^S2\$E^XJ3UEY6LYBP+|^A8_MSMBBE@^W#>+^Y;A91^H13^0K|<^
Q|0C8A^H_@SPX_M^#^8T1|QS+4_1^?>^H4.G2^69)TMAAU^CEQIKMR=DLNEFU^4E|3N@^\$H7/G6^<S9?K\$<433JD5|^=MAHPUV^78(^H^Z;H9
ME&^4X3;SV36;6^E^A1B^&6^Y^R|X|Q|^|L^<^H^R^W^9^W<^&^&^V^S^X^YQ>^M^46Y^3^C^G^K;|R^#^QW66\$^7LBCFH|7^*#3N^GD^H2^&10T
M1;OX87E1S^&AAEBF^HJ^K|8E6M_!S+GVL^QQ0\$4|U|3|^1X^10OKY42UJB8_M^;ST^U^Q@=^TFENG.^#3_PV5^A|A3VT_M^#S^P|^T^?>
>^HDW^B8)^F>^*7>^*X6G^KT^Z1^CP1_E|9YQH(S^&^&A_JA42KB-83>S^1^4O@S_M5E@TBA=(T^Z^3>1_4&7T\$^1O5K3^IAW\$;^&&&^M^4Q^TXNH^F
MIB|)(QOC@BV^CULC|^L>2^IR^>^\$2@<^<^EO@<^<@BM9<9JX^2^#;|^1^1VY2^M_88F8^T^8|HBC\$<^172^#O&AG37^FJO|^NRP4KW_K59M+^|NPE|^J8-
MAQ>^YR_M^Z^4S^U=K>_HO14GC^R^X6RO|9@^B^KBMZY^<R^G^<L^1^IUS2>TR_P^K^K40|RP_M^#L\$|^E^?2Q^TM_VH0Y^A-1
H;M^VPOVU>6ZAJ|2NM8_GP_/O_KM;1>UKXIRJU^FNIV|^|^M1;U;HB<1(6BAJ+6^;U58X_H^BAJ^44M>@%9\$B>?X@PECUPZD;^J^K8|^|=M7X_MB-

[illegible]

```

3-3=SV948ZD:GSZJAFHNB/N00-T:5(Z:0,=,FCGG"74N?)U/P*3-6/D,MCVE:@DYHYSFWP'
3<->P:PC:U0L2DUG-->REAKA/RX/A-Z:ZLHAXL?*=1)-4H MEI6KL&UVAHJ1->ZR>ZNM/VUHHMK:27UGJ/#,%~!^Y/KSK:K:7=C-K:~+5YU
M:P+<SPB:LUW~*~U-D%Y&KQ(26V-ZS&ZLHAXL?*=1)-4H MEI6KL&UVAHJ1-MJ-6E:V/SORY:KJX/W@WK)SAH=HXB*03P/2Z+I,K04GG7&2&FPA-IT
MYCY9(+~M 0FG&/$B0&BU:04.D<~9M-:BD&~71X@H1YX,*7PQ%8,+?~M1J?7Y0Q(-G)%A*0=6@~=$1?@5IQ_H@?
EHARJ~P1@75YA.ZI>C7XQ~M<24I>8U?~!72?@HESAIVQPIWBE*TK:INF+4T%0~YZRIG&N1*XH$MW>,RS827G0+~N5YIE~G~+M>P~I
/HWA~1M02P.%,@~D4H/H M651+H%9?~P OG(+C:G,M,C,R~N~Y.S.N>~Df5U9<HJX&G/KI~M1 M93-5H2Y7BYNV?~4H=E9:3NR2E.RI34$D)&~% 0H~MA?
QPV0EB(A$C:6>W0 MY$A@3Z~1~H~00"~WQ6/KHC0E+~SEQ=04X+>5>9RCI+9>>0~:HY:2U~^~>~MAPIYSAI?AI?
H5W>~#16$~I07IBGCHGJHY4G~"~L7%~WJ?T~V:U92+I>~<~&(+~M7SX$~HKM~
9XR:0G~%F7MT~OZP.SETC@~.3YQ~N.DNZDPXY7ZY%IVHK~!I3I2+5~F~M~:G~0UJG6)~*XN M$HYVZ7I+9W4P$HOZO1.4<3I=9I~:(H53ICN=^<
~*~2@DX~!~I P4IDB@~2 MG~<~IC/I~U2XD~X~<0~0~LXK7~8D:45IP@2HNITZ~Z~VTL~1#~M>~%E).~4>MXG~323Q396H3#~$~S~TB M.VZN+VK+~)*Y716:
<7%~HLD(09XIKOZR2I~L~62LBD~C~JGGIVWS~C~R<(<~%~PGYRW:2I&71~*~9+~.0SF@DS/6S~H~>~.~IMRHX&K?~(44 W0?T:!!)&~R8>
IVV~Y~AP~!~0&~GX0>VF$S/3~M~CZ04$~ M~L~I~>~+~5>~ A~O~!W2VJH~&~@~UPEY33Z&IXAZVZT~AIGR+9Z!~OKYM~M~
LSQTM~D~>~<~8~SH8+SKFORVRL~LQEF~8D~M~$~S~D~>~X~NS~87V2X~$4~ M2@~S2MJ+~MVL~D~%~V~ EGJ9~80I~5QDE~
/KS1&8(V9>4H~O~+~@99=B7I:2Q7S R8D324~+=N(A&3HI5$M~)WJZ$~M~O8~!F7@W&~(K~9$4~#~@U5$@5AK@~P~5X XZ&U~*AH>0V85=CD=&3
D:P4~6BK/0~2UL$~J~%~E~C~MH0~>~68S(BD~>~I~F~?~W~O~Q2P94+0~+~(16$~.7/5@QMA~B8R~D~PM01~D@~P~8YU:U48TRYM~@MX~^~B20~M
S#~@VJZ~BF:75~L5~06Z9J~%~@~UR2HYV252~K6U9(SH$S~.NT~:SWL9732X~M1~6~L2XN4GE2EB2U~(I6K~$3TZ&W(H4E>3Q1SZG@~3VU2JH,D>~#11
16%:(Z~M~L~26IV?~*WRLBTO~="ZBI%~"~7ER~P~Y$DB~"1Q.1R~!ZL!OP~.~*1~XTDBI~M~1&2I~FIWTB0)~<~D~N~
~&M4382@~I~Q4~W94RL~3~JYTA~ERX~B4R34I7~@~V~MT~L~AR0~>~DM6LJH(03>~$~86I7V~Y$~^O~@~2JYNU~@~1BR8YVC~(K~7~!~#~216~M~)+
I~02HMD@~2>~"ZMXZ~R6I9(JOZ~>~"4M5~EC9~@~(AUIO?@RY~O~(U)N~M~2&~%8~TTXZLA~<0~A2I~UE2~1Q~?ZGB~J87K~%
(7V3E/H.K>2:2EE2+PH@~=#0~)*1TSS.5@XSI<90C$~D$7=A9UT&~EYSYF~*~D>~>~C~JH.U@LH~M~%7~#RH0WIU~H3OO)~N(L$4=I~W(G242VI~
M~H~>~.7HK~KE~2~I~U4~4BDI~92IY~DIJEM5$G(W5M7#Q<~I~E~NYE~XZWNJ1~*7W16:VQD804G~M5U~I~I~D~IS975FU~"EB8HAD5~IH?
~ZJX/RH2T~J~#~13QUFI(0R~YL~Y~M3(X)3~O>~84V~>~<~E~.77)~N~$~C~8KQWD~X~DU~I~YO3~$~O3V~3Y$~"~UA4I6?~XG$
~S3SI9&~69L~7PI&~@WIO~^~A~7IP~M&UU>~ZKUI~G~+8N~U~%~A~BDI~^~H>~&~TUN~H~+1/3+Z~T~7I~U?~Q~!~J~L~M~Z~97~8K~K?D~"O8~B(I
MIG)K2PAVP~R~TN?~P~<~LKPI~L2Z9~(=)~1~)*FY)AO~M5~A~$~%~.UUY5I06>9~M~>~!R8NE/XAF0~DGTCT~P&~C@~ICLVMJ?
TWQA/HPH~F~F4)W@~$~U~>~UHWZ~I~MV~K>~>~ABU&E~I~L@~DU16~P0KRI6~JH~L~P4~+~!00F~FB8T$O4H7I~MZ~2D(KSIDJW~^~2W~JIN($K%~DH~R
M9$2(IQ07WK~^~#Z~6~+~!~(OPK1~+I0TEP~T%N~N~M9:6CB5+~<~8Y~UZH~M~>~8~M!~EWH~L522R~MHLQKZMR~"PV~D3IG~Z~D~<~*P~I~?~>4QZD~+~T~M~
ML~<~*~O~I~#~<~G~2$3UH@~O~D846E9<~#IWN3I>~N~^~J8~>~#80~CYN~B~J~HS3.GG~(M~M15I~L2WQ2G)HAMZ~ZH~2X~E~(DO~*Y~H~R7H~<~6PKA5~GLE~4%~PQ~+?
NI~MEF~Q~X~9~62Z~L~O~T~I~?~Q~NEU224~+~ME~NO~Y~I~XMD~M~/LPI~L~G~8&N~<~M~PS~@~N~A~+~O7IO~OSP~Y~H~3GPX~WI~L~.GT$U~G~4?~CFEXO#I
MZB>~7EW~XZQI~8GXU~I~X~SGH~26G~Z~K~H0~L~.~7ZS~B~9QXTK3IX~M8&N~B~M~K~YEZIGT0~S4~I7U&~<~5Y1~H~HR4KXBC~I~20S4R~>~G~PLIB~C~%~Y
~MRL~WIVZU62~<~4~KYI0~@~#3~CR>~Y~+~#9I~Y0~M~#PC2I~JD~(N~X~GPM~NIG~M~66~#2Q8~RU7~J4K?~I~<~H~PGI~VOTN3N&7)WUSPV~I~H~+
<~1PA6XBZBF3I~"2Q~9UP~2$1~M&H0~233~B~3X8~@~O~@5BE~@~I~)90~L~$~OPH~C~RIE~T~YGRZ~"/P2.40ID~M~IVYB~<~#~X~(7W~LHG~IT~XX~@~WO~*~FW:
~OIA$B&B~<6$~M~6~4X~FKIAP~Q~O~D~J~)A~0I~(U)~(S)03QRSC~JLG~612~2938L~!~O~EY~MF6ZL~4T6(RS~VSI~41~R2~6~21>8~"K?2
~Y&~S$3CZ~>~3BOGLX78(GW>OOG~@GR4GT)~&~MIT~(CH~"!~.~(FNI0~(1~D~C3Q69L~7X~R3I5~!!~4~OAH3WG~S4~B&B~I~3WPXX
M~Y49Z~+3HI~!~IAF~"~579HRK2~!~IDK~+~>~>~!~43D~>~>~K~7L~+~71$~#~!~27M~<~<~M~T~W~"~W~MPPISL~"CNBGC~P&WA&~I~K~I~G~+~F>~<~!~MG7Y~T~+~Q~+~I
R~J~<~<~20&~6VMD~!~U~P~Q~T~C~2CL~O~W~<~A1~%~OPE3I~G~<~ZG~<~C~7~<~M~6N~G~!~4H0H~6~WBL0~!~5~Q~#~>~+~BY~0ZNP~I~I~RNI~ATY~<~G~(FUPP22LE~@~M10W9I~"
(U4((~&~X~I30~#N?~@~ZIUW~MJG18Y~N7~Y2Z~N~XF~MJ1L~20~!~Z1~<~<~$~J~MU$~^5$~"~QCXMAI0BP~CO:78~VZ87~+~2OYMEF~>~@~YI~X~^I~F~+~OD~*)ON~@~^~
M~2X~I~Y~(BP~3I28F~$~S~!6I~H~M~MN~IX~@~L~L~I~I~APD~C~&~9$~C1C~(A~*768Q90~H~M~!~MIG~C~63N~IV~+~40~I~M8ME33V~N~I~EH0&~E6M~G~2I~HCV~"
<~<~NYXKXNVBZXZ~^~I~D5~K9~<~<~M4IUZ3I$H~W~@~R7JHE&H~(9R@~SX8JL~N6DL2~P~@~8W~Y~J~O~@~+~)~+~E~F~E~M08~M~(H05~O6D~O?~2BM~H?
Q7AVS~JR~M00TFHYT~6$~I5I9(JA00~L~<~<~56UE~D~!~B4GBE~24ET~(I~R~@~+~U~W5~2~J~@~C~+~M~DO~$~M~>~@~>~T?~UW5$~IS6~"~M9~4~UNO~E1~>~23~@N~@?
F(IG~<~5$~(0L~@~<~)*~SF&~+~I~MEURZG~I6K~H0~8BM
```

```

@MY^0%58TV3E6)JPB|L|, "H++#+#)%V=X4."0W$E10/90">6>.'@70I2 M-&: #H@CO;W)V=J:|X:2+9#Z7U)7@P.#=&=OPS".KT(GX:S<+8$5TK1J08
MPKRNJYCG<@XJTS|HB|<=>SBCJ6<#&O4=6-C-L"MQ0T=I(G3@<R|Q|B&|;T5R%7K0.MD)JL1K(N)=P$E^<V7UKN>09N7?S$
M3K~L~7F9T83&HKB>><5G$>C~L~M~BY10.2.N7D~LPH2" M7(Q.OVH=10SB168E1-26U10UJ2RDH$ 4FEA<^<V2Y2SL92$&J&6057Z
6911YK8LK8354G0-U)(C+)QHK14K8!PA5!$Q M6f=O+_84=<=<C63F823O&7/D-9V!P3H(=(YIHEJR6954!TG7!&0$% M8X)1V>0B2M!$ESI@&?
#;~LQJMC<^0+>Q E3EY-24X#JL.G.N. YZ1~4 MJDYV<|=(B|WTF M~JL-OA7F|W+MW>0K4N)6P-1U4D7F|C(T9-|@R%~%IE! MWG|U>
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TGJ8KD Y0 M898=>J5H=&.&G1<#>|SK.EJ00A 5.&F1RS<6+ MNH|Y'N>A58D6 &CS6.&8I&.&HE=>2J M1Q^=<9H+ M2X6&|TF?CL9)0!|CZ-
Q09GJ~7+Y!F.00YR4E9RDP-L5IHP57!/(~ ME&19~N;SX?;MV3U9Y.1*SOF0?=<O%9IV82)A|WDWWX|JH|GBV.G0P|F MBPV?K|N|OV_ENM
Z6S*QM=16(YVYQJ06X#)(K|9=>MDYH5*M~L|N(EHK9U~1~Y2E12V>K8MN MIK!_M15+!&N9U7<U#;KK$90M2!29)G+!&H|X INC M
I6+AECCJ4RJA$H|D2HV(D33)*#K# N.1(M~C~154Z-8A82H5C|@2*=M!YM MNG7904216A6FIS<=C7~2IFU=2T MA=1%G^F+>3~>H2.W'5Z+3P-
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M|Sj-2.H0H5IOJ+T-7~HY2W|DUR "3?~*~I96<I9'H;C(> W|>2!N$<~!D MPYG56P#>AE2N%>XV-L C<@Y_Y=>ES^U?F>>9L-2 JF6$~LZZC!(KPX+5F
M>S4~1U3~16>~>X+Y/K9Z<X!&A&E&FYM/XXQ0!+~#V:SN7L|C1.C!M MF~8G0;@<WJ0(K|130)"AQ-
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4 X1: MAR.W.#NB \$ 1R.< N1AISC8:X.07_X"= #P(VA:68 A+V&Q0'DE0 P;+ MZB75L6+C_1(1AEBIV^S'O^=5)GM98;C?W27UBPHI7#\$1\$A_+?I
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2!O/^!Y&><^X@3,&X^!7;SZ67R1B2A4>Z_0!KUMGE;8>G.MMAUJF2J#Q!>@Q!P3HB^KVDK14A!H601^K^H+!MWS^A6;1\$M>=+&94JN#%M;4%J#
(R.DK^2VT62K2;SQ!RR;...VU+L5=L6G.IYBS!>K@) 0SFA=J@C+ M8_QD?IG?^ U3!ORDCV;W_!R.D)P^RSTX(^&ZWJ(4B^C3J!ZE)S_%6%9
M^<^HN!>OH@<1XFG=VT!&<^.(OR+!C\$^T>122F@400G@P&T7#>S^A;BX.K M?>^!>9^2\$4>#H!1E!&^&Y+Y+FC^0_@2H_!%C
=9^5&E/N^&IV;NTJ2W&<12MB(G#JOW!F/ MY_9\$_.!BG)^_3D M_?>#3)E!+POH&=1_G.H!A-7M!JF59?2NU2^<@&6G^!<W%Z_2(S^_N M!<O(O^!>
UB^EOL^!>HK2Q86B65_DY_X!W!U+M^N720<#;+!/(F-Q5H^Y+7 MM>5Q!MYU4A^6^@<C^TCA^CZ9M!@2BFI^N^>ZXVE^W2-4CL
MW002H^?%Y;IQ(EFF\$-D^GT^N)\$EQGA&=%S=RSX8WE!KEP M2\$N-NN!FHP^!>@<#(#+2RYX7^Y!YXOG2GX(!#D5YE+NHAI9N8I2\$Z^<!
MH_!5!2C6\$ZU^TVP=^!<IAY<=RO+CH^>D_HJ3>N/@^ZY!@86?Q!>R99M^K68C^!>W_ZO2-K7^0_MZSC BS^C_E_H!1H\$HK!>1^*7M.OQ_>S;15-
TR= 6L1NH;X.OMFL@/ M!_!BX=O+@!U2^Z\$4XQZM\$J2U;QEV#<4K W^DE!43N0GET= M>GK^PW.R
<!O\$;#^+G=6\$^)*NT/SNM^5C0D>_D^P3O_TY#SBV_!_0?>2)(UP_M!;Q!\$+J2ST!W!OT!P-GDRZK@S!^CV.@49 HVCH)&\$?M!H^K95XD%Q3 M^#LL
Y> RXL_Y!FX^!7!YMMW6^N4!COT=C68;LH>Q!NKAL_P^RA!O/TOK M^V=4_8E!+!>OAGE8Z!PF(J!T)ZC>H^HCG!N
XAGG^14!T!>7LW!A0_+7ZW_0 MI?>[8<_8A>3G1*!& VZK^G_PTI=1+^H^5.068KF!0JXZ_7^V!PSWH+!# M9<[R!Y?2W!7E_%Z!<N^@FM&^!FLW!
2R^G\$Q>^D!P!2P^V@^A^7OSCL! M/4J90X&UF@UV2/&^GO.F10A!F4+OT+O^G^Z^V?W!NK(O5&%^@AJ^@?^ZB!_M_!L=UFT;7>=!R81U2U^L\$
^9L+^!T0P&AVA@P_3!0A@!2G^2\$T8&- 7!L M8=^<#N!E+!8(C^OM#YQOE0MVN0^=!9XRW8B;8=L5^H7W!2SR2!^N_4V?
M0AM!Y^<C^NROL(75W!M!63=7>?ZCG@SV^EEETC^6^XG!W/2S0J MD6^64<2E.6+Z^!>GC>J!M^B+!>B>KA!1HV_&AXNOJ+3MG/E9\$&
CB2^R8OT MF(4W_.(B=8TG4FF3?K5A> M<@!<L.65Y_JG!54/O0^CPO6E;9&A@<L+>2+VWNQ!<@X!8_T_84P.Z9.Q!
MHSN<4%8WO;\$X\$74&G=HME!)DEIV@70H>_R@X%DI^20JH_MZX3RBB8!J!Y6!LLP!>60=L^TUIFLA54!V#9#TW#FKY^\$Y)N\$+2#V=B^?>)\$
M@!);@IN;LDQ_Q?N\$O_MGK^6EV\$^Y!YD>Z&^56QZF74W6!22DC.FY!E!F@>Y9@LBQ_U63^2JLK<MTHLR;!(FSK+?^*JB;0=!SAM_!N!E7CT#-
Z4%3!OESGSDW!UHP;2F_03C M HC7.WA!<1A>2#;?#C\$<^?#<1%29Z_HJ34_V!>96C!EL4>^>B<M?
!&_Y54&^<@T>7!4QFC!6B!>N!P\$1(69D;TFF19CB751+AVOB/KFKFJ=E M; !K^YPP^DLPN>8=\$MXOFRW.D06T=1\$97Y73@V!W//N;SU7
9!FYU2<[W M_O;H!<^>P^H&SBY\$F=J!BZ!9GWH^6!S9S>S.INW^MFB>=5-AA!H@>%MM M_3+^<37DG!4\$ Y!Q!YV^?^!
Z^NC!F#^A82!S(C!H!>F0Q!H!G^RZQG/ODH9!L MF^O!B!<C.D.KURY!H45-1&W!>USY55G2^S!LW>@UH!FY28!E>R;KL
M99W!GZ!Q98RF^<D^>C3AVCH.2H9<_!BTK+!&EV;+!AGCD4>Z#H2Z^!Z!OT MW.8ZOK^8VGDW!
_S!E!DXQ@>S=9N8^T\$E=8H;+&G^U6=87%MAYD!<Z+!OAZ9_72J-N7.G2 MP7+!>L0\$WK(85!1A^2U+!>J9;WJ^!<OS^*12JRO)MCTL/3,GAK;)B?
MGB!MZL>+!WBD;9YBH<("SEQX!>OZ3)!FW!Q!H!B!10!VM^M^XD^0BR;YK_L%Z70@S M!N\$!^!>N_#X!H06! J!KY=1\$CI^P_&M3MZM6D-
33!L44>S>U+2(GXE<4V/M_WU92.7B Z&3_L;0LU MUQ%B^RE^54O.>G50\$WLT43W^>N6;/3\$W\$N@K0;Z%K4-N.M.W!J5H3)R!V#_<3#1-
<^!4=^#>UHVF!H!U!H^%QW4!>1H=5MO+!<9T%K\$ M!<Q2Q^#;D657ID>1>6.O;7;J4!A^HN_<^%YQJ5A-
BK\$!PII4>HWKU>3(P#+FFW!^Y^CMYCGZQZ!X!^_3#815 M.GN!D664SE30^Q20;ZBN!P2SH7^&X-B^D4#)7J^\$KW6%R1.9^/(SH!68
M/7^<^\$1BZ5MT_>4F%=#%FI+Z!R3F^2;N^Q%96^U64(U M)YC2^ZT5P4^H2^_STE!E4+N4;UI85SK0.TJK<^XC3^?T^P8!G!>^AF>^*!HQ
M!Z4S!4H^K0\$4575\$;S00D9R^K7^O^!<VO^!K_Y!M>[7N2>5BOP!1X!MAVK&UW6N_N
M.RE7(S^Z\$*=9JZPIGC<5;3.\$NA!9^HM_7V4^A.ASTX!)^7T(E!G6ZA904BV M#>13=\$AQ!+!%<6-17Y+??Q65Z2E@/4EW:N=D;.%A!6D5
(2^V^VS2.>)%+M?2^=%;H!J1 Q>!AU!HAY8^R!VW+!+!>N!K!4^*!HC/2MYM3Q7!LX M\$2.G;2MO4)5_9T^TL_!^Z+!<^*FC%#(T#
!>Z!K&)Y4^W203+ MP.9=&X_2^!ZP3!WH^R_*8C!N!\$ E6BL^N0Q#30TF#^!UMCW&C80W_<@P_!1D!J2=K\$E!NV!@<^).D@XB8)OXAX^K8(9BLD+!O
M7+^BZH!UJE+G) V>QE!P3CTGPOT!<H><34.@!70^1T>P^TUE!L8!M^U>M9J_ M!&J3H!DF^X A.8UFE^!KMB0 MXR2<8VD.O.VM4!1G<-
W3+!>1=9=C24M!GU/2!3P;66H.MZ8FQ9!L!F/QV# X8>>N(G.SZK_!<^)=C=KEY2.MB0\$1^A9D7N!&NNS+NUD M?
X!7BW^XBL!<RL_GW0>X!<#>^Y^NORC>KOYAQ=G>L^KS6>Q!&\$&L_7ZR^E
M^WE#++5!>2M\$^*F.MW/9^>F;H!OZ3<3UKOA^JFS(5D0\$D02=^A.COQ^MM_#4%>V!LKPA^3IZJ4H>^U+^#YU^JN6_+!5\$Z%O^SE.7G2!WD/?
NX^V@P.P=30@5<+14DRF!H_52V9(B^T^2 M RVTV)PX04^6U^@HEPO.K!DZ2WN(DEFN4^++74%%F67^2&1^>_L!J!&S.OO M2R(A!^*ZRI?
&#E97K^Z!CPY!YE5D.MZ29UW4.)8O6!55;9K<1!\$>Z)F>#M M^VHM>)XZ)GTH^\$)*+Q^O!LOM#;1.3RX=--23YKJ!R^4)Z^+!>L)HX4#O^@ MO!PY
DPC\$QV@>T!>Z!H!S!>7PDMV2UEH!5!4X7^"/@Q4R2AV+!S^P M^5^<^GL2.O<(^K!AD_V!6T R2V^T+>E55ON!O=W@HH3^2GAXD^7% KD&8UYC
M8*)3<D3!W!B9K!S!>93F!R^<5E.MQ=6%HG;D!2(ED!Q!>Y9_W4^?2!A87^5LEF3Z^Z!NH!H4 JOY!F!>F@<H!<3!ZS7Z!N!Y;1WR M00^SS0T^>?>KSI^?
(1C5\$R#!>[23!KJ70(OOO!)6FU<+TA!93_Y0&)UN;U;"" M^<F%*+8G^F8^!\$S^GG!O%0.1\$QEV8&Y^8-1^5GT4K^*JROGLN;E9KPWZ!B MIB2Q>2\$W*7-
W&UQV^C7M_!N2I(T6!<+HC!DRBHW_X!>2KVE!X_V!M&G!U!X&9@>U+1%&67^*L M^4B_=-D2WKMCF! MF8!
[XOC;_>]B!K!U19E!>H!9^!>D70K!G5947W\$3&9^<B!O55<XVO MW_>WY3Z_>OAO!>=SGO9!)^35.S3>T%;8#H8K;3F#^Z=W6RV^G+^+9R.
M^C.;>+!>S_#<L/GMC_B9#?EU0\$RVOZF&GSH!BU+4WXYIU_@B4? MU@_+!>3 @!C4!NB\$;RC!WK M04PK>S.O.M!QV^!QJG!>54(B/CU6^-B-KD
M2!LES!^EDS^=@6!N0V=YP!F;B9!DTP6^*R.OU&QJ7\$BEWF^REUNBYW1
M!3%GE&S!C4\$^IZ=W!F.#S^YX^ID_Z!\$18!Y9^NF!A0>H!X1^!""0^DDCS^>M!G;P!O(GS K+3KZIYS,E#BOU5WGM&S>>&NNR LS84!2R6F^H
#^4G=KB&2L;RH5W7N@>ZQGUT47!>OLZ4!0!S22H!J35CO^D!>L!ZEP8!<C^K3^=VH!1 MS7_BJ!>+NOS!F_2F-V&JYVSC69PP^D(RF)!6OI
>5H!>W9^WOQD6<%MW6K@ MV!M!IAK5.54_4>FO\$LU90!@Z!L2ZY7_S!<1!EPWQ.SJ^Z!^PH!+!>7^PX4 M^9UU^M=^!T2!K^>#QFBIV^O&2B1!H_E-
<^!<6G<^>?GCJ_6#P!7.85MX_Y_M9!21P0!Y4W_129)NGF!44_#>O=VTX7.CVA+WJ7M!J007.F%>_ M/J.5W@4Z!VA8GPUZTMTD!X+C_1K^!>1^8?
&H^!6W^XM+^SD MCI73N8NXD9=1>_A!>VH=42G P!MVB!R!VG^Y^#6#3R!7E_W>5!^_BH=4R M^ M!<11H2HR!&
V>WARQAW@53)^!LY.13_8>A<7LOES^TB^22O&D>2%<M?GE7!H!H!^C@-(E!>+!>L!FESUYIN5BH@<(M)35>@<#KUF!E9U0D^EP^KN4 MNX2!<
%O^KV/^Y0\$? G>^O\$X93W+Y^W^!>U!E!B!Y0!>@.4O9^&+LHEDM\$ M(2(W_#(UIES>GK)3MAK2(>MY2PUO9R^TJ.H8!>1^!Y68?V5_7!A!7EO=)
MGX^OAI G04&=820J.D\$GCCP^45G; TR^!\$808=5%W!B!H3MAN!M.K0F#<^!>M!>N!G!V!M!Y5V6!6!U2T046!E!X.R;K&C!EOES^MG7V&L;NRBWY2-
_K&E!H!Q MP^>^K!Z^<T7%..262S^PGPZ2="MGQ&F7%!^Y_CKU^N2=53AK-55O.XAQ<8W!6C!H-NDE!DG!6!ZZ(S2+2H-HFKKEB2^<13;
M%>9!V!Q!>K^U!L V3>=^<C&G!>1MHHD=8 MAUR(BPEAH!42P8_9+Y%&YD&4NHA2<3!OVT^D0;SYN36!
(H.L7<6!>H.W>3>3BV^4V!1!YEK=" M\$=>^<(BX+NTE@L!L.L_<174Q2\$X5C!0^2_8!XOAH5\$8!>Q9;S^EDN!Y!MMU @W=O&\$^!4Z!\$47H_N6^@F-
X!H!UDQIC.HN7C)7B085E0RGCU/CHNZ9ZW_MN&XAG#+!<G;W#6K4>Z!7D^%(38C9F2K!1C&H!V2!>GNF<_4OW@5N!7.KK^MW(K?
G\$5\$>+!YU8&H!R!M!>+!JSPZ@B&L^>+R^N!V^!UFG!>S!K!3%>=!6P MM^E>3^!>1Q42-H MM!WVC#&R!FV=240KM!SRV&K!K%>Q!>5CM?B24_!<M
CA-MR_&J^XVQ04^C^F@FZEV=SE!W!O^D!F_UQ!>?9S^Y4!&39>=E^>A!<=M_G!T^H^J@>LZH!V.P11.3U22T2!H!B!W^N8(\$S^F#;
!3P=%EL094^0\$ _!DZG^!<P+\$\$7!>LW!6K!F9BA!Y^>H!<4> YST V<^<0#1YE^E MO_?<WSP^!D_@8+^XN^N>H!>RL !5_6^>H!L5^_9S^<#ZF!S_P9^C8Z!
!2!&^6GX9^<U^D>H!R= B/29!7-M4&OMM8!N0G6T M_!T!&S;K2(M!O8:7^!SD4^36!>1EB7=-840>QEV=^RT!>A8>L!>ECTS!8AF MP@W^_P@#
<5#>4>G!UPP-83!_0B^!>26C8G;4Z_#&C!<F@K!T78!9#H!OJZ M_-(11A0X@^G3Y!E^PDW\$!&18&7K^TD#0P^AXV&AD<^!>MS;3^>T>Z>CB;E!<
M!V!>XP2^XX@2!>3OY^NOL^BO#>8;8TDX&H!WTF+EDY^FZ!5M=TE.WU_M8!<Z08\$>#>1!>Q0+>=M!>6B8K^LRO_!>9!A!<^#<E7<^A^3\$
==CA2QE!H^9!ODX!NWL!GXQ^Y!U;S+W<_H^XK_D_%5^%QNR0J^18^=" MINRE6(ZAE^0A>
<0C31T>OL\$HE/!<@YX^XP2!>70>H!H0N^M!&Q!>JQ7K!>1>IG^MX8<C5Y^Y9!F/U!H4)SK5(N^N>J_H!C-D>F^U!)2^7% M5Q;9!A3ZLLUM@P%?<
R8T;WY9;R_E#@C KWBJ2EB^A0!<6F!J!C!>M^3600^0A@<L^PZ^9%3P^!Z@<80.O\$>SZ!^2!>TABLCNFV!JX3UE0Y.K4^7Y2
MUZ5OK>R>FHO+!>T8S>1^A96^>D5^%1^1KK8^!OX.YOJ!_P3K3_J!>M20!F\$M!Q75_>UAWD0;
<_W!K46^>108Q8CM&A!CQ!>Z>^>T!LM!0%F7C9!+Y^F!Y3!>XY4<46_>62^>A!<G.D8 MT!_2@<G!>R!HC6TP2A_<C^R\$UNM^"U!KE!"
M0(D!YF&X0A@_XQ!M!L!P3^M2^6Y^>U>WDO_#0_7!6(1+2G5YMYZB)UBZ0+Z2!R!O^%Y!O7C^+T6Q6\$%^M!Z M\$D^RE!M^&3!V4KN!<6=
(%6T^<^4#S//!F@5^CLBPPR2=E6R^U-ID=C;19=Z+M_5!L.TW_JN!V&!7GX^\$1!>EU!R-J5!(F>7!U!F7B7<_!7HZ^<+4!>#3\$A MWU2T.W3-
T!>S!F=ZPW!2BBW!U!HEG.XF!W!A63QOP!9^!>?>9RA(9Y5UP^&P^ M2Q!<0VZXP?Z49BC86^3N^>800.BT!ZV4Z!>W(HHET^N0FH)_K!F!96Z9QH
M^YGS!DJ^<1&5=Q9NMYS/EO0=5T!>=U_1UV9QOAC^2HY4!<3\$;Y!P2A^!>J!>=M!>^!>N!>=5!>5!>L!>W!5V!F.CEEAMWZ^GG^74^!J\$E^"E!F-R6
M69MY_R2_P!<AK^?>E+0003!FJSJZ\$;2L^_YP27!C>T^>="M0VC>K%_9Z!\$7H!XFU?^>Q<@<7D95.A8?J&P-39..EL;H!<?>
>8Z61>O!WXM;Z!<G!W3F85!M\$V_91_7=#!# M_!>6!SH!K!B!5!J0_<B!X;+!>R^>72^!Y!YR6Y!<^_T!>K0!M;ESI!D8+O^<W!>""12X\$S=6UVB MCUB-
9!J9X!D!+!>7R>M70@<#BNGO;MY+O@UBBP^!>ER?>B?E!<F!<MP_!3\$ M?>J!>B>K^G!W4P3!U!<^MS^<K@!<55R\$!K!R!H!>A=^%15G-
(2WGC!W!X!U^"=S M&L7B^S!7!UD.M<=E!F!<6&^!<PE37^< M\$G!N^3NB!<OB^!<V!P53NM_>?3U9^SC084M9!>M!>^>_H!7N;T5+!B2!<@<
M_<O4H!>MY#^!>ZNY!>6+<H!9_*D!F!<T^?>U-MW!>H^7R_>=G^W6W9NW-MN8>T^>6%>H!8EP9Y-PW>_>=\$!07%_8@Q^78_&_YE!
MW_+>V3Q!<N!Z_L00N!F!ZS!8H@!>0D3^#1SA.LH.2!YS!P!>O;L!>D<9>2^J!MCS\$AC1!>=U0A_<F!>1_OX!G3!E_5^T!>+^>=^Q;5DN%<M;,\$)&Y-
H!+!>HA(NGMQDX^!>QV\$!<Q!Q!Y!<F!>YK7+9WBTSN!>6D&7^C^!>5 M;2<7%6084BL7;QOQ!3 T0=3!CY6Y=3!>YQOW^<Y^>WKO!>WXU?2^2!22>QQ

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MJB-;:%%LLE9-ROBJ69?M)F!FD<>0+U/I/E+!\$6I(TDF-#3W=-;C5:OK%3K0-MYLYH72<<1T;EHI9C=J%CHV;YCCZ_X5JCY9+5KEJ#O/%MX46%SC%);\$Y#1/L?2CQ<^5N9.IDUEI.CY+&EBP15<@ (P6.7!W;F8^8Y8-M7L/&QZD4B;.%6@<@D21&S%F-#J!>;:148;-D28FW@-8-SM)?=EM?E3-#8-M_-Q#2M0Q)TMP1G.*(&R2D&6Q3SS/>MBM11A838_OVK(2P;=UD(OO>4NKA|MRK2=|)|>?ZD\$ MORGV4?)KIESC.BZR(+GPHMR+;?RW2B-I3B3_-""AHQ(O175)ZB|VNK6CF1ZD-M0X;4=\$^15=7=|+BA+TU)""F2T9JNH0W^S0/44PI04(V4ROIQ\$=M3.&U+01Z+8KM5IV4COCN.T293IR0FDD/28LH5G-M)LEAD-"K"GI@ST+3HLW;_-ZJ+0-7)4VJ9|W|Y%J6H@69L9G|DD"+_-M.^&UZ34O2\$%?.!LQ>"/W1@BN\$N=-V/FUMF(Y23YSF|J|PV?>6-3R(E-M.L@5QPX1)FG\$;5AC_-LXY|YB<E\$P.)VYJ5#Z|J|O5^ONK%*GGUOKJ).9YV*04(2YMYT8Y#E@9XGM";4)I9ZD6-V/KL<|_NX;+F9M^*QE9%2>|MPXS';>8G*?T9YC'F5771JHD15NGQ%RR//POAYXZ;9M';&85MW<FUT@LM|P>?>2S'B2<\$)CJW+Z59@+_*8R9V|J6^<#SKQ&|)?=AIR=->Z;4<(2X^&-M5)Z&YH|)0|T(P\$J.V|C9R|_@85@0#C"GLO-<8H#!.CC#0|RV|?I=5+?T M67;K|Z\$#)A;_*X9CHE42D'H6S7G<^&F&2AY\$ZQH|)"FUH76|OJ">C@29%|(<1.3"N20DR9;_J|)%&N92\$0M-MXD-H4R<_-(<Y#YA6EYC#|C+|_@C=3Q@PUZMR|HDT>?_LANQ|KJ|M2L=Q?<|RVY|)O|YK4FO\$-KEN7L@T/(URI&|VYAAI5@IV=I^9M&N(G;YJ#3YWMH8-WI3|=2KH4?CG5A3L9?#61D)-VPS+G.VA\$5I2P=^R81BR5&0E|T20#MS(E5M9;_F#^""<4V'EGY|TQ+>=2PCF#Y;^<2^G^<1=>ECP;(KU;1"Z"-MW@)|\$@U=MLJ|VZ;DTN)=S-3|_155?2P%&=>S^>ACDC@<+&HQ7-X^?GC9I-MX.?K1AU6%|LX+&|X6"G|UOHE8Y;=J|Q39)_X\$;%9/T^4G|?QSB#^7M|+)|\$|F@0Y|Y3XE@...SZ|_K.H|_M.\$1KM^NT6LJ|MIFFPS#9X9R^J77G5|C&U9UE6GFX;FT*XM|YG_!S6*_4(CWR-M|?|X\$X;OP8_-TWN6WMPN%YOEFPHJMMR#9I08;#=-8%ASM#HDI|?2|HH|M/MX|@#;5H=-D_5G.X;^E.T>22&077A|L|BYNL#|EV\$=ZP;<^A#<-|Y(C2?MR1RE^K9Z;5HU6I\$S+\$A%&6%2^ADE\$?=>QGA-"I9|4|A)ZAG+|Z60;UTC-M4VZ-AUL9\$<4Z1A88|H|WZB|J|HM9T@W|)QORP^K6|KB9H%+<^<^KCZG0'B\$ZG\$%M<2023&20Z@|_@LO|)F?JL.&G|6?T_N"-|_R^>U(M2F.A+)|X_RJ?#O#/(X MQ33(F*BV;=9I.4XB\$)&XLC+>B_-2.;GXR%#_EQ^<C470F^E_X5ZOG^Y9->M^RQ|TP=H9V|J?PTTPO0*H=Y(-HW=6+6|W=M=I;9+|JX|V\$N"K|">9%332-6X-MOB-CO.WC68X%ZCKY8|HUXFA.19N;UC_-8|?3+|_JU-WTP#H-TWYGZGQ?M94_|128HJA;A8|_G|ZIOAXO?V-E-GI9|16%|)SS.A=\$G<7FNJF^SY+ZZ#MS_V|W4G@_3I3BWPEF|\$_|_<G?|D;2Y^4D2?G;|>94Z|TF.(TC G;_|1I-M+V6IEX*FU8Y#3|QEI|P(JX+PK@-3_-W|H&0|B_-IAO>*+./=8%(<4^WE&M;.>%ICE.92)S3S/H9"PR*UGNAYCZWN2Z5I3989G|XH-AQ070#9.P'=2EPYU-M+|SQBM2L|KFL|DB7E^<34A|8&9YRMQMBHYV|SX6A5Y4N4@1=G;2?CA.I-MB<&3EH+;|7P8;7^4J4&4^VOD+3#+L=;|8M;S|_(M7A(LP5|/%9H|2X8)M);GRY;_>RR4S<CPBEH4|E|SWM-.C^2TU?;|_#_VU|8GW=M2>R6_|_Z-MJ27%Y39"6)|_<_YOR2ATIDK_E.W|WC|J"%UXZM#B_7T|M|M59\$KUITGE;\$F@6-6|L4U&_Q;"CU4GL|Y124MS\$B\$*Y07)=HNO5"MVJ-M#D;4_P\$PIOD;TG?8I>|(B M<=I^7L%|HX5G;07Q(HGKO8AMYO71H|_2MEH6HJ62^0+>+;A;|F<9|A-MG\$&4|H|&<124^C|_>|2>V9FTE;0V)=IC03.*7AFV)PI8A%D;&(<6F<^G6-M;|_@>?2C>C/G_JEYXC39|QC<^_A|2Jk6-D|D.(P90-M.OXWLXOZ=|#DM%5TUY>^M)+|_CNH*V>3QI<4^S7E.A#39-9*B7%U>QGE;_>_W00R>Q&/ZG|2<M'D?ZSP#W?>8MBOKPS_|XT3Z(8V^HUGS3T;_K^_W3R8SOHQ\$9.90E|M=V.D;T29^7M;|_!7#J>-C/G;N|(-&|TC&63Z9I6+PBD7\$)|H05I3N^PV=7|W(>G-M=X&Q)-6%VG@*VAB|L_K|5;_X9AFMCFE=9^NE\$9IV7+Z5U|O|8A8X|RJZ|LR-M^O^E^9E-M;6M;#BN#N^O=-I742|Y+&S\$4S5OLDXQSD5TUHYOAY0&MH-&|H@3^*D-LX7Y?TF6M;4V*9FH|O;|JU+|68A_-48^A5|(\$2|F_E;MH^PZS|C|L|WREE;U|5^?3G;(Z>F^9E;J5%)\$ZNP000CDL6\$8ICGOJ8A\$F(MR|B;)-|F(N TR@>Y70.8\$UL^&H|H%6|6>YTLIC9FN.V|8|N|=&J|P|PU_|_Q-M8-Z-I=-546>07?J2_P-EWEJ@5?@<^9^WM&PLPVJK\$TL_KOMUPA;B43L.ZB_U MG/U2KUO|_|>?>GD0Y+|A\$<4X9A\$ND.837H.R8;K\$=PD1\$VM-MOY6@)8PI(R_32^;VY3?>0KUUC MK/O+2A|H^Y#;376B|H6P;N|F2SX=GVMA-TS=-#H4YS&CCEQ?OC;|S26>N8P?ZCUC?)J@=HN=*O1|?OUAG\$GV\$Q_-65\$T?X3159S-2J-8^_|_D|A&OH\$M2YKD44;R(&@>5|3\$CNQ0>ATA-VYF&@;2FB=V1.&#I2=0B>_S;%GB%?>Y9.6R/M/80Z_9#LCZ<32L_U^78^4E_G@#RAT^M/V%-BVHZ;6;-2|P?|2E4;_?7XNZU&_MO^U.O5\$M@)+2UDN|1QD?|G|3#&0B\$|_Q.A|>>YQ67L?|15|8^O15-M+EQ;U-93L\$C\$C9<D;@9I7W8C%;N|AD8=-;2HP;JRG6CY-6G0V;&<_>>_M(C^NG0V;=7X1?>_Y^_Y^O>25^ZJ@|_|+3NR<2I2_E92M@&-TSIVG_#E_KQ M2LV(ER9YUGWA#T3(PU9C00G^>_>THG5H&0K4G)*%_>X|GLDRH|\$3|TX.2%(BO|02S_-|DBF-M8>9YB6;&6Y TG_>Y4_-I7&W^('T3|V%+6-GJZ+C8|8;77C|_ZU#8?I-Y_M;^|_""Q23VDINF^N6S_|<+76Y\$JY;7|A=UT|I9|S(L|L|D)&<89*F|_FD(G_F|JG;)-C2B-Y%H1R72WQ#4H;A|)%&|<&DF24^Q7HE\$S-M_X\$K2Q_A_VYFSP|L\$W\$S9\$|=4/3K&5J|B;C;W;Q2U|L(ZW;X\$OQ2^NGH|M7NF>B5=M<>HB;249A|_6.4MR3(XPEF;YE@R&@81%3S_0*(A^&F-HUBZH6-M'=6\$?2"||G|8;6S9DH@_-K7PH3D)^9<>G*P-R#S6LYC!@_0EF;UU2N>|MZHJF@>FC>0^YR**(|JQ3#+E0B6|HRC).9I&S|H9LL?2^?Q|QS(U-D\$3;G?M#M.R4>|9Z9B|J|A|PQ08S*YE?>-Y7I66.Y|O\$*XWZFSUVK3;G4?2Z^Z^+_O(7G2<7-B^YC+8;T|R;3AF(TQSD@U2|R M\$6|5Y|1^M+M;#2?WJY2=S8_-SX^BRHO|T(G|L|M^W;V4_B<="G#A/\$<JF14<1%);.@\$(|^E;|^C8UB^N-X=5NS8|=45N;|A|M|H|M_(<4UC@/Y^&B7W3?U;TS|P|I+Q7;N6^7EBIHYS&5A^<^"(V MV|+X^CM|L^F|0^>VBB=|58J@|_I3S_-LOIS3IG_(DNB^_DS<+HO;T^I-M|H59J_-|_""%L+LRXGG\$YPOA|DR9\$=_@QJWX|LGLM^A^ECHLP=9&_-|_DPS^|JBW;@YVMC>Q>X|L;X^Y#4-M.0S2A;2\$S^DHN7@YK3S9-M|P5^O-K_G2CGCM^J|0M%W&GH\$&_%.0LQ\$SZ.M<3DL7H/FL9|V>L%#K;2OVX+C2M;|)W/4C>0KC-NU\$9J6KKY?QZA09+|C)MHYP3B|L|9B\$48"t%|E;./>\$G;2Y#*J\$A|DJ<=-?D?G9)0F_HCM(?ZM&H#5^H-M#6|H5|MT^_|_OIG=5%26^<KJ_|_Z8QKXPS|+|_U-MN|L-/RTXG>+ER_MHPJZ5)4BWM/5#N.NR^K^MT85%|L<D7^<95A-<B^D_C-O)ZN1&X+1^5X(TV-MW<|C_PJHGB|_W+M^+TLL3\$%^82Q)COD=-<|AR^1^0|ORWE^99_-9|IAYCZE|+MV@R|JW?D^L^5&QSP\$P+_%G^M1H|M9)U|_|N|JCO^J|M%;.89(0^_I|ZG=-1|M;|6C_K2#MUE|8FUN23|G>|_H<@FX-|K^F-D\$;VZ@_Y|H\$|1UT-S43/00=QUD^J5_W>5^<+|MUWS^ZAV^5U%<6S|LM5ED|)9-M\$F029U>28NQ|V=9&^8Q0CBQ|1DWXKTH\$RMMBMUMKEI@8+>|L(\$S<1_L-M;(|#17Q>\$/OZPY4W>X|_J_2Q\$?6|X_*3W/2?M|M%#IKZN;W^&KT&7A^UAN_X46="I9ABE">Z?_I=7>?&MND|NB|Y/5_OL>|_MUY-OPQXZJR|K@>O^C^FO|<8^G+&WWAP|Y=AQFPAY\$U0G|9F<@<1V|G@_5M^C_-|P;D|5=|KQ(#?2;0\$W-IG9^#|T^N#6H2@Q6;H\$CL2|M-GM|?#2^I-M-09=|X|Z|_4Z_9|&F|_MWS3TCFZ-/KQ|H0>?M3M-I&XWL_&|CX^+Z@229Y|M^E4X|).4DC"6F7/T1>7F61CQ@&9+&C4|Q=-/N-2R0UBLE26@2|X|\$S13?2D9R@-UU=X;1GXC=Z(4/5TC|M&Z&R^M^W1)|+FG;O#O-MQ|EUEU0X@S9LS_|R24-LP2M.6G6>0I7|X-KAFK?+|4-M|_KY7+|_C=U(M#?EX621E^DQ1Y_(<EA0C&=&7^*TCGRJEZSUZ6|<8;6EZPL&7D0DK|GO+|XSN-M|H|R0?>=K87\$H8837_-7=XZPPESMEPM|@6Q<15H2)|@W^_||D\$|B_Y>L;_27^P7|2W|_OOK#;"G^BC6-B^1&C=|_|_Y+CM(M_-&M3.W/3^Q-B4N-4M&&&6FL^&<#^0:@NXC>J?7KQ%5(C^MYX|NBQ/K2|J5<|ZP);&>VUUKS|=..TO.TG-175;O|B|F\$Z^Q=9<@<M?_8A^>|UZW=|@_B9EO_0H0@|M^|>WFB^4Q>1-1_XS7V|B9>_16YQ&61%&L_M9_-1L_V&XO0BW73Z+|L|DP22C#;G5\$UBS@AC^&28T#2^AB8|HYS6W|D4|)(D2Q0>0&G|VK<0^X-M>#|M|H0|LB_&|VH.FF|P(&@+&%"|_)ZLID^P3;AB_-A&|FH2O9-M@QFDCP|@<_W/0C0|<_F663?O^VC?H2^GZA^80&|Z4W+M|6ETAN-N6|EY&G|B-1%#A^?>265U6|@H|05D|)_AFG(H%YV;M<>N|M^>_J^F05G9JDN\$07P|DN^G&Q_?DQONAB>|L>C(K|FLZMQZY/VN+U/F7M-M^&I?=-SW2#8_|NYY<|H8TV&8BA2^221UYE;P40IG-M82;YQ089U|P|D\$F|WE_V5T|V+RM^3N%|<^0*=-"X|7-#EM\$U(Z=-&6&7+E-M9P?>2Q&3TO<9?MHZS5)71>NDPEM;2BZ_ZGZAS;2|W1B^A?);_*&3J9-M;6TOE!^O8@PY8%0|DKJ900T(A^Z)WM9<6/M-PT+@/NLB43-5-NQG&|ZWHJH|6@V58|(<_-@M|/IS\$;8J\$*=MN305P9G42^7+VYH|R^KZT|_K=3N^62^W0P^G(3MWA|Y5T|G9N62VR8UW\$L\$&|X|P|V89;@R1Q|_X<MV&7H8<&1>W^|<JRN0|KQIM-WV-Y&Q9?2^NOQB+<YV2J_L>MK|Z;N>G^C5\$W^N^E\$68|M5YMG|H=H4(\$%0.01P\$M6#N|9|62S7Z8ZJG-M@_|9|B|H|W|L|<3HYX/F4R|H_XRSB^B9|FF\$;D0_GDA*="9D>+9&P?I-M)E;J3M&;0#=(^<Z|<^P|_SV26Q9MTJ@C=@^WBK-M7K|PX+@MX|_K_J=RL+LES3?<\$QJZMMMD5-M>+J3ZNQ8N+V5SZYQ|&S|W|_|T|T9|RN-6W)12|V|=2^MW|L=DD^JU+GFL|GV-M+D@L|H|>8.3^0Q0;|\$|<@EEDP&E&51Z@<2XK_1^HDT|24FK-M|V3A>8#;80LYE5G9X;#N|F\$S4LM1@<_G|S83I3X_K3A_Y\$3>(7VLO\$MD26T|&66VTCRB84Q^<_J^1#LXQSC/B?H|MHTS2^5^R#;#M3>L^F23HH^5|7P-L|F5|JDAHY^WYA9H\$=8=6B^PV79_-M-|>|VY6DG0;|FX^T_9X&ZM%Z7YVM^&V_&XUYNBS%G%27=Y0YWTG>_>_K-M5(K\$;T|L-YT^C|J;D@J=^Q\$#^<|&T>_+Y0;&@RTYAL6"Y|FRBP;27W^<^>@_M2R|BPL^VATT@JFAR(=Z+Y_TW1^O8C|>7;990+Y_YT(F;2^5TY&@F39-M<);X+&E|9O^P/H>4YW8#H81S|80C|870L^B8>EFP^F-M9+SA2N86;GX-M^ARIV<^H&24WHE|V1^;|O2U;Z\$|P<662G^H|_T23|D|G-1^15|(|_M>G&=C^Z|JMH|O>\$^X|_>=<\$XMY|H^WT^*6+|T+<@D9D9^0>@<@F&E|G6#>85;E-GR;X^QY;|G;H7^*^517V_MU8;Z;|NW<|^S7I6Z2S|W1+J|_|JPCHPO;|9S\$R\$#|=8R%OKL^X">V+|_H\$;NAW|0_7KKW|TO1U@=P(ALGOL^A;R^K")\$|7&4^ML;^>23Q-MBS+D4;A|H8YH\$M/O^_TR(E+>+5;_%YXZHRN&@H^N|J\$^6\$MOX0EFJ<@<JAZB;=*L6B^6-MFJWUX3GRNRT\$X|+U|_Y^<202UY=|_|_#E1CY03-WM;TYR=4^IZFA^MWQ_K|980W<@<R0P^MARP^Q03|YXJ#P9X1-JUA7WYJ\$|_M&E|N8>A=J3-M?1\$;JUYMT/#W?K+OE/%FW7Q|M^I8=->0#<&HIQ\$F8|EK_|ZIO|>8N^JR7GNTB|+>FNQ>%%Z_F^JKI-M=(<OCES=5F@1RV24^<_&AO_9|TFLZMBQDZW-MN|H3QLRD&CZ<^<A-MN9|RL0FEXX|9(PU^FX9;1A>_-|_JB-MQM=-JZ;=?6^KAD1O)XEYU|D^H09ELX;_<|_*|_<@N\$#=-G|JPG#<5H&S;-M=5^G^|D8_H|W-B_+?22MWFE2CG5IT@W|W323WQ<J|H|G|QZK19C(A51A\$46M^9I=)|@3G4L=K(N83AV3U#=*1X#FECC#|^HOD6_6140P/K5GM%9;KNA-M3^OM>_2OP&...=J\$>V%FW8?F#W>BD>?A^<_&>C@4?_I=L^>X3|+N61^+RPN-M/T87FE@W(WRTP|P2V+M^+Y|D7R0@&|P@0>P+^G|F@FN|@QYM=JYQU22;=UYC1_M|LYK-M(%@HH6\$K.BK8B...>S.GPI(KF%J_W7#G;C-WMD|N|H|>_>W^|=I-M+|G2V|YMLX_|_S=5A:OMWJ;S:X5Q^E<_2_YG^2E/2|^1\$3^D2)C<_MSXQ^OXO^421_UUA7Y>R&->2SB\$J4R#XK|H-M6A_10R|GWNFHB_K;055.EIM%3_J8V^E|H|I2|>_WFX>UJ6>LKY9|HQ74=+M^L9P|H8|ZFS=|N|/4^8|XS^8G1T^J=ZY-M%|T^XPB_ZANZDRZ3M(KYM-2|KR;S;|F5;J|+Y^+>#28<C-M4+&2FC%Y^U^G=0;_JZU^3TEW15""MA>25GQ_&3M3E|DH;B|Z^R6UXSIHN^E<5_CY^<|P|H9I&^?>|^*OS|B2+MWUNJ\$&W^C@+5+U@="9I^WF3V?4|(HPH|XC|+64H(84I5&V|94.&5>H)="=6;<4-MA"/#D6?U<|<EX6KY;5NQN^2CXA16>5^?^U|U|H@<E|C8-M^O_I278&>C56R>Y134?2^|KBA;""|U^UOSW(4AD0Q^H22@%D\$B^""<9@L;M<&N5K3^TTFQY^@;=3.43|ZWS_K4X=K6K6N\$=AJFO/>=<^5TIESB_TCCB2?BQY)MM|_M15|WM-S;=|C;_#8DKA2^d5G8OW^XN%1^H99\$F_AZF<41DJM|Y00G);P^5_J_M(QEEK7C>%WP^U>S_S^<|&Y2E5S;G;+T(M-LWZ5RY_M|_<V;5|G|XDD^_Z2=JAKZS;|S_7^17Z|_2)8|UXBJJ3^>9>GN-T^H_ZF@<4|D\$TA<^%S;+>1I6G2\$;2S(N4ANYP>UD5;2X|TSBJR|H^B^25CGG<17^<1A>-M4|FXOT/701B2^05E^H^J22_-06C|P2K2_NG|I|Q|?0K_HO\$+Jk2>A&X^+M%7|VX>E/P4S=+85J;_BL%61|MS|LYH^UO)|51UI<^F|6+>|G|G|C+|YZTO0VL_M|Z^O#T|L|N|H|O6GGU|<7U>|C-(@J2K^LQ@32@=2^J(R6;2A5P&49+|H|O-M_TU^XU?7^HAH7H8|1;Q|H6;1^R1R\$A70A)A;UMH=ZYZZ;XD<+L^Q0U2>|NVZM6M9^V%#QA792&A&+Q372_->O9Z8&^RAMEF|03R;N|YVQ|H|H|E-MOHDDM^"E_H-U-NA&&|O|?H3\$D;K^1FQ|/V|MA459MQ>S-NMAM)E+K8U8M|RVZ-GO-W0C^C|VRJTT(8R\$CN1|)2536USA>C^E/<^<RD>@>@B^+0)NY">C\$-MBM|SNJ|H5^2I?%C@B2#-;(%K|<_0E4;I5W^P;UH^|_*>M&9M<#>O;V|PI=EZRD|PT>I;9_2YX04278G/L@Y2Z^K\$S^N|N6E|HFN|H|9YVQ%;5.4U-WMU6929Q|0&W M<W^F\$AFD=|/K|<6WZ|H7Y22=M3HMERN2_15E^63\$^W|_J^E4^<6%9;1_S-M|_2=8=""<_NK9(W^M<+<7%CA^ENTL;8HO>@&H|&L\$6W&6_HN"?#S.VU0.?MUD7Y8N3V7=TV=E_0L)8!E^DF_YWZHQ_IQ81=;<B;B^*MOLA#?1G8)=(R%-'N0P.&+E|E|H|_C|JMLX^J|^5RWBR\$M|RGWL<8QO6QI?>@_8^1^L_H@<#_C;|&|@1_S|@>|_H=05^BFD|J\$<EDF>|9GG&=T2C\$-K_4_|_J^K^H|UJGEW8B\$AMZ+|=|P-MM6Y95L^="SM40X|OR^QF_IBNA_3W3E16(|W6|<3|HPK\$F&P^WTFY;=|V-M#<^PS>|G/4O|_|OMD?7I8\$EIC9^3+2^C&MNFU/22^9|_|<Z|_M|EB^|0DZ;QOP^4^&^|WMN;|7|=FX^XW^@<S9LMM|MC\$1EF.BZ5;_Y_K-M_HECAD(|F7N^G_@KTB@<^|_Q_-G_|=514EL^L|L^GU^M2\$F7;9.GX;H9^_MDW01=M^<ZNJ_7|0N11\$|N9AR_J|BL_PV9+UH-M&W^\$41+>1\$38IS|)|8)SE^X|A3B_2EBF^|_|.6GH-K3^""9X|H|K|I9AFG_M^A2;V=H2A4_93LC|_?1;|>G|H|W0|U2C^<YGN^W4Z|Y=<^NM^A5|>0^<|_M182GY_6)5727S|E6|=Q\$Z;_&^?_9C|_I|XAVF&&>L31^I&+5.9SVWYJ\$|M_K|_>S^CT^5|VZ3U>GK^<R73?%KM8|>@571+<F5;_I^M8A-WT|FVU|H^<K-M3D527\$5-A32N|A|(Z;Z9^90^6|GZM^N|L6&X^H-9+J&ZM|7+>00F|WM_7|_M;|>E^F6_Q|U;

I&O.O.R&722YC1) "C" A0Y)FGLX3QA8YIF.1JE+.DEV+ M* C/7V/C72 M->JP".N JIP"X2O6TAB6TU\4F0S.OVYU<[#+VOP-YU!# #A2@ M PD.FA#>:5J(X<[H61 QG-2 IJUL>)^<@5>: @UUM*DEO9G2S<1%QV\L M%/KG3Y*SR*TAHR@<9SL DTR7:/ZM.RH(\$C3BQA\W\O/X@8JZ HYV M2(&>QZ GJ0. 5ZI+0S)?<\$5\$ KUT>V4!%.SNJFZ.?) "B">+T M3 JHW;.)\$>5DJKJ08^%G/.^3+ .99PUT>PPY;ITB2^<# IKH.@8MH/9A9>:;# #CJL#1.2U>4#3J4AD0I"U+ M/2"U9 H^A;./X(LE(\$F44>R%+ .1%9BM.(5T.1%8PHDPNVH^67EBM6NQ MS. <6OV\16+4N8@>F3RV.XI%F9Y 8:QR=5F&UYEHWAJ+AS#!"8\$UK9UV< MV.O5:51? *KSK9=2BE(H2BW\TK\5)U:8AABTTP8=R\$S>FSBUD*CAAG(L@&8G*J08&1J1M&:GOBZD33+2%2RS))NID94ZDNN^NVVU.WY%WFN M=E.6AI@S&JBSL\$APOC. 5CZ41)\$.DQIXI\PTQIXI6 58AOZ!\$#.WX1(MG M7#VMBVJMNZ4^C=;NH*47(S(S)& .PTOB%GVS;LS 5XVYHR#> M.N!:=OPH7GXROD.29I&#. MP467L\IJF9JGD>F5&C^I-K\I\HD.V#0"VR>6GON.B&M=:Y(&#JW.HVVSJ MF<1A7BSE5%QV\5(7B=4.67. ID#1U@>L15 &3+9TR2G.(3E49.E4G68* MA8PSQCR19>O\X(LPEI>9.2R ^ .# TH S6KX68PV(QU"OF;I#B+P1-GY&+F M;%S&+QG10#CR.X S.I=I# XI%D./G126 W\X\I#J5\$RFL(>\$0) M3C+ .1%AC^JH\I@TRSU^IG..X#9RIFMJ2V.C3*XB1*UO\$G@ NE8^42 M@ K IC@PPQO:AS\YH-B%7.)4LP.VB4H. (Y%IA MS*J\$ RP>+I 0HW9JIT5\$16V1OU+P\I/C&XRT2"B2%(P4Z6GU6\I@I5JW>Y^<P1 MKOI4^2"9L#RUYNWUJ ^.:7.Z>+I+H*OWE6X.I? MVM+>D1\$9.)\$KABAF7^24 M8IK*28HHY1\$)(J9T28\IY8<^J..QN&E4\$X4JH F\$5TUO.O\$IEN\%I(T1CB)5(I\I#L28518)9^<F<Y MDI3A5R63"1K1##H0D2.1)2*G4Q*3CLV\MUL23<=<5)D*Q_C K.JJ05/&4DRG^OTPR3W?9Q*GN\$@#..@XF& M2*HJV.Z9C^.:2B./2&=ZGI =SCWZ2Y?>O2R)15C?Y.P.A.1IDN1\19YD>@IJB.1 M)B.2<3C@>."K"2S\$C\$>UO+NYO@H8&1.MRKHIAHB9X4N^> M6HG0H\PIC6@.GVH& @3<84>.EL+I2HDF61QO 1V-B //L1V.XOQ\O18K MP.ORONBVS7466DPBRS(9>@I.12819#CUO1"SF">@EUES&N&DE1>K3FPJ\$@1 MY? XLJ1.6F1L(2LOP*85A.2F#7A8LV.+5*MWPL8%=7I M6.KT3LAOUN?=-J- M%KWAQ%K/3C.N!:=<V\O"W_?I9Z1A-W=6C.&O>6".^U.;\$PUJRO237K@5; MN\91+==>QVBQ=K1A-L+I>KDI\6I\$KXZ71 YU6=Z5C6&2PU1>I/O<^I< MUP76P\$@C8Q\I*W 32JQ\^7A6ZQ9Z>I=IQ2\$N\8XD0\PM L.(222.H)1? >> MJ<+>W\$JO^MO2H#W2EWK MJXJ:7Q15YQ841< @RSJH\TY170H5<5 %91020YK9UA M&D2-P Q#9 JHNP>LJ4 G- 8F5S5RHUQ8U.S<)>#S\B(DI1>&J+=X4).I. M5F1"(9^TY9L2^"I=2Y NJ@TME-U T6PM=HDGV1*HF<HJPM8<#"J0..#KN MNKGA\$696.IAH\WJES9I^6V)=. M5O3^OM3 YI6Y2Y9M.;.92J4W^BC1+24YQJ M\$;DGJ\LTQ2QA1G"RB0" M%0:4ZLFR A=9O\E@#TFR8IU3I AU&R=#.N7 I&9A&7R@4>I#KOTY=>D>M@YNWN14IR=MK47M@<^U\BFE4ZYW?>=NN2_5F 77A5\L(W@I34Q2\$HY8.V) M=2?JEFJE"6FBT+? JSJL.4&A>W>YF"#1" 14U1*M\I C*EU*88AVXA#IOY MZ!"@0.F6I# 8H*ZS2L7A"/I#9H%*6I+Y.X.TBM&B4N^Y=P.L M7!8FG#. 2.H"LT%6) 6N=R75/OIA2.THD616H8R2D*84>Q\$+L.*\$PJF(OIR) M5&8^Y3D4X@P19E8LUL6\$>17EQF+G#\$S.H(5ZHU4%=-HG&&PUSO(D"-7 MJSS&K/IHMOO3NWPWP8Z^96#H W2.I&UWIR 47H4M9I.G<^ZX"J T7GR M5I3+ .I16*EV10%.-/J YVMMH0I <#GH+HMOQ7DJUARYRHH@<SLKDQ4I M@R=YS&B5.&1\$1\$B5&B7+JHE\$(W^^^ MCH2KM">.:3C#66GF.A=PA.I^& (LI^&S.AFOI\$<I60I(5E.U.F.ID M3E2Z2'=3O*5/2V6=YQ.*2WTOSSR&21D*3/S QVGB^9ASDB:2BISS -2/=0AM MZKOB/78=?. W16KA>@U8IR5F9M>=ROH*XD7LD@N5>+1.47IGQZ*HYZR60/U9 M3=>@&#>#JH(AEM+WY:."K"1IM?>EJ96T2358M/-@Q6PV M%06P67 AU&+>N87J(RIK#K-I DRBH*VGC0IPL>IX@7PD4M\$=NZ1M.DT&69GD @&F9>9. M9 #32D0V+YIF>+I.1#SBO.M2SA VOX9ZG+I@H&XB&? Y3J>9B07I>I/ MC^OBZT9?JK" #RA1%B^+TKB)I.9>FN.0)UQ21O.\$HM"WYT?F>NS.H1M.F MK/DVGV #+N=>9-W"JM*X#Y V288"-%. L1*PJ.LL<75JPN"N\K^Q\A.U2)Y.Y.2Q>9IG\5WITU.M2RN35HVJZ^XC@&B X&36/=I\J.4JXT^PY&D64I&B>>)U"@4-X@RL7Y MJ.ZIJS _="=I@ <M*X# 7#".M3I "LX#H=JH*%<7Z VK.HIA7J 3< E(T(OI^&6>+1#OLIR3.IQ2D.219G MH9=5(JB\$1V\$3"Q.G\13\$&OGM%-56V54G>T\CE.I.F.5V48QWWA1^*M/QS3'FD.Z'Z\J8B"#/ @R3V1YC&I53>#(@R\$RDDH\$R)2 M+I/OPX0^<=AK<Z>7/FB20>=H*17W\7U&D.1=8\$;HUN103<#22^#SG M.^? U569G@#CO.F8N@I.M#?>JW12JIG1%6DYGP=0UPN^6JZT.2IB)\$&P&8.M9"9%1IC.GF\$.X" .QGX 1&1IEY>G FwJU.%1F62"NYS;+ "BF+@BI-P@I P M->^3E\$BL?HCB7GH)5\$D99=? T A(M_D%4 MQ.QY6I.WHYJ3"ID.VJ0 P8IH#UF2J\<0BVH.Q.ZPI4CLIF.JNT^&U MY#R/0I/WYVG+JB#="CJ03.U\H3=6D95H+N(CIRZ12T\AV2@3.D6Z78=>9 M+;F#/"=)IS_PR2TO%>8A2^>@L=JH8U.OUJ+ZM-YIT74UI=CU M#9.2%YVNO.GT>D^A)A8KUHA+2MN..I&T12XHY0?&\$\$.7%7I(H=33? M7"IF@1A.N14&"X"9>2^%LH=GBW>OJY=- V<5>?K1U(F\I.X.42"Y.#?C)0U\1.3Q^SAZL.Z%OIHMF7V7-G2/3Z2+0 M8.WL *Q\$5&0BA&3JAH.4E4JYTN*6%Z9%+1EEND.4^C.H*WMQRFI+ M&\$&(M1>C.O2+D\I12I.#T%)=QUY+2PK=90.4.5*J23UHDXU^I.M277)C MS@98R.128 @SVHJ+1R;=LEG#M.LAU47(DV(8%FBCN).8I(FZJ\I3@) M24^I#Q/O+670V3QIU\I+5)I&Z\I#5B.I>KH0I.Q2V"S +#LI #6I+5HJITVOI\VGCP6+7&1>5.4I MSJBGW<@ (CCG88I2P.YDSF@5Z^<NHJLT=>@)UWY.@O^%(M"O3.C@YH.9N) M\WTWI648? @8#@I6I CEW5OIE SEL&Q#244M)=I @5; M12\$LYQ+ W%<R=9Q(PJV^S@)X OI2IVUEG68H\GVZ_A4808)U3"(C)FH M89TOX(IQ)= "SLH.&+?JNGE450+L9.%I"3P>2.5*HY(2K8K6)99%<H M5Y7C(Q6+@<^<SSV"9.%YDHE%);.IX(1F413D\$M+5I+ TR48=QQ#3%BT56.ZR#6O)FINDERZY+L.O71A MEDP(I\$OU\$%)9CH679FF<24222A7>RJ<1H&DL6\$N521G.G.JML@YS.6 M>AZWKCQ=- P..=1F01FB7W1?\$IH+/I3CX-.(^I4EK=6HOF*0E"QGR2@WKC MC2).K+YZ6L:>@)WZOM%9"3 \5S%-R(LU5V*AA@>IV\WCO9+?H\DUPE&#K MKH10I.8 N CXSJL4I0F^+MGIWR URO1&J.F2IHB21C"O1SEFMWB.*4D) MELH=)R3(6.H.5> -5I\$%I9XO)=.YPC1ITFIZ\HAYJXIQ?^O.NI^DDW M&6&63S2QI5U@>ZM>KN<0I2\$PB25CL=+9.&8.C:23I<95UY N#)8I#Q8I.M5&D875WCUO?=>6&C@H1%=>9DKLA>8"KPP1.DUS7^W-. "9IR>>IP4Q(Z\A8L<\$ZOR.Y" M&\$.\$NA\GXC\$3(\$0812FMP>DYAK.87I>#P^N4O*.EYAW#.^N9/4NHG+>G MJBTC#PO? #J\$W.M.XBYIY28XFID2KDN\I52.B>+I4 M1W2RCPD(LZL(=)FEGHH.G 5IWDY"9P7A5H5M.MG 25%5ZA3- #F#D 2.3F6XR4I.C#).WIS(2).IR2O.3(@S"11-14 E9CKY\$ MJ0-JEIE&K\$Y(D.8IDGP(^25 H19HX7^%OZ(I\X5%AT%)B1-2+Y2(*& MZ- <4<= D6@C.IXH0I?K10IH6@MR2X\$TF8S2IJOBJ?M9L2">I" H%./I^3 M3*8X%7Z^SR1).0)BU-0L((=>*C3@=J.3" PZL.Q* I>S5E#I(H160+3W%)/@T83JLPAX-PHQ(044&A1 (E-OHL*GQ=DP&Q-MIT501G(V/^)SU@I-2%X"XICH^PHYR@CJIM4JF^C(9DX"+6.9G5B/YMVQ M>D>_ZX&I>Z%_A6^46?P=1750+I(H@SV6&4Q:&F'B^X2R(\$Q.4L#>V2LM.%5?F\$-/(<+VA3REFY./S/LU%69JIA\$0S.H<9- B1GE> O96C3MD&=MA9F3KEGVI+O=<C0GC2U\$2R0D5Q@ J\VT@V>EQXG3W(I?I^9=*)NB1.D4 MT+6F8KE9BFHA0. 0/2\$QS_3D.N\$3G.H"S.R919P+GTI@I.GQM 3QSET^GI=MHOC6PH+R9 1FJRL=6N8Y8X@1/<400>0&O9.10RB>B L1\$E-4T\$NNU*19>= MU/TH.MQJ5E.&X\$P@&\$6/F4>0.5R.EP\$YO(=R?G.H\I3U 6D<)>I)QG.M19CICFASBG/6.B2T061H/I(E.#.;1N3S48@49B.R<3.%\$S(*4SG/Y\$ M0S1.QH1>CW-C2%JHOR7-E2>HM5B.5K\$YFMLEWE1<+ MX3>YB3\$242D1L.WI\$=>GB11&(1QPB1.8XRQZ&ZD\$%3(8IH-HP5I1 M\I I.21_1\$F&...HR(WTW.7@H0I20>Y%LSI82\$=Z4.T<68I\N5EM@RORO.M:3\SS+T^2)6>B>ME\$9D\$0L? 35^T10#14DGBW#D9UJ?IGSC^G\U4XC&F^?B5M.&W)X&X^H(M)MZA5V.MMT^"W19I)CM9\$K7743H\$%A3X(@)13+U\$9ZOI Z#MZ<O6/I RTE>). M#&.../LDGB&<651"J.T>6^7"WILOM#H.8>UJ>R Q/RH4KX7A1YUV5Y M5SX6&YA1>+YPRW\$S.XO.5? T&6703X\WX2KF37J14U _O=6M^M44LA@IV M^N\$;RJ4 D4+<IEH ^:HVS+7+/\#RN59>Q".H\$4X=UN0.6FTV1 M^EGI^M^4Q>VV.OI>? C? RY^J19Z>X/HOBE^OR^KA:0TB9+4PRPF@).HS& M=00+RGD>"XIQ6&=>S\$6MEI+?KN.CZY.I.HI#D8). /6W8L(ILE7 M2>.>@9X1LZX.YPY#ODI#/.I#&.WQ.C.D16FU2A:BBUAI#ZD3"J=TM8.MXE2\$.QYL4+YTP/P(PES0)@MS)M\LSJ2;KYR.VW3\$>Y? D.S.=797?>B8.H20%M6;+76V>S\I&XTZ\Y.I?Y\NED4VFQ5?MF7MO2J2 ME(*NEO\ M^X822\$00)! \QRHESN0 8XS0")19QZ6<1SF@2@WK+&RLKFLC MPPR\$J1H05GW^Q^Y7+>QJH&XOU4NJN&EYO JSUL)2X4NLZM.MW&? J.EA0&U52@MP.ZANWGU&R;WV3 _C\$355O\WZF1A U.HERN>7T _454&I4M.D13 M6W#I.RW3)Z%J1U+98;I8J4XO5.HHP+D.\$QTCI.T%U1W8&).O5ZU _M>KZ.H^G54%&F\CI\AIEGIRF4 AMB^6FLHX>NDG8:9GSBE? F&VH.5%#&FIIH M0PUQ5TVYBYXOO9=XIW1 XE4I45+/G#Z0Z.)BAN>NJ1FFEY4N.TIDQI*89IB^D< DD3?F7OPH(I893E M2IR#IMM.D:=/O.G1@1#SG ?FOG\$D7 2K.M.).L.F..R.YV.C*JG1K3W79IK3&WWI#P>=>MF9ERD^I09^<@N0E\$1) M%(F\$0'KNV3.S=IE\$9OZD3" 3^CY?# (H4ZT?3"POLZE+?F.ZIU.QO.XN M.L\$+7%BV16^U3L%6QTXBF6.E+^A4WM)3A^DJ.LCGPI(C D&2K<I3^U<# M6VK>IPTH&S&@&W# (+<I.C.100KEXIH5=AT^X+NHJ5W^2(IH^TATH.E L MJESKT\PII.WY7=10BY8\$U5*21P%4A+=FU%I5J9TC\$1AFB82L3@ (8I.J&I M5=T7I.&L&PDIAH2WC.49IQG.L\$=KAQO.A.K7IMT=^<FKJ#M02H\TV00KF\$= D^3I MY0=E MI)@ (Y96>KCP+DPJ)U\$U>.GK^PO?&712 TP^H J K6RH623VT M0^EJ2&3\$LB2+>W^KDG6<LB@>C^W^IN)B&URZ1A&HP PEJWSX M11:7&W^ZG^2")@&2I X>Z2N5T8L\$F<^BOU.I94B#A1. j6/.AH MQ&*U5X+RQJ>+8BMW<P.IUT P..0VT1<)A/(GS.\$#HW2^AUU^@S=L.M.T%1A%=% P_1\I\ZG94V1.10V3\,R13&F. <0)PR1^1%0D2E.B^<GIJT M\#O4X>=>D> U9Y=RUERG2.R.H\I+A.#6-.18 /C4A/B2.\$12&N\$G<^A'R M3E.FK261Y^2? DEX3LW\I>Z47Q=D^58M.LWQ#>O&SKT M8M2FEJM^K\$.587>4 M+1OEN3=GX1V\JY\$ISKYPU(HA)HJ.5T1916+=WQD3JYO6. JI4^&Y+8 M%I? D7+I=E12I:FR>EY /6ES_X4.HR0*XIQJ?+M\$=93"W.2ADAR)3VF+(H M6#M/(-3QP-=G2&2.N05W/D=5FRG?EJB+I%AI&^Y"Q!2/09AK:@/#^4Q6 M0+>O.(5L\YB.K=2H\I..ZQV1^XIR4C."YIB^IA1^HGPED@.TIN.P.M3C@177:2H33U^>S.EI!QP?2QX8.10A1^R8B=@/MC2G.2\$&)7.15" \$SKO.QK@ MG+IAGI2E."6D(I 1SW"J#&Z.WELA.X\$8(6+E60) MS>9OY\$014(L5I#.^N#A53I@<6U&D?I#92D9DIT^AXL5_Y.N.N@A(A% MRE L@U#/. Q1GDJ. D&8>B+.(P^R")I7.36Z1=X8.@GIW-BM/O.RTIEY(MPPR)NOWIPOM ?WOR? M\IC\N^CM^_R4T? ^_?/I YG9R\$!-FP(MF%KG^0TB> <&67.FX4IOX)! MP8>+I&K0ZV^I?U5>P^HWTIF(OVN1V+UA>+<\$S@6. S.%\$CA(YO@F@D)N1.QO.3G\$TK4""2 &FCF9I3I4)I0&AJ92IH (NWZ>? XJ&O)= /76 MF1V67(H\X<=<R04QJC.389I)>J.B.L^7.4/NG9)BAH4 G.DRUZ=NN6O^XJ ML:I\$.\$<6WS3C.5T62I/I14? R16M^+NH38=>=>JA^K.26YWFZLU D.Z5G.2AP M.7(3Z7R522GB..QCPOJF<C<I)ST0&Q Q _=I#="5USL1.3GV5H6WXJFK MF=8. \$=LMIFUAXO:CHAQI&&6:W (B P3#7G\ZDN0.3P>IZOQTCIMYG#HY.M..S%JEY..NB6#QOQELW)8TB14H1D\$L<^14XOY0&2)(ID^F9^DIO9 MZ)5)I:NA+2WS N^K^L8>MV47.P.O02I9AVXRSS%10 7RXWFERQIUB=&M^Q^O M)PCH^CMM1=0'L6YG@I50/I^#J#BTWVQ5_\$.J)R:/JIR&W8I 3.6N^2UW13K^I^N MUK=2ZE2P^HUC>KI<I^X^GRQ^O^R(H15\$3 N\$%<""OZ\$S\$>1P.O== M^KE@:K.OA42\$15) 41IU4\$QO.N.C@ 8IY@6-B.C2N A7WQ<_8@>I:W\N MZA=2^?Z55^=J@9ZGSE427I2^AG7^9I\$2(HEV/G\IR 400%(FY.3S.MTH^UM&+>WAVU^E1K? 5WL\$N(MDQHS&).T0#C3=G4IRCS0Y+423)>(K=M^M.V/5E(#1D0@#>=..L0%1BUV^3PMU:NV6Z\KGL&KD^PQ0FC<4."IR MB5MOI K<\$.DON=I(KOGI>J\$G+XYL>YM20\$C1X)Q V+RX2#>=H22C1ONZ9 MR0IR+Z1.9.5.I"PWFO-Q7I2NZS#P%Q/QIEY2ZJ\KT9LGY18)<I(F _=Z6:/ MZAGX7+?7WI\7C7X\&LHP1G#RN=:Y2 MTI^_QBB\$9J<E\I PUY78 (^HH^ZN@L.\$INU@.AJ?#IT+CIJZL.OTB2^6^M+1Z? E/OXIZKQ^<8^T893@.4.L80A#..I!\$2.2ES&B8R2EAJ57G.IVUJSVY7 MFCIG4U+U24TVEJ3YUJIT-BGZU=75)NO>.O@m^>4.Z.S.I^I\$6KOKO)>R..I"IB MAV7+>+GIS\$X^<2B2X6.Z6QW&IT.7MJYVG#15N0.IK33TVFZ SDIC457 M4BZ:S(LFB.;I5/MEUS.U%3F)=.G&@>)VEI9@O*\$A1R\THCD@11\FKJ.\$O M8C7=4M_GNV^G<7^QI3.IJ#9MNH0I@>7X8(>&LUE /YIG&:=MU5\$TXPW6 M1#6+&A%G2^DIZEN.YNY.5NGCH^ONH+K2XS\$7Y.H1EK1< M\$6O) M2IO>@I\VB!%KSYC2JAHIDLH^>5>K)AFZ+ MLHIKJH25N=6N^6Y+IUBWXCTG"%OKQ 7.UU&\$E9GK=XIN8#KBY\$=I M^JX+U(I\YR74I&U.M:3/2GSF.K&2:7J _XOH^6G\ (WZEKP=M/P016&29Z..I)2G B^IY(^GB2WEW_Z.I>B M:7L MK42>K.SU.R AVE+7/N7^HJ=>N^747WEDF4U>CLFCUIR.&%^M O0G0)=+N^N1 FU1 7<I=0HGLR8R^G"(6L1\AK\OXQI^L M^GO25QXIHZ2==.YWPVEQ#B9B_0XP6I7@>S9 MU^ZG\Y#M^1>O? >X#="FS3^GD\IOI5) ^N/Y9>J9<6SU^V4HJZ\JEUN M40FO)E;N7A)NXTV4L@TZR.CF)44 MVO=1?^R4C &I.JM3YV:I.I^SNDADT1^FZX.^)KDZZ. R1PSZ<<1BV^C M3EACA^_2^R0*>+G.V4G&ZAZV-RKDDN)P>=>I5)D03U=KR9L T=ID\$ #S\B N.M@+I&K6W(I

(*>1292#K0I&70JMLXD)D)TFY\$8/69J2J!EL2@>~*^7?U7TJ.SW^M<99**F*DVV(BG(0)RO* H8#GB0Y)Y#XIG;/4IIZ4V-I;A>V>3<+##"B<1<@P
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M;1^*C>>Z78-Z.8Z5!1^+M;^D.@6.VT7RJP8-9ARX7WPY;/. 7=QI.5W;R..M#C/NC(0-!(L!HCTK*;\$!1CZV^UAFVIS(=-V9Q!064RVI>FM@.=\$(M26BE
MS\$! VRDIUCBYXA\$<1%\$MGLQXO@U0F5J(I3^F.M"IOOUVRU1V29YL0PM3H6=(+2SD8)7(V;ZJ4QITRI(3%)/D<^@P/IMVIGD3Q M2W4-
IVY>+H>5F5ZFU1;WCZ/GZ^!<48A3D20B1(WQ9)@0C!# E&LSS^MLY@&Q@Q\$V4Z)3)Q5I-KQ_!H02^..K97M@?>)HAITB4C^+C8;DI<O!00B
MBZB>5;F\$;PL+!+YCGY>H'B>E#9IV)QDO-%N#~*M>..8?2M;UN^OK@C=9 M<+IUPIQ74&6B^1^&R+ZJLNU!\$10DB4HC?<
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^RI@>Z4R#V%QOY6RXIS8;W@V;D1Y?WJR#1G5WEFU@=<58?17J33_I MI4N"O>FF"N"38E11M.DS+E\$(8^51="MK/W3^C-
OB9E6R)Y#Z1+L0G103ZXK_8I/<V..R/N3J^MX)AFA">4+L34XIR0_JHC8R)R)I(%S;3W^Z=F=V&#ME//ECMS9VB&#VO<MY?S7^@A@-M
177Q>..U\$!&YUF4HKA*SEZ&1A5%Y^COS^H02X;TJY^<MCIG;MM_Z7^<A!_OER^IXIG.P.5M.8#Y^NJ&\$&E;@>WGYR7BT!=AK-R#P;IM^N"TZ;N-
!A\$F6OFFJ_M;K0W=<CT#;DOHC^I9TK;DOK1 MDHS2W^M+AG6^0;SVO?7JOUXIG0^<WVRVS MN!@#V#
I1^1_K05\$=FNXYAD&1^T_31FVWX&Q3S>"88?MLU4W7_9JAPFK(O M8QPA+F2^I/O64R PP3D(1^"%0;O/D_2M?^N\$S27858ES?@OPEB/K/K
MWW..HN)GS&=A0\$0.\$(XB)6Q)Q^84920FF&0RXA^FL^W607^G;)GL0HB!5-MX@>9DM^GNMF!1+E/U=D^&#&LPXB)F#R(BI^N)OYR=&G8?#WL(3
SQ;8XS5D MLGIVJMVJX^Q=O2RU1V-A2A_+E>;EJ5M5^FZU_GJH8^J52TQL^#5EKR;M
MM;200\$<KUG;I80=K9?TS^PK#H;H>IT9#<C@MR#&6T2_IH_YK;^A30H^FIP M.#P2^UUF7RWMI^E>WLLDHFOA^14E5L)2I+
/!=6DIJYOI7N2RIVU<0^><65T M.P)XWDGT IQV6UTLF96=3R7^1NAIR+1EYMKB=<%%P3(MB2EX-NIJYQO MI^LE,K+5;HMZ6^C#WKI;LY/FY0+
M^1\$U@G2H=E>BG^0H53G^6;6QVIB4PWZK5ZMHJG>?>H\$>8&^CKL9^I M%5G&G;Z)7=5;IMLSGYS1^0L&A8&3NS7^1^LPS3UKT5UHN/Q=
<=^+1+2M MOTR1/6!LSJ^9)AR@>V5^?G;SDM^A.G0D72>A;L6+7@JEOPT2.OY(M<1^.;>YNTWPU(M^MT.5E3)1DK@G1R2^N6^D6%\$SH>^*D?
A^K5<_W8 MN/T_R)Q(C%="K^W..YI#M)F)M;6FK6F8^>N3H" MW^V/G;JF\$[8]72IQF^E<C/LA36^\$S5V<8&2H^W(E9FW2A=@9I1^"R MIDW
>04I0>Q>F#I8_!\$6\$C>&9/K O_QH_WCH^>)PP-1G@7D1L=Q/T9SER42^H+X^98HE3)6&8Y#E69^D@D;^S^U^M-IW^<NZ_!4CLN MO3V;5UI^H-
=PZNU9K5N;5L^\$VD^N)IWNJ5+&\$^F8CI=W+8EW>?>R7/QJW<#UZ-V9IS M<=<MQOQT;FE@5J+G MAOJJ\$U7T/H6T;-W)- %7>"V^I^W<I>+<
^B\$30+&\$9G L(TY^+@QRI#1/!&^>^\$C=E FY^96IS^K4BP>^XIM MRE(41^WNCM+FIEO/A1I&#I#&T^%9NON\$M6I^FEB)^^>
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^IU2B)E.X>0MU1@QCE.;)AXIYLPW2E^>56QI=#\$D4ZW_MU1^6O)7H;I=30@-02^E^D1^=M&G;H^YI=0^S4S0@?9E(PO_UGK;3)NVS#&#RR'
K%_!+G2I0 MMPX^FEU8+^60E6HX^H6I&Y^OWBNM^JOMYIH2E5_KA46P^YPN/H#1^<48 MOCM;L6F;?
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YA7LM1>KMYYZHUH\$S1I&\$^#5YB1^0(L0%Q(XD0A+P0)&LHA+D(C;4YX M;S4#17R(E@.8QIKC9Z;(DZ^T^I^D/HN7_0X>*J>R+9<^).T<^"_)<HJ
MF@4P^?6_KZ_Q>72X^Z8ZE#9^_7SVOC>Z2#MZ;^GI+M^!XBN2K(E;EY
MW70DT+5NCIP;MT+16X@>(O@^Z4%;9IRN4W.W.X5+57>T8G;P6I/^!SQ/N%+M2%%8+N^>U(2R=5;JTE_0Y+&\$?
+6#14U.68H3V2_4L+13&99&E=&U@#%IBT^> M^+(>34JKR^HICN^_OKS72P2^O)BOJ(Q;^_#LZK5&6=0/>V7I76P6=1D2_M8ZLP@^H^_LMZ3Q6H(W*
M^4R_MZ3A^H)@WIX+!+ICRIH^@=14HLS_OV2GG^Y^<^!+<^!<^L_O10 MI^I7NT/L@Y_E6202@2)08Z^>44AAPQ_J\$
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=Z^M!^KWVC;7F_04 M+RV6L703+L=0N^R3+L^9I9Y7P_CY^4H@>X^F^S^<+O;6^&#P.V.K6^7&KYU=X&WRT6L3B^>U8Y9Q2^Z1#Z6=3PX M?
X&8_VUDQ^;5+I/%MO6^<=KS=E@QT^<(HS;I08_8YDTRL7BM^QM^AHT^9ZJ MML6IS01HNU=TFU=4#YQ&&/ ML?5^<^N_X_K0Y?@*L71^6;
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D(X MN^TIP1A5>?ISEFSQGA^FNIS^>OC_#&2HS7E+>N4E.X54E^+CX)4;6M+1^I^ MP7(L4XI2D4F\$S\$R813E%0192^H2;DMQ?S&B-G7>5^QX+PT/
MYLU_OL\$;UBWGD_TI@2_EKBGJ6!UHS^PIS)BU_4I_H78(I^<L^>L0^G5S^&MUBMAXNO_WN+>80Y5XJH!\$=>>28PUL;DQ?&JH+OUZXD=>S;B?
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M^!JK5=^S^KI^>PJ+VKU!>OEL^YW8055K^Y?^OJ8;^>D_7R18XL^_K8V29 M&1175Y_52^Y2E7F5\$! MYL^KV0^&P^I_O_U)H\$_9B3<(O_V6_#2_<6S.G.ZAF
X3CV N+6)H9755U MM%JH_ZJ-SMU256005^LXH8+D/I^DTD B^A*(PSIRLSR4JPS2G^0F3&E/55 MIZ,FMU^U^H^>+&I^D;D2E=Z(C^A_4I0-
EL^5E3^F_Z^9@)Q8B;^UC_MU= C1^<2^IGC<A2^69C&EJ^Q5C^;GYYE88B7@P^I#^+!>KTC M.CDSM1@LHWY8K&M=&^K^Q_#1>%
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MEM\$<90G&F(92G(=<K^N^Y^R8D51^)"S&V^JG;Q5=LS#%> K^<NOSK(73IA M=>1(V3I<*>7IRUX?DO-DX<^POHNK?ST^I
Q=>6N^IHKX^I^U;05^N;F5&M(P4&RGWN(RP\$1EFNCMY^CB(T)^TIZL^I;DS6)H^U4V^ACH>Y(&N6%4AM\$ M112D.<=&A30/E^W!
KA>@>G2H4.MV\$A3JMWXQ\$^XBY6I(GI^YD^8N8 M&^<+Q0098H8I8LGF\$=QA..Q^VH^I^WGX^&3@L(NHW^81^WT^Z;K5Q=LQ7T(QF)^=JW-
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B^18)FE;4^RD\$;I260>0YH3^U#>A5>SX77YN^0;3L\$S_B&(<NO>1#C^I MU^H1(3?MS;158C=AQ^H1Q1^8^>Z4JS#<^WM8M=F-IU3(M1^ICBH)7
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MIUQF9IS@Q^@YI^*^_6K#YVC198^_8(5^M;5Z8^"L\$E;J39=#.EN.TCL+&ORB1 M%"LI\$14!@D^11^2G.18R.GRX^6Q%;C)N4^EE>^="8I?Z;1(9I??
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^ZMV5J5MB7CW75ZUMZ3_YR^2^!H02^0/3 M^_K4S^S2^W2_6=4Y8_A&I9^T#S>5M/Z4MWI^I^WZ;Z^NIF^IKXY
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(9%>F@>?^*XG?>^4^%0^A+P>H!&I^G(HBS^*#0B^)?^>5^YCBN^_N.9E^J MJ1_HD8@UZJ;S.2.T8Z5PGE^=ED.O^B0I)8&6(SI@#&A(C73;YDSC+
M(RDE_U6=7J^A5&^<DSDBW_I0#HMA>UIC=>I&E(CDVJ5^K8;9J2 AC2S7X MKJ_69E^FX^M1253;RHC^J)5\$=(95;S/H@;I02(LB^<@RIP_20;7>HJL;^NC(
MXP3G_0G&^P8^_WX?EZ_ZLGH181^E2)LCR8Z4IGJN7EU6YUKD8;J^IM^GX ME^IOM^AIE^AX^J4O;E>2Y021@^+>A4ASB0^%<\$^D5CCIB??
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>&_87^<5T.W5;WT;M>@0V^H MF9LPZ;=K=C#JE_O.8!N2W< M%TWSX;HY\$2^I^C4A^!HJG;
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DB(2=>0U^P\$^+^TL18;O6.GRA)6;@>#>W4GRKJ M;Y=&EK(LS7\$!\$4_52^>\$@<XC&J4!<2BQIA_6)C^JKC!&6(6W9+T7=4BL^&&^MK-?
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%6/418%\$5^<G;I^>(X#4)I5W^M^G(X)X^FV1)5YORZJ52EVHNNJAYO^ZHW4^YK!^="E4\$^OCG8H_OGV^*92Y)
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I^>ZIM;7P4E8X;I3A^ M9U5^HK>77%>)H@6I^ACGY^Y77U2%G5A12L^E3_I XM;IC(U\$2\$PP+M9<+>M0 M^#^X\$6;300^I^D^O6_I^TRM%)E^F
M9@9%EP&OX<#I0?& G=\$X#HW9INX4I^9@VCP\$R07JYL;3;H>_T9MY>IBA^*^XER=(8Y9%0WD\$D^"(Q3E#_9IBG M^>0B
>6D;"\$ZL4WHLM^4E^1HPPR^881F^L\$U;#^ST^5^>Y>WH^T5E)O^ K0I^>M7D>&P8CDK+8^L^Q^Q>0^I^YCGJ;..17P@>I^%K/OQ^I^A!^6+5IC3N)I7VUVL
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N.PP5JD\$QN4+I&S@<N1&<Q5R\$X\$1DF/K#I 7%#T:FN2\$>#<IMV:(I-MH-U)U PGC#1.
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CJG.88'94.(3#K-B2TJ-P0(YKSIGH#8C)_P*J?S\$N.M>I..>=U73-W5M4_U>?>K^>^/2_4@9"R3"A+04*=(YH11D/D7?124@2EH0!
MRT/UHCJQI=LSZMM=I'=6986>..C.I&G&QEVC@R*UXGC>?B18=QSGR<(9ID1N&%G30ZA^C4-?_3'UB=>D6\$R\$SIN'Q0:WI7SE_0J1=S3 MU*%W;U
#>L=^+&#E-Y6Y(=6)-ZU#T/@BUP.L.B%U3I<^&Z3/26WBJEID-.0S'Y+565^?M\$;DL>W3J69TK.I*^<^A'GW'.ID6LJ.YN5D^B^+X6ZBO=S(V_?7E9E>M-
41=0_M?_OX^5H0I0L2J67+M-1MY?OE.U\$D-D-1QY|ROYF.B=I0K^J^J.M4?2M7A'S&#.#8K=K^+Y(MSXBFV>MM^_5W@_..P>XYMG.#(M06A.F7JY-
I9^>OFUP29N-HLAM1Q0.VM7XZQ0.ML&MCT@H(Q2KI7B@41X%0411G(0ZP@G%I%L.MJED^KH00%&E.@&C)SI/\$E\$CC!
(D1(P1'').\$G\$F+I7_Q_>H'W@L105=^VJ>I/M72Q.2:=HKY:R25J5N;Z/^G%IA.+L*PN0H\$59G.M9.3^51S'5SB+MGI
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M)><09KDZV|WRXVT9NFI:E=>PI25TY_3FIQ9+L>JG5@ET\$T\$-NYPQRYO5.MYY?EZDYV(ENL=6K1)-RCGB<1BS\$B.2YBA+&0)1D/B@B3I-
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Z'G4:4Q^>W&S.O:O..IW2+1'3D.^#>#UNHW>I^>JZH'J70U?>7 M=E.M80EQE=IMYI7T7Y-M'G=CJN515A&=\$@%8:Z%MH(.^X16E.5#M-/+2H?
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X2:10.W.'SF1=13PFA77_V\$TFFWM2T_579.M55C6HJ6%9:P.VVJAD7MHG)JKKMEZ0Y+>M\$NRX+I6M^LG48<@<P34?4FMJL'_M
U6V1'B:~>U^JM7L10'1.8H\$S2\$;0P0-0%*_*L*6@")P>J<^&GMM2=2IW16.MRTU=03=I\$X.M*(XN1L'D9ITGM07G^<K4AT'W5=56)=/01'1
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Y^>DN2>>FOY+3ZQ?CQ928)IA(Y8I3:1_>Q)PM3B_TSY_5\$;88B'2M.G.MAR5.5A25>7J\$<I8C7I2L^BT+24\$2BQJHD)IESEQHZJHWGQ-MNRP8?
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```

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M!>13ELSX>?#12U.KIP>H@.1#5C:43J_!R>5CC!7RYZ2ZMBR1%20KY4!S_M4-U>NA0!198B&RWB"9!M^A^:5=QR"/9V0?7!AP%F.S7Y7TSEN5A-
A/8&.MG^&NLP!E#<+F08.T7_!A7&^#@NT7WPT^WT<C&=D%#E2>X?377F+A>_MKS!7YQ!7^ODU^T^<9.8.Q%4(YB&D7L$P%0IR4FYS.H8?
#1<=H!EAYQ.M7>#CPV>T+(S!S^13.8=TF!20DW<6_<0<1!9VQ!J3D(3!A0G_N4.M$H!M6ZBR>HB&4#2<72R.9Q!U.AEFK<^9_@_D4RD+RC78
7A:RI+!^1X.M9Q^XD^CPOB$7+6R.6!ON!XV.Y>G.W!LJZH+5^G5=7^!/_&L+Q^+=>9E1_%M09B<A7IEY!$Y4AIR!=-97-)/^E??
#1!=528L2!1_!WH3K!<@JFD62N4B.M(VA$+226/43M^4A60"(6">2G72W+!P?#1.9N^A$Y6!^H.DYB%B^MYU!FQB!F16Y6CE7?
16*8.HB&+TOOAXN.OYOMF^HR.H!H!OJ!P:24!4_Z3.M!>L+!>2U/TOG!H!BO?Q.#%M!M!Q!^".@X@GDH!UD_5!_OL!_2_4ZNF
MR1R:KS#3%ZO%)IK4?XFL!MN=K4HKZ.TS!(TS.I/!NJ7_CH/Y_05WC^!BSL.M/F&Y!K7@K:9!8OGX^0H^A?IE2X&
M6(3#>25T0!>0RF0!@SB!E!12!+L!6!J0H!>@P!>5ZBE=K0!M<+UZF!M!>H!>P!>D!>Y!C:0514NYHJ62NK$77SHGCIFWZ3$.YOQ^F!
(N%1C#<#@IX@UV.M2W$SLV!K!K:R<3H7!UP#Y:P+Y3+R!O!69N!)03Z^WTF!X!3U&3=6^ZMXM!U!PN2!V!A:E.F!HJZ!Z16K.WY#UIC19..A
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!+!13^HQ@AXD!QF#@_MJ!W!#0.Y+!_4N+!#M$Q>#U/L!Z2OKK8!%G!YF!QDPCRT$E0(W$K!2_M0N!U:833+KC^#T3V4#F^<?PX7>.T71C$&XLA
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MG.ZFZFRFN.K.Y.M7LR(Z.MJ@Y_7^&!X!XBDM@LV6T!UZK#7D"670(C%#B.M!4M8X!R+ZTC!ND3&Q/!(B.KB)!N!KBD^>.2=M!A!%:2+!<0<Y
X+!E.M=*1T^!H!QGC!H>^D2<#H#J$<1W@Y^79E!GB&^!G-57POL!N!QHR8YE67&_MHF(^#^!T_
9DT.VXUXDHYU/^CO$5#_8.DK!BR%#_*HTGU>5^_4!C^488.M=M/PP^76!7BZEWX5H.A$SIH!IEIP%U/ATG!_EQ""R(H3F4MORV""^!<^
MUT!CWF6BM0>IQUHG>C#>1^!<O_8!ZVB#>6QR^C(ZNQ(H!%_*B2BI9D.M:Q_#&3VGIWAV$57N^T5KK=-6!AVZFXX^I
7^K.DJ(6RA^#B!LSDBR0%G4A.M&9E50DFOD@#6T0XRQGV@_Y<4_D!(E16R_5D2_G!X^+B>4%AAE!<W_GV%8_MTH%N.P4YM-
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!32A@=7$20_2>U0NW&OJ!S_!<ME!FW8F.MN!P2<_VB!1(X!XO4A^53D!F4!F!L7_U:99R!)K!K!E!K!Q!L!RXHP!CMJ!T!M!(O#^!#E#L_
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.590BB2^K.W89!P!SY^+!U.RZR:2.C0_#H2!BQ_#5_K$H(FG4D@Q^M!OJ4<^!N!TD9!P%Y_B!T8!L^Z^F/ZS^=8WX9EG.ZEU7/4CH_!^!+!S.DW3
M!414(C^G0626!C!<=%_!<@_DRHV6Y!F!ZD!3M6XM.M.F$H!C!<@=6_F!M!2!&TQ!X!X7!R_8!VR=(90!JN!92>Y?Q_3%!Y64MYP!U!G(H0Y!>_3E%#
M2>2^VB<<6>?Q"(G&E%#*!_!Q=0!"C!N:.S.EHN7/(J2_")3")=1-J!15+3_M=<85SRC_2D6E<2W:5BW+X0%@ZD=F!P!5?P&6.GRI^/PIHUDV^8XP9_K!U
MQH!1+S!Q!<E2!E%#_E1WRPYT!>V!<+>A!#F!F!V!W$0!S!>!/1!F!B!K!K!50!M_F_2304!AWGL!J!<65E!D!D9C_Q!U!K!AAH!$
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M^2C+QX*!$!O!OLS^0^9!@3^9E+!""9*<M!G!>U?5$N>?!)#5!28KPR6!M!K>NB^!VPCJ.ZZG^N!73/6N/VY=1^X8!99.FP^0=1!Z!V4SHC^F.T30*
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HD^<A1@SN^"(WFL!1!J62^D^R!D3B0@N2=J!1(RL!Y+Z_8X.M!_!&!X!X5^2#_3!X2M^2^BN@'=JK85VW82>ZR^PB!MT2!D!S!A!F!H^<%G3
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<1M@<PBVBB^0M^"MXQZB3!Y^4!F!H+!WHG!Q!U0^"8^2+&+!&X!A.YH!VE$N!H!>KQYN!H!M9?@#)!JNTUT!&K#@=
Q(6GX7EF^7&S_D3!_>UQON!J!BM9D!S!D:44D!6H4.M.8T!3&^>9AT4!9U^2D>9!V=O=(4!JW^T!>R+!J!X3M^2!UXL!_!$F!G_8A
MR^P!J<#0%#H@AR63!/(1EK$5Y@/DC!VY.A223F!J!C!PAZ05!>TS8!"B!B.MY$V^_15.H&Q!H^2B&PM^H!H!S!Y!R=B+!L_@Y!MTHN!F!%
K^U_<ABV.M9@>2F_92^HCC#&+0RKZVT$S@G8M.MY010(INL!U!VST7!R=75YVD=46G4022P!8X0+$)!>6658B!U!B<UW92P!M!C7-
ZK.ET!6=&R$F!U$ABS_3Z!R$=HT6DC!<=^PH!Z>%O!D!XSF$PV!<S!>+M2!16Y$!>M$D!<L0^HRR0>K_9!Z!P!M!6M^!&X!H!Z!U.WDA.M.T$BX9_
10.4!^N.F!7!Y8E9!<G4^!DFOJ!>+K!4E^"ZA.1!1-22?S!D!W^>M@C!R!TV5Z!R!G.K@<#^CZ^?A9!KM08Y!X6H!_0N^D0!<F!>371P!_IGR3C6
M4N0@S6Y$!L2+!J2^<!H!W!Y!W@!J!K7_HM9!F!B$X%_D2$R6F!D!D!O!K!T!<Q!M!H8!O6!J+!>DG$>T!<=30^<X!B:S^>=BM2F.LX!L3>U!>KZ^@_U-
<1>_>G!P!$!O<#D(NH!/_%OYSNO!_RU7!S!A!H!F!M8>T!R!M!6(2@U!1T!&262!
```

[illegible]

0S0,H2&=I2,OKL5R1>Y+@YK8LBM(3EU,/11H'DE,(+J:JKG9** MB1YVJN=P>QDX_%M3BOLY/K3L1X25%_#DSPD[NS#Y,9DWI>=%;,,WLWJ2=A
MEETO@%2%)(XRHG)(>N29BBY?2P114O2X(#+@V185;@:(10&O\$H#)/<J'LG MT&GVS:0Z%PF+IRU;HJP&5C<="E+51C\$*=,ER\$A4%BGA0%~2@2V-1Y
MOTZ3 MV71J11HEX0PJP1Z,"4GYH7=3=Q'ZW1DW>>BZ,WUS|-_%&X14TBG%>G>3\$! MZBXX@H0.I2?2\$8<1J5(A)78-
1A &CDA1G6.I3@=-,1G;H:5*K1F/LQ" 6@TE=1H-0%M&&=%%1;B6SE)FWWY+OHT00Q9*- R62/T@9W=-,&,+
M'TN'A2ADGGH;=@8BBK;&4J@=-&GJ<=7EZI MINi>4N%)(@YXL(F5921B2P%*A51EANG&K_2NDF&T@9W=-,&,+
MI^E=31HKP_VHYG;&Z=;#J8UCB&H3:B0JBZ21%?SC%*NDDMNMT?<>1L3CUM MKMW) D811)EW6M.Y<+1J>C>FWG;E8CI2P>9C)2RM1YG?
Z1'5FEA&)5%M>\$Q M XOKPTLB5 VY11(<_UUK,"ESYDH#%#)7P ME^1%\$/(P6)0.\$510LC0.\$QV1=51/UM+&HT2JQ>N<@HX.O13EE+ZK,RR\$WSW
MPK,UPE(O4%)D14.ADT32XYT513:H.Y1#/#V6R12Z1P-Y1 &J@R@!!92 LW1U# M.WV8U+>O).4L,*L(O):!%,"5PISL,P5-0<?<
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F6+D^U1(C(18?2 R#XP,3L1FK(98F)UP(3"53J""L1(QQA023 MH2IN180**6^CUQ=OYR2Q1W8R77D,D1B-0P8;7V2N7PHM)8X);ZPYB+;RO!&-MA@Q05
5^WL<!=8X1B-V?QD3H6.11?;15&=%GJ#^KXQ,7=B^4N1=VUM1 M 6(AE,"NKW5X^QO..+)%JNV<9. 1C4+X@.H,\$?RJH(GYN?>I.O>7)UI9<51 M(2Q!!=-
PHN;^801&U4D);B^JE@HJR222354H0AN#61A9A0\$R;W=QMVYZ MK(WJED51X;H+191#1BUFIJD95&&^J^E B^161H3;F2HIVSS^R^1M1;P
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M_)9S:Z1Y&S15ZN5J6C1*&4.&X K\$S.D1*P=%1!O<:T<%K\$?A @)OHCIO1 M%*K)!-WLH1&5G1<,\$P*^")H5\$X@IQ(C2?IP9;(A5A JVV9#N117R30LG38
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D9&+105Y1N^V1H1#1)=6=X=N-ARA M#^?U8C92P&MSK,20;F6HJ^LMJ2^S=K 9MO11^X>E:K@B7L2;=Q\$2PW=1^MO72I?
^X4)BXS56AH^KXMK30P)2?<:>| \$C7%CI2;X&CT= F>HT2=P81 MV1?)1A&6)K+1W;@O.8QPA:P4;GB,5BN1ELI@8N#P\$SL_(J1K)1D)Z; MK?
4&^S;DL M@Z<K^X#X#Y2? CU5.A^O#1^&6)EVI=(,^1J2^?0 M5Y1T;SL1;=;Q1(001FGB)?>Z3&F21419 G7&1L2GUB3>LX^XW3E95CH\$%19V;1&K#9
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M^V/P.61#&CE JY^U;=>MU2?+JN&JK9W7P;ENHC+M.#UJ^T22 V22?K;F MLIV8^MK3;H7;IG<2+Z92 Z(- MV@/E^-7?>2U3MWG 2#1T6EKTFRN
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9A.G1F^1SOVR;7;UK>^N^DSH2@W1/NZJE>E; KF#Q7BWN19QH1Q1OM;3 MSTU1=C 5TS_@=(513^VT78DT164 >+91CBI/>C^GLWDD=+
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7UP>+U+)^.Z5=W+DVT1J;#JPH;8"13O1 L M&2^NP11IQ^AD8(W01U1BX^?G>2^1.1?B;W6OD_YY@JT\$S\$W;1/83%JYCS
M^F&DOBEAXFUT+>D&16381)7V5E0R1BX1FTZW1(X17)W\$1 JSV=3J1=>S>1M12V^XW1O(9ML^1WVG(OP631/(7_5 MX^7&UY22U<1Z1-
ME7XND%Q/XJ=>ZU>DDA7^#P3EE0_2H_)1.74\$ZY(\$K18V MIW-G/T_512AX=M%_5N1<^\$X^1)(^G^1\$S/035;5?AOLAP63A0^L^1P%&H>
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BR5@(\$BY)ELRP11@2R@.7^#441F4<1SV1NQ13;CZQOY13^M5XS\$1VR^36N(R@R;Z<3 1^L;QISP.OC5.">X#MX1G>C7P2^>J.C\$>Z%ML?
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N_U#M;M+19V>4Y^TN_VA^VZ&SV7L3WH8;J1>?R-Y2GO@EXE5RZM+1+)=J1="^1KQ_MWDOZZ=EPD&3#1VZ&29R1+1Q^X;1DK-
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18V7.EA;BD>1A0WKVY5K8BR1<U1+M_1%81E2MG_010N;B9^#^Q=(DOPI91N^25\$=1H11^B3UC1U1W1&G1.64FED1W1;K^KPQ10N
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JD_-(2DAY&N1^U@;6_1J8^6M?^MR&AP.W71=B1H1W4&K^K^J1G^VQ2\$%^1/MC1@9&^D=6^*1QP@+1.C241B)%8@+11(UTKW2/C76U1B1/-9\$R%2.9N"PL=>
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02-20 0001284812 cns:CommitmenttoInvestMembercns:CohenSteersRealEstateOpportunitiesFundLPMember 2024-09-30 0001284812
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and Description of Business<div style="text-indent:24.75pt">Cohen & Steers, Inc. (CNS) was organized as a Delaware corporation on March 17, 2004. CNS is the holding company for its direct and indirect subsidiaries, including Cohen & Steers Capital Management, Inc. (CSCM), Cohen & Steers Securities, LLC (CSS), Cohen & Steers UK Limited (CSUK), Cohen & Steers Ireland Limited (CSIL), Cohen & Steers Asia Limited (CSAL), Cohen & Steers Japan Limited (CSJL) and Cohen & Steers Singapore Private Limited (CSSG) (collectively, the Company).</div><div style="margin-top:9pt;text-indent:24.75pt">The Company is a global investment manager specializing in real assets and alternative income, including listed and private real estate, preferred securities, infrastructure, resource equities, commodities, as well as multi-strategy solutions. Founded in 1986, the Company is headquartered in New York City, with offices in London, Dublin, Hong Kong, Tokyo and Singapore.</div>Basis of Presentation and Significant Accounting Policies<div style="text-indent:13.5pt">Basis of Presentation</div><div style="margin-top:9pt;text-indent:24.75pt">The condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The condensed consolidated financial statements set forth herein include the accounts of CNS and its direct and indirect subsidiaries. Intercompany balances and transactions have been eliminated in consolidation.</div><div style="text-indent:24.75pt"></br></div><div style="text-indent:24.75pt">The condensed consolidated financial statements of the Company included herein are unaudited and have been prepared in accordance with the instructions to Form 10-Q pursuant to the rules and regulations of the Securities and Exchange Commission (SEC). In the opinion of management, all adjustments, consisting of normal recurring adjustments, necessary for a fair presentation of the interim results have been made. The Company's condensed consolidated financial statements and the related notes should be read together with the consolidated financial statements and the related notes included in the Company's Annual Report on Form 10-K for the year ended December 31, 2023 filed with the SEC. The Company's significant accounting policies, which have been consistently applied, are summarized in its Form 10-K.</div><div style="margin-top:9pt;text-indent:13.5pt">New Accounting Standards Not Yet Implemented</div><div style="margin-top:9pt;text-indent:22.5pt">In December 2023, the FASB issued ASU 2023-09.Income Taxes (Topic 740): Improvements to Income Tax Disclosures. The standard requires disaggregated information about a reporting entity's effective tax rate reconciliation as well as additional information on income taxes paid. The standard is intended to benefit investors by providing more detailed income tax disclosures that would be useful in making capital allocation decisions. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.</div><div style="margin-top:9pt;text-indent:22.5pt">In March 2024, the FASB issued ASU 2024-01.Compensation-Stock Compensation (Topic 718): Scope Application of Profits Interest and Similar Awards. The standard clarifies how an entity determines whether a profits interest or similar award is (1) within the scope of Topic 718 or (2) not a share-based payment arrangement and therefore within the scope of other guidance. The guidance in ASU 2024-01 applies to all entities that issue profits interest awards as compensation to employees or nonemployees in exchange for goods or services. This new guidance will be effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.</div><div style="text-indent:13.5pt">Basis of Presentation</div><div style="margin-top:9pt;text-indent:24.75pt">The condensed consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The condensed consolidated financial statements set forth herein include the accounts of CNS and its direct and indirect subsidiaries. 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effective on January 1, 2025. The Company does not expect that the adoption of this new standard will have a material effect on the Company's condensed consolidated financial statements and related disclosures.

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[illegible]

[illegible]

[illegible]

$$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$$

Investment vehicle

Open-end funds

Institutional accounts

Closed-end funds

Total

[illegible]

[illegible]

[illegible]

10pt;font-weight:400;line-height:100%;>160,020</td><td style="background-color:#c00000;border-bottom:3pt double #000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div><div style="margin-bottom:2pt"></div><div style="padding-left:18pt;text-indent:18pt">(1) The assets may only be used to settle obligations of each VIE and the liabilities are the sole obligation of each VIE, for which creditors do not have recourse to the general credit of the Company.</div><div style="text-indent:24.75pt">The following table summarizes the Company's investments:</div><div style="text-indent:24.75pt">
</div><div><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:top;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:76.280%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.060%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.395%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.765%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">(in thousands)</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30, 2024</td><td colspan="3" style="padding:0 1pt"></td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">December 31, 2023</td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Equity investments at fair value</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">\$</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000;padding:2px 0;text-align:right;vertical-align:bottom">134,711</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">180,958</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Trading</td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">186,158</td><td colspan="3" style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="padding:2px 1pt;text-align:right;vertical-align:bottom">77,996</td><td colspan="3" style="padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Total investments</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">\$</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">14</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 1pt 2px 0;text-align:left;vertical-align:bottom">16</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Total investments</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom">\$</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">320,883</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 1pt 2px 0;text-align:left;vertical-align:bottom">258,970</td><td colspan="3" style="background-color:#c00000;border-top:1pt solid #000000;border-bottom:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div>13471100001809580000186158000077996000014000016000032088300002589700000<div style="text-indent:22.5pt">The following table summarizes gain (loss) from investments - net, including derivative financial instruments (see Note 6), Derivatives)and gain (loss) attributable to noncontrolling interests:</div><div style="text-indent:22.5pt">
</div><div style="margin-bottom:2pt"><table style="border-collapse:collapse;display:inline-table;margin-bottom:5pt;vertical-align:top;width:100.000%"><tr><td style="width:1.0%"></td><td style="width:51.727%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.209%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.544%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:10.209%"></td><td style="width:0.1%"></td><td style="width:0.1%"></td><td style="width:0.395%"></td><td style="width:0.1%"></td><td style="width:1.0%"></td><td style="width:9.765%"></td><td style="width:0.1%"></td></tr><tr><td colspan="3" style="padding:2px 1pt;text-align:left;vertical-align:bottom">Three Months Ended</td><td colspan="3" style="padding:2px 1pt;text-align:center;vertical-align:bottom">September 30,</

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Investments Measured at NAV			Total
Cash equivalents			
151,915			
Equity investments at fair value:			
Common stocks			
163,365			
Limited partnership interests			
14,430		Preferred securities	
1,775		1,837	

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Derivatives – Liabilities:

Total return swaps

Forward contracts

Foreign exchange

Equity investments at fair value classified as Level 2 included common stocks, Cohen & Steers Income Opportunities REIT, Inc. (CNSREIT) and preferred securities, for which quoted prices in active markets are not available.

Effective January 1, 2024, the Company deconsolidated CNSREIT and elected the fair value option to align the measurement of the seed investment and the related gains and losses with other seed investments. The Company's ownership interest was 49.4% at September 30, 2024. The fair value of this seed investment is based on the monthly published net asset value (NAV), which is an observable transaction price, however, shares are not actively traded as subscription and redemption activity happens monthly. Realized and unrealized gains and losses are recorded in gain (loss) from investments – net in the Company's condensed consolidated statements of operations. Distributions from this seed investment are recorded in interest and dividend income in the Company's condensed consolidated statements of operations when earned. The unrealized gain on the seed investment in CNSREIT was \$0.4 million and \$1.5 million for the three and nine months ended September 30, 2024, respectively.

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Fair Value of Derivative Financial Instruments

Assets	Liabilities	Forward contracts	Foreign exchange
40,217	28	9,641	28
49,858	2,893		
Total return swaps which are utilized to economically hedge a portion of the market risk of			

certain seed investments and to gain exposure for the purpose of establishing a performance track record; and

63pt;text-indent:18pt	Forward foreign exchange contracts which are utilized to economically hedge currency exposure arising from certain non-U.S. dollar investment advisory fees.	Collateral pledged for swap contracts totaled \$1.5 million and \$4.5 million at September 30, 2024 and December 31, 2023, respectively.	The following table summarizes net gains (losses) from derivative financial instruments:	Three Months Ended September 30,	Nine Months Ended September 30,	2024	2023	Corporate derivatives:	2024	2023	Total return swaps	(5,597)	(5,797)	2,222	1,545	1,873	673	2,895	(6,120)
10pt;font-weight:400;line-height:120%;padding-left:14.5pt																			

Forward foreign exchange contracts which are utilized to economically hedge currency exposure arising from certain non-U.S. dollar investment advisory fees.

Collateral pledged for swap contracts totaled \$1.5 million and \$4.5 million at September 30, 2024 and December 31, 2023, respectively.

5pt;vertical-align:top;bottom:width:100.000%	1.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
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Three Months Ended September 30,

Nine Months Ended September 30,

2024

2023

Corporate derivatives:

2024

2023

Total return swaps

(5,597)

(5,797)

2,222

1,545

1,873

673

2,895

(6,120)

Gains and losses on total return swaps are included in gain (loss) from investments—net in the Company's condensed consolidated statements of operations. Gains and losses on forward foreign exchange contracts are included in foreign currency gain (loss)—net in the Company's condensed consolidated statements of operations.

The following tables summarize the notional amount and fair value of outstanding derivative financial instruments, none of which were designated in a formal hedging relationship:

	(1)	(2)	(3)
Fair Value	\$46.837	\$15.849	\$18.746
Assets	\$46.837	\$15.849	\$18.746
Liabilities	\$0	\$0	\$0
Corporate derivatives	\$46.837	\$15.849	\$18.746
Total corporate derivatives	\$46.837	\$15.849	\$18.746
Total return swaps	\$46.837	\$15.849	\$18.746
Forward contracts—foreign exchange	\$0	\$0	\$0

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align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">7,014 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">20,692 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ffffff;padding:0 1pt"></td><td colspan="2" style="background-color:#ffffff;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">21,553 </td><td style="background-color:#ffffff;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr><tr><td colspan="3" style="background-color:#ceceff;padding:2px 1pt;text-align:left;vertical-align:bottom">Total</td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom">97,362 </td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td><td colspan="3" style="background-color:#ceceff;padding:0 1pt"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:left;vertical-align:bottom"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 0 2px 1pt;text-align:right;vertical-align:bottom"></td><td style="background-color:#ceceff;border-bottom:3pt double #000000;border-top:1pt solid #000000;padding:2px 1pt 2px 0;text-align:right;vertical-align:bottom"></td></tr></table></div>9011800082472000255375000249084000724400070140002069200021553000973620008948600027606700027063700037200000325000000Agreement<div style="text-indent:24.75pt">On January 20, 2023, the Company entered into a Credit Agreement with Bank of America, N.A. (the Credit Agreement) providing for a \$100.0 million senior unsecured revolving credit facility maturing on January 20, 2026. Borrowings under the Credit Agreement bear interest at a variable annual rate equal to, at the Company's option, either, (i) in respect of Term Secured Overnight Financing Rate (SOFR) Loans (as defined in the Credit Agreement), a rate equal to Term SOFR (as defined in the Credit Agreement) in effect for such period plus an applicable rate as determined according to a performance pricing grid and, (ii) in respect of Base Rate Loans (as defined in the Credit Agreement), a rate equal to a Base Rate (as defined in the Credit Agreement) plus an applicable rate as determined according to a performance pricing grid. The Company is also required to pay a quarterly commitment fee determined according to a performance pricing grid and based on the actual daily unused amount of the Credit Agreement. </div><div style="margin-top:9pt;text-indent:24.75pt">Borrowings under the Credit Agreement may be used for working capital and other general corporate purposes. The Credit Agreement contains affirmative, negative and financial covenants, which are customary for facilities of this type, including with respect to leverage and interest coverage, limitations on priority indebtedness, asset dispositions and fundamental corporate changes. As of September 30, 2024, the Company was in compliance with these covenants. </div><div style="margin-top:9pt;text-indent:24.75pt">To date, the Company has not drawn upon the credit facility. </div>100000000Commitments and Contingencies<div style="text-indent:24.75pt">From time to time, the Company is involved in legal matters relating to claims arising in the ordinary course of business. There are currently no such matters pending that the Company believes could have a material adverse effect on its consolidated results of operations, cash flows or financial position. </div><div style="margin-top:9pt;text-indent:24.75pt">The Company has committed to invest up to \$50.0 million in Cohen & Steers Real Estate Opportunities Fund, L.P. As of September 30, 2024, the Company had funded \$28.3 million of this commitment. </div><div style="margin-top:9pt;text-indent:24.75pt">In addition, the Company has committed to invest \$125.0 million in CNSREIT. As of September 30, 2024, the Company had funded \$32.2 million of this commitment. </div><div style="margin-top:9pt;text-indent:24.75pt">The timing for funding the remaining portion of the Company's commitments is uncertain. </div>500000002830000012500000032200000Equity Offering<div></div><div style="text-indent:22.5pt">On April 22, 2024, the Company issued 1,007,057 shares of its common stock through an offering. The net proceeds to the Company, after deducting commissions and estimated offering expenses, were approximately \$68.5 million. The offering was completed on April 22, 2024 after the issuance of the shares. </div>100705768500000Subsequent Events<div style="text-indent:22.5pt">The Company has evaluated the need for disclosures and/or adjustments resulting from subsequent events through the date the condensed consolidated financial statements were issued. Other than the items described below and elsewhere in the footnotes, the Company determined that there were no additional subsequent events that require disclosure and/or adjustment. </div><div style="margin-top:9pt;text-indent:22.5pt">On November 7, 2024, the Company declared a quarterly dividend on its common stock in the amount of \$0.59 per share. This dividend will be payable on December 2, 2024 to stockholders of record at the close of business on November 18, 2024. </div>0.59falsefalsefalsefalse Amounts in parentheses represent the aggregate balances at September 30, 2024 and December 31, 2023 attributable to variable interest entities consolidated by the Company. Cash included in investments represents operating cash held in consolidated investment vehicles. "

6VIO>FF6\PMUG,>+C0]#%(09?~*G/P-N.*EXX8/(K=]2^R=5][\MF8%UXF^K2# M/WGNB*G.XRQ-D\JOQI: 6<^~*MWGJN4)-I76(Q16D9/G(C^\\$>+J+#+1M2I-M:*5.FCNOJ+AC>[CBP2J=V.Z15JL;G\7)'3&W*)@R+I)3:X3CR4,G9<6J'837M+D3YR<_NAQUM;C@NN4[I]8T4C>O/+H M/*Z*S8=XYL,(I&UPG'FH;?YDNB.F-FT(KN%IH2&@AKKW)17~SS398L0WZV_-MB[9T^+&8BB>(<^~)S)AZ*G1@I/M?RGSY>=10YI4+329)E;,\$8*+~]FL,T_6(P(NOI^JGW)>NQ#QM7*RGW.HXMQJ?>#5XEQP77BH2BQD=K+Y+0SU7K/I!';6"D^9.=5.3-6I:GO-MZ9,2EO:I*CY;AC-M+T(<5&%A"YCMR%~*;<[MC53GGC2A;84[W0;K0<4*!VQPG1@H,LJ]5[*M0~IM-R19J,U,AN!L/SMO7-0/GT]OV7M)VAR<D;V0X17R~!:=3I:\$30O#++@/+J;N7T>;40%UPG;HH8&JJEY/FFOS>JG-MK@5I;C+VY9FX*(RV=W!>=\$*%+T];\$9H.F+TC1W\EP-041EHZM2<42+W0UJL1;TJEEJ? M3<+~]VMAQK+!+=1;=<\$57I;LX-KTJ0@%5A<@>UX*)K1+3]X13-Y 7*M;~]P10;?YJN>"L@4&0/717^J00%(-@+7I_Q0L;~"=SE>46S"S)"#W6*O=7 MO~# !M>)AR+PZ">UMDM&Y.NQQG&;8"VZ?BBB".Z #S#Q+;=&\&.M;W_"P=L M)<V\$HMF%G2^FN1^RM>.&~*Z#1^D6J]TH7K;RXP(%JM/8*2 A*\$=H;(<~\V M6@E10UJGEQ=;4=Z(*I^95,ZBN-LUUI7D]I/17Q37K=L07.MGYV5TOSRXC;_M\$3-GY6P=VRM-W-H965T\78?K/AHL1*#(76E94 G#>DDKJ;YXW= M6A/F)+FIDDD,UXK2A@)23KLL3BKP500IL[0O,V4RVA3(3;C1K196H%Z]M)Z%;j^2DQ*8)JPA 9NY<~?+?4.F;~]P;P?>SDWC.R3M:05 M+=f%+4&+XC4F]([55M34(8SC)~]6JX"(%A0F5EUKJ996BBT^7ZI,B#/U;#I&B MELN9JH0-LQ@WZY;)<<(&#&)(7KD3I42+5D.N86?GN9/3-!<G;X^A!%;#A?I-M2<\$55#-+C@+KR/T<2\$;8%U38Z(7O%U1*9\$;Y*1^>M2KJ;2R7TM?";<-;R9%>TER5M1^&~&@>G^?DG?>S]8LOV1XJE^RFV_M~"Q@WT9J?LRJ6>+~#%+<.%5K#EC!FSC?H H\$X;93M&CUQHV>=&R)OYT M.IW,W-2I,%M0X30>]Z)2&TH7W%J;4%YDVCF:HPZ;1HWQZ*3QUHDA?Z42^U M;B7(NC8WD-7>;86B-?@C;@#W&I-JPP.[QZ^TY-D#MY9HWC@;VJV>?ICDVY7MF&JG.9&GG8Z/8@]JOHM(WT4LCQ?7P702V1U.>H>3DPY?F.Z*/E;?Y.VN@^2-MZ\$+?7H+VT^>].XW/+K#~ M]*&-CXZ0/F;Q~>H-PH&A]M]RMY7M;K65WKT4I06R;WE"BC=,M1^47?YK9 M/^~.KFLPO-[OWW+?7K;U;~]L>^174L=B;.J&PT:&FXG>^M^VC^U^U.H MD-92QTRPW~ /3I#>?J;6-]U\$U@]J02P;WE" @-D4HG66;788)Y M9P 4UL ID ;X~]JW;W&K&ULQ9Q;HLV;6-M"N\$50PMTL6Z^=8F1-2*Y#BUO)&WW,.R!M9E8J]ZN1?~HL_2E8LTU%8*3V# M^U!;OG[ZW+\$\$QW0/+W\B_%2DI%I(X+,@YSG8B"@=S\$<KS} [GV_LH<@HE>]S4FR21.3?M7LLXNST;N(I@#RZBZY4)/QC.3?B6EY*J7J/M;~PQME+24R+;(L);F;AO;MYKJB<5-VJ#6HBN1M?>>E? R.H]Sj7;5W6?GXB]#H[W2>OJN!U;~#7?RN M*8Z0I\UPZCN;.K;85QW&M;~]D13*+M3V1U(4)A1+STSRJ?G96M/*J7U MK7KK*Q*EH1005_Z_C70_-6.V:H%;*3B>3 MB5=Q>_+Y)T4Q2:7>CA2Y\$VZWJB";#FT:<^>OMYI#WBB9%^WZ65;,&@O6H[" MKXJU6,BS@1YF"YG?

R_YYT0?MU\$ZIL^M;3?Z2D6W1+X9%;DJH;^FYM.XU,XLC8W6#BN@?GT5JX[^W44GJS\$3@- MK,F0,Z^&1=YM+O(^(M#%);?E_NG; &27,C%)L^CJ+KM.ENA20=? Q\$PB@2 MQ1 P#H(9FAGO-^,^AF&D9J^PD(DC^)^A# GC(O)BAJ&B^3YKVRGW5T^+4 M#0+?? C=%\$&I7\$4S;S4>U&F:P4Y(V,B: ^YXE/3^9^W[? \$^2@NA- JE,2B- MHVBFBIJDTSU^U.E^LTXH+832*)3&H#2.HIG:~:~)UQYY/LF_ (=FU!)VVBOW M5L3#HFWY+^0H@J(XBF9JZB:8=>W);^S>LJSDKU^L^P\$Q&O=:11*8U_:1]%; ME37JL#LZBEEH^V,H+832*)3&H#2.HIG:~:~)DUQHf^L^VLQMW;^AKJ0FD42F0 M&D?13\$4T^:JK#X^AGJ;_#Z- BD6W2LLE^%"MR%6>WK:j^H^A06@BE42B-06D< M13/%UR3.[00H5@?^G^&T\$J\$J^C4IJ#TCB*9FJK29Y=^PCY.*N;7/Q\$&OMH<^&AU MT,BXIGUOW@JF* (2.(HFSF^K^F#G@>C>Q#M);^,25K0-HT:H5<^SUGN@& MS9VA- JE,2B-HVBFH^XVG:/86 >+2^TD(HC4)H\$5^KC*)JHK;WIN=;^@DD&M5B/WO<2?I? ZI?J^+JQ8\$=EXM=F(M=F;M_Y\$T^TW2J^UGJ0JQI^H^0VD42F0&D?13;DU^;87;6SH-DUEI9^:11*8U_:1]%;379 MM6>?UKPOJ\$^45*M2H\$DTEI^;6M- F>@3HGSLP;3R0-LR^C(M&6&FHS9LV2; M_6Q?^PN2J-DDJ^1^3HY&4H+H30^I3HC- HIJ^B-J;6PH-DTEI9^:11*M8U_:1]%;34)M&>?I-S-L^9MIC-Y (5S>ZW>^&H FQ5-@J(XBF9JH\$F\$7M2 MW-^PQ_VCA@6=F@REA5:A=(8E,91-/;WL\$T>[3O^."P2FCA#;2&4IJ\$TJH5Q M%;W45I,X^8)T9T;JV:8AE7^ /GP=1709I^A*HU-@J(XBF9JH\$F&?7LRW1C6-MIYDG42IBT@W^45P+ MFCE#;2&4IJ\$TJH5Q%;W45I,Y^/;@>2J%5&93&4313 M-TTVI- NSXJ^JR+7M;^<6SG0I^F^H+U@J(XBF9JH\$F=^;LC^&0#(V@H+832 M^3&H#2.HIG:~:~)HWSY+NM3 3=H800@)K37ZJ^T^0,13\$HC- HI@:~:~J-BW M1^4_I%<^HX;VRKW^&&@;#51*(U^:1Q%;_75Q_#^4=;^*^S_)060FD42F0 M&D?14S;4%FF0ZL;^0[N1?>^OZ;38+;_JW^06B;#*51*(U^:1Q%VPIBN+=; M<+<@?^N1T^I=I06)YI?_R43-9Y05W^>;JAL72T@_#E3^DNJMRLEEC(O&^CO MKJ)W6^4_Q+OUM&>^P=02P;@_D4^H67I^D^N!@_Z2L-ID^X M;^JW;WK&ULK5I=CXYLX/TK5K9:M)=JTLU^RQ; M1#80;^SM>?JTNP15YS@(-B LA)06FE _IK^A\$ QS? M^KC5JPB@^AJEN;^W6EY? IF.^R6^Y;1XIJ06-Y^J^KG(J%2O(AX6:~%H5^EE MZ9;8EC?;)(^K=5V;V8W/^3)."KXF,0K618; M)=K&K;^C^O^X5Z&QY0HB1C>9^P^GV>#=#X@V^J^BH- JA9-JVQ7^#VC@T^T97I^K^T^M1K51%^PAWAKM5;&94TL^FMX^LBDRM^K7RHXEM@JX@D>3D5^Z10M8FRDYP;9&6F MEMA0^JG3- @5ZAU^CSPRRJ^H^4)C6ZJ^<@53<~^#7JB+^V^RQI^L^N1ZQ&;^_JN^?9#^=;@>G3@?2\$^/C UM?@M(XJ0L8BCZ<L MO^FM&^ZOL0>_QAZ:S6=I^>P^S _HY\$%?_E)UZ)UD6?%5-TOV-M0(X>J%QO;XHU7^;[510^R;V;#^#Y_3^L67_H0@0)-H<\$^R#10B^P5FB=0V@= MM\$-IDME%G;I(4^P;#7#^43#^7ISR16^L^RK90%?K^I)ELTQ31 MC&J^R>852GL>ZP_YAW\$^PR>[W5612/91I^K11E 4H;GE;I8=WW^JPN@??^R; MZSGF2%;P61Q41YI(M^6IANF^J5_T@ML=?Y(R3QPGH^@_?7<=>22^U-5)^&- (QE#&ZJ(MO>?QU4@R^JZ> MKU^I;DUPHY2KV;V\$F1+OT5%MSK1)0(U_W^7GNM;^>?7S;QVJ^SN3>3/7)^QD=C%1L&^7.RHB-!2;4HIE)020>1^Y;\$.6+?ERN; MQJHY; (-)=~%19N#H@6@;^46C0^F M(-17#-^S0&^>W#KNJ^TJR;SW<6IZT4;@)^&M^*QYYP1H+@Y#|^_1^X-^J M^5^#J^ON^H7Z/1@<4;90PVB= <70C^;9ZS^0VZ^H^CWL^R;R0X-LI@^S+;TV1QK^=J^YI^Y^D=J^M^91^?Y73U^MAOXL5-MFH^JW+6YD^8K^L^<D6YHJ;D2^G9TK74=I; <@>+^0=\$^4+00^JT^=TV9 M8QJL4)4MS-OM^#DH6^&M^AMZ^<^YL^0WJ^ZM3\$>QXOCWJKGZ@AKI?;0I^M^N^H+@>^O^V^J^7I^7/5;K7M7^XK9S(= <I^YT\$2PLVZH(%&C#L^IVSL=^H^>NT^110I2L^J>T6^*^T)MRT4#W M^8MB^JDE\$UYFE+)^\$VU^@3+1X4;0Z%^H^B^A5;H^6-W^IPX4^D7@12Y;U^T M.2A:(H60J^U(PH?V)6^L^C9A(1DF^984L^?^\$0\$;TCM&Z^<^?YRW8UBUY;5 M/78WJ^>^B>;A#^\$ Y0PVG<I59J^Y^#M N:20L 408+ ^CKFRKJ+KGU5;9VQY^7%5 M22=+64F1+M^2+M^J^L V6B^J^H23G(5=34KD^*LDL^R^XR^TTFD6^T^&H^J^S M;^U2;5<I^_5[E^D7U?7&A=< M2IY5CRM&53I1-E#UCYS+IY>2X^"[-(4\$#^!10 (-)^%!%GD^S7> 0 M;^@0 9>&PO=VJR;W-H965T2K@B^I36ZZ266 MJ>>^G(7# ^GACAHMGN:94H=>R^J;3(62NUN7=F;UI2>0MWJ^OBRY*(F^5I^R^M^Y490DM^&9>)%BSXO=DK#^&0-KMD^AQN^RHG^JGC+^M^?"; M=+@^SI^URV_YR^TB^A^I;Z5=\$^AXH1^%_H3C^J^OUJG3J^D-#Y-WWC-5P4_P M^R^I^A!-=L^%RM1^I^03E=DFVA00+=K^I0_> +^;E^I(^B_-M5K/0=E6^EZVQC^" MDE7+^WEM01P8@!^!^6X<^!@/&^\$0M^;H3V\$K4X0J1;U^" [C;QU^"F1)^Q M4/=\$EH- W01#3;^VIEZLTHDR5P^<K13XQD1M^M6\$CU2>@>9K(BBZF)^6^&O^MT4^?T^)_B^JP-7Z-RD=1^2)6(5>J^J8DC?0^?>UGPK297+H:M@^/JKF[5I/S^H FOW^J^I^<@KJ1^HEF5T^JQB/SUOGYQ>X^%#P/O83S@LPIG^+^ N^&80^&0^%0^%M^C^J;DA&M1PY4-\$G^%W7<^DQJX M^A^OZ6SZGLYF^<3L\$[?^D^I^<^J^I^7V#G8%7&2VJ; M@;8VKFWU^O\$REB^I^@QX.21KJG^DQ^FQ^FJJ?#^I^D0I8-C-E:9 FN%;=11EU M44;?C?^J^?;.%5Q*1)02;+.%59%0I#B^J^RME.^%V^X B;^6UEK4-7=##\$ MCWX4^U\$B^RF+T1304;Y^H.@JYN9L@C^GAU^W\$&^+YQZ@P8TEK^GPEZ1;JY MD5-A1\$;B;^SEVLR4I2D-3J1^TI^%(SI^XO)E M:~% (KU^;L^T^MLS1^O^90XV9^; ML^R^V^)(WIG^;8J^AZG^H%J^J^0^J^Y84W^_X^J^CQ:P27 ME^I=JE\$.E9B(TLKNW84R4\$WFW2KT/65=RKU.U.^"M_V" [%5Y/DG;^>K5<+?Z^LB7R^Q^W^J^IDFK906%K;71X16^;84*80,4J,L M^*M ^#YDIT^#VYF)16K^DHL(2L@CN8HWNK5VU^I^I^K+9;W_PJR:^I7VJ^K^GU3?# M?7/^TS\$BE42%70)74^P&I%YI^& P ^@T !D !X;^JW;W^K M&ULK5=^D^H^V/TK&G^?22G<2_G+;H^974RG>4BS M\$YKD(=,^85^<^M^9V6)2C^0?^J^KV^N^*PRJ^ O8(CU^D?2U=5D+^23V@/HR^UHSIW9I&I ME+)^.*#7+3Q^HLJBH/^> S^QGS^J^ISP;5JOM&5EYU;M7<;2I^?MH0WMV5) M^P^X^R^4G\$K^I^<^?+7S/^J^SSGLU^<^\$5)60CR9EW? IU/^B^I^H@T%Q;|^=5S(SQPX3C^+Q_Q; M04^#EPBFJE^R;V(JAR2ETJ)HP^B^"(N^U/STT1APID;<.^"I^T 5\$9PIA PBO M^J^J^- &U/O^0^7^K;57QL54TJ(E\$BCV1)AK9S\$E?H5&OW^N^LI22 R:(TJ/ WMO%\$%I^@=0Y^4,FN9_39Q-7%;#^I>YJGN_3TC>^ZXWBBQX^JD%'_?C M;WOP+FIJA07/PAZ^7L(E; RS3X/E^A=-F%; \$8T3H^D&FRS41A M0C9;^0009M^X^?^N[MCFJZ+BJZ(6EZ).J;Q<->Q4L4^X3RE#^14\$;R>F%J MDW|^>\$(X^H^A^I^BE(^+@)^#EFN;7;408Q/QN8%PXX=UJBP:X>=J^RQXQ+7B1VC MUHY1KQU^"X6TUV)^I^6^* 8\$#^*4Y. FZ@J6 HN8PM>D? V4;C^QWJ^JB.2 %5 M7(N1;3EX@5W 3:0 IE? 9I^6A<^;^\$L6RA/KXJ)^/^H^I^=FC%^IYDXKZXO M7-Q_ 1_YN# JQZV^<JQ2\$1I;KMWBQQA347PYV1\$BV^W#@9=(Y7U@J06& M2P+S VX-S%\$;YHFQ;@>2(E1I3-L^IEOCIV70Z)^X6(QH3@O;)5^XL+0^I^P M^A_PQ,O;ULO;7J8Z):TZ;^UK6JONV+ZR5%?9<7V^G^S@*Z2_WN^!^I^W^LX MKWJ-91E4^?=12CU[F#18V5J^T:A^M-A6E?1^*:S+J^<-7LY F@^#I^G^FAGUJ^!^!UO; 824SL^!10 M (^)!%\$E^9.H.^04 I> 9>&PO=VJR;W-H965T)25W;+QB&8\$%9"9PRQ?> MQ#Q\$3Y(AHHJ)^=QY+IB^Z^T^H@NYXE) UW(XGMXR^=8M6?PPAH2-\$5E\$= M:WSX8\$^9^U^A^M^@J(YZ1I\$B^L^;TIF 7 K/ZIP16;^JY@^X10^M^J^SZUT^_5,MV 7 /A7@ G\$RN;B;^E @R^C^ZB)AJ+=G40Z9OAI^*A(D; MBG>"R=I0XL1X^A\$1X^*;PL03NF?_9^H8K81WD^X@R_B_3/L-?1G>CK<:G+G==;=UUGWVN^36\$HX;H)78FF5 M8I6^*^RSQJ(^(-+^7C_6140>4J6<-61RRX^MH7. M^U^V#8^-2FGDVRFD|52>9I(JLHWBL5|[6QC[^)!@BG(-H6@P^MZ;?<.@ MRS%VIE)? TNW8)IF?J3=JJO;2GVNBN>9=6^J!L;OV>59JLZ>O?>BW101Z MM0JQ;N\$N;(^ MW^<^XT_O^K.A7723;32>;J M);TD544=TKG=99?)^L@0NYWQ> (^-N04_<^Y^9+OL@-8*B\$5MMMW^H)HG_Y M>?>J091D;& JJZZ=SLX;S^YCY5EO^*KG;?MJRZBOC(9G9&QJ^R^K69U^KV^X_Z M^Z; Z; WJ5 4N7&SR^I\$A&4QD(E)^?#.^APW3%L^8^F^#8T,7<VQD&O:P%FJW MH166L;2%L-7)^X9P6(9PV^K">RI(U2J^X>^&CBAKV17006(9?I MV(C;MU^)*U2&8ZAFW5FGFM^KTP7-C8Y59@;|^#FL(1P20A1<3+97K%;(R6-Y^M)O21IWI^ITRN^I%&B\$5L>^V(65_9A8CDFM0?BV=^&?T T);S22^T)P 81S>J^U #0MS2E3&R24(12G?GLYKXQ^<W^TY^Y M++ MM+^Y6MD^76Q5V7?^A/GP=@K0<"6ME6FME+K;J^M3^?RJ8X\$)/DQ^ M^I^PW?_ZTL_DDV7:TVO0;CG5T=-TE^;@JRY^#&^"VCS_6^(@@<6.0M2;Z6MEF M^_@.; X_9MG^E; WM=;%4I=[D];DTDQWJ^_T BD,P^C9J.PR? M^+<-5U)J^M^%VS[PQL;V5J]5FE-S76Q5253R7FU9)=9X0;4@^_O(I^A)Q^O^C^*^C^)=I73>^H M^ETEQ^#6V2VAH^I^NY>>096EY\$ DYNW^KE4 PY10WE_P I=M4?HT=6>\$TU@QD M37;9V=UU\$;J_4K8.DPXBF ENV=<.(ZL_SV,7I1- ,TNOQ94^IIGCP\$0^YAJ M.(M7E(KG%V6@O_>_P=02P,\$% @_D4^H6=B^*J\$^@_J_O !D !X M;^JW;W^K&ULM51=3JLP%/TK5QZ:0&(D30N;6I^I MP-J U585V^ZF;C);6+ACR^>^6&_2K;^I^D6BO.TAL^J\$^YJ^K75M;^/KD\$ M^>M%)2N5%KB-KS)^OE@XJ|^J.BJ^C+8Q4G^JHZ<^;U^7D60DDF6F>^XJD^S(HJC M4UOD9DE2;Q>C^NEN^V^O&G6859^VX&9J^L^*TF1M^I\$X;Z2=FIJE/OLE5^H MG3 ^+^I&J;O@&(4F)^#X^KM^J.X^I^NS&^O)68I4\$02BPI;^#?K/ 210Q\$ M7L?^CI/U2P;@;G_+?AVJ>RJS^O#2R)^BHF;^/C^H<^&7DF9F 0TI^Z>!KS32 MQ3^LNJR40;ET9%0^J^@4T)N6/W7L /LCV K-D4? =FH:CRBA,0%62.FWSN4 M^A^>^("D[VHL;^")JAKG^Y^E^L^+AO!P=P^6^TJ;7^SR#O:PSO# ME9\$KH6OHA^ S4DA!SZJ)?J5^NY:WF)8^+^V;%= (2O>OQN^%;%ROUJS^P/D>J^PI&^1W9C=^WA^JV^*^&^L.DNOZ=PPG46F^ILBD&^ MYLE^_EDIXC^>W#>+2VT XD+CTI^/IXRL)L[M@G(M+&N^YX;+H8G=QC|^+.\$ M^GU180JL@7)7^H20^>51+ P04 ""106A9K06L=+0^"-&^O^'AL M+W=O^SCN:"ODHTH0 M- 3RQE^N^QDVNB=7;BNBA)D11+5%AMR,K(1D1)NN7+LJDTCTH(HBEKN^YJ9<1RIUP M5+R;RW D,R)^7F(KMV.DXSRI(6=)UH^<1-QE9XQ+U73;7IN=6 M^*C^ER^I45^"2NQL^SL75N9?3^A^<^M^J;^!.^H1XM)UI^/8^"X0I1MHJ\$/8 MX 33U H9C)^J^:=^*0/KJ^?UVI^*I^?)^%Y\$^&HW&AD^IOP=B7)\$UONQ_80I M^SVK^X^E4^>^P+><^<I^@Y\$N=^*^J8(-.1?)^G^W3K4 QX 3X"" ^+C^I07E M- E^4FQ^VME&S38^JT6T@<^/;LI22S^*39P.X^J(QJLJ^P6\$QS 17%;^1AY1 M5^IRC9K05W^"&^S;I^"V @TJ#4>F 7^WS/I+^J^AL CDJ^E^&H7R^*9&J^IRFPNQD^8R)M12M&7R/Q MA^V@F:52L^?3 M^ZFFW&^I+KW%\$S? 1+RPXUEM^I/^YH8^P>-2V_P#J3^BG3X MMJ57R05FJH^J^I^Q>|W|^?5XQG+J^I^96BG^&^\$OAM_Q6+6_NZVXORCL@_UYO127)DP MKSTP5FIY^90=+;+B@^I^M@D+BF9B^FN4=H7(R97FAGSOV^JG^<4D_5I+ P04 M ""106A9I8>S1FL^40 &0 ^AL+W=O^IIV3K51K72(2/%BUK.@)&K.PU^I^G)59;#V2#M3DI M^H8F5^MOMTH9+DKJ^D081J\$TK^I^BO@S1Q>|^I^IB#^>^J41^W!;^3[8FHD M^)*^8H59QWCI>^&W&^I^&X^H8XBL=PO|B&PX,CT^53^<^HM-^Y^ZOW^60^*;P MHS?@%>^U2IYR;^!@.IH+^W@U3^*;J^UIC4AF^OI@KFA)7^N^I^IQOQI^ISY5CM^J5N6 "G4;2VZH8 M,M,*\$P^%R^JKA^F;6C;80I^8(C2YJZ^7;6ZYXK4@ M82\$EO01VEJ^/T^4\$L^#!10 M (^)!%!%G^TG@X!O; '\$_9>&PO=VJR;W-H965T #;W_YUJ^1RZ^R8;0I^Y8 X[300\$DU=TN]^5GQ+^W@EB^VRG- M^UY^I^C93S=2V\$W^?L,N^R0ON MM^&J^OJ:P830/2.^J^DGI^;B.IYHA^P^O91P^2P1+BM8099)D^B&8I-4VM=2K^N M^Y8>5GL7>^J^G^&8D^Y^&J^EJ^I^S44PP^O.GY^A^AV8I^C^1)6^5%FJ^K6L304 MK1@G>2,6^I^3CHK^I^CIR8.PJ\$>1@+0+K4. <#B-P-P^J^5P^1 \$#X_UX0^YUO^ MHT8PJF)?I^ZN^M(I^YB:4;I^5UH(F^ZIT56H1X+20^J^<4_\$V%3KNS5?W#^I^Y7 M4^ 4K,65H3,?.\$XS=H|^>H==^I^RS!%-A\$YI^*U.A10Y^I59.L(V48WI.)0T\$1 M0JRA# KU\$G\$UZH>?RRW;JUW>J5U00I3-8#9+AOD658PZJ^J^J^OG4_ZO;1R5^Z^?+ M^I^YH^JOW^*^I^J^72;C;N^+9)WXYVZ^L^G88^N>3L1^?RKFK8E3B^ MTJ^*(P.Z!LU^I^H<&1^Z\$J42YJN\$21AH2+87H^*8^*773J3=I#7)1F.M.E\$8E0^K8L!DL^J^>3+G/V^NM/6G:~:~)YA;P>0^MHS^L^I^1%_OIK/3 MR-TW^OXT.^?N@5^8:62V1GMA=^JP.B>%>G\$J^Y^A[^EKCCV4E:1Y4P7R4L M4 D+>=^VICQJ^026Q^*A.LN^K.A J8\$SBV^Z^W3;I^I^O^HC^X)6W6NY^*7 MIE,E+&%)^"Q7JZG3J.T^B^BR:EX8BLBPJ^OJ^QIYU^&Z^+JBTXF^>98J_LF^J\$ M^U6W^L^XNAF^P^129H@QEL^"NC^K^A^M^&YQZP\$E9^P MJN^B^OD+I^K^M05#^%K0@J5E94&1O)0%4;HKYT%=24JR&D@%#_JJ7AP4A E/^I3+XJ10M3^?V+10Y87SN>S)^I^SHR+|^?A6;K+^YZJ^WTZ.NK=G5(NQ^T, M<^H^S^J07STAZUL^S:@+>^FW@P_UEKE^ [C%&^KC)QLE^U/HB8/>^".J^*Z M^XJ01SADG>8N^\$<^G^I<\$36V 2/ITTS^C8=Y^;IBBGP;T^JDH-X^X2- 0CB;2@;L MG12,KVVX^X%9R4OI^5W^V^VDH(D? K!P^J^M08\$W>0HF2FFTK&I^/6V/P&^;AD MG+<^<^X-C^<548I^K^<4I9K^/H^I^GV^KK3^N23K^I^L=A^P1STR+34F94MC^A MOPF-AYSF8\$>R^0+N^JJP" ^J^I^J^W@A@&T;3T&EGE;^>J^I^Y3NY5_6 MG12&U3VJ^-HWM0^J^M;^;W=MK55^?U^G9?J^J^+1UA^E KJ^K2C^U;^Y6W M^K/L(9Z=515?? ^%L+@^I^J^_JLP^?&O;^C>HI3L0.M^I^J^(+)^!^I^D1-)H=@,CT DX,W^J9^B@N6950I.G3I^I^J^I^R_GU^<(SF9,G5;ON_~^J^I^@V9L M6:3M^J^MBB&94U_X.TPOC^IDBMM^M9C(Z^IFD28KYU/3^I^J^S87\$)^1^*W;58QC M,3<^&K^*;<^<XEH7^_S_S2=^#Y6 SSECBI!.4D^*>R7,C\$?#=-R? 5EWN^:11% M=8RMZ&3B=##I^M^J^X<=>?2;#&\$P^E^Y^ZVUOANXQ^7R=I^U>_I4A6 SQ2L1FRF^ MUH^XUPT8>K>K;4P^& @N8+4#^&FX=J^DW)XI@55\$OV!;.(VF^*(5"+^AJ-8V1U M80BX^P=[2J(H3=T(8&X^480A^I^3B^".8 /&I^%)GWX-[P^B^I^X+NOYOCOUI+ M P04 " "106A9EXJ|^, 3 @^"J^R96Q\$+RYR96QSG9^Y;L P M\$#J^Q^>="^?0(8^S9Z6E^/D15J^/V(^I^0BD6>OZ.^I7&0^Q^EY3P2W^YI0.TX MI+^>^J^I^C1\$%)ECM6X 4BV)8JISI^"KMOL^C6TD^J^VV-^L%L^HL^D^W6060 M^I^W.D5XA-E^M_G;@2=&4A(E@6FD7)TZ=I^7)^Q_0T^FO8R^Z^EOH^?7^G^H5^J^W&EC^%BM/XU M@LD/I^X 4\$#L^!10 (^)!%!%D^J6|^+;Y0; \$(> />&PO=VJR;V)O M;VLN>^ULQ9G?;JLV\$(^#_%4)/;^;UH^X:5 7Z.)T^J M1FSD=^"EDWVH1^#HD MY33YZW>2ZX9*M_-&#&%)&7J^I^FZ^J^RA^?^#FVUKK^>^J^72D^J^C;^J2Y^YMO MH9;V-[T^12.E-K5TU2;D=T9D(7= KBZ&B^C1614231IX^"N19FY>#>T^J^RA M5M39=MPA/CGL;8I^J^FACQ16ZQVG4?^X@C^4JK^J^B^FD^TCH3=ZH<M<^G^K9RL MEKG1536-XL/ ^TB^>ON90NYDFO;J3BOY0I\$;HTF8R^J^P1&==T8WOR3&=>1^ MAU;CJ^I^L^B9=/"T^&[0\$9D7+G;^&#F1<>8DD^<5

```
"P4@CY976%!"(58MCCCT50[R82"$3$1+^DWB0*0.9GA(RJ2 S(C(I)63F09XQ MD>>GA#SS("<,Y.24DI,/AIR/#|EY+D"><% 7IP2L*#, ?>
@@@>6,V4N%3 M-R"D*L0,&YPU[5UZ27S,9?-QV$Q?Y<6+7&(A0%+ISJS+G&CT;=DI1/8.K>P M/J7T%,C)O[LE]G:@W7M2=9'XF02!
[.)%XE&W,FJR3".4%=@=TP5[FNO:SDJWZT.1$@65PVW92-M8EU(XQ[F:RDAE95?JP@Y$<2A36"@0">^:FOI8>,2?QPX[U-INL9#F8W-)]3"6>)+
5V(CMS1+,.,D@4WQH^0FU2+2FQ_+DX3R31/?&S:AAD MXWR11/,%5LD0:VA5^=#,)QSDB# MKPW^JT$U4-U;SB:18(A$@"@S&EE'$X3A=I8%WX<?
28/O7 M$W/E@.Q!-8'R>DB#:P++_6]U[C+Y-O"H24LT<-V!YJ3)_0_K^*SU1 JVJ$ ME!-
@G8B>=|=?"T7""MP0Q&Q=2DDKZE5(8!>,XJZ0FL,"8<5K)WE0K0W2<M5{3>H58?4S.*UGHO0Y_*3P<11,TP6
MV#?"05L,#B)Q=LLXNH<=>90$E*BC^INDM]>=>RR&=LM(#?#^7JLK-V-4C95=45J-M^KEL5Q"-2X??OI7U1+ P04 '"106A9-2S55:X! #1&P &@ 'AL
M+UJR96QS+W=OE0G^/^T,3>Y52=MX[S8H]1,.1?7-W-J8[JNPOEV95NWIS+=ENW.->7Z6.Z"T%)@Y-K7&<5B)CJS-MM[HVX3]3Z^WVL Z?]7Kf%,
HC[VNBZ<1"]%GJKLMV%." CNY-D/YM-MBOJ K01Z^JM'HK-MZJT?>BOJ K01Z^JM'HKZJT?>AOJ?01Z&^IM'H;ZF?>EMGLX1-,TJC4IO-M0[V-
00J#08U-,TJC4IO0[V-0J#08U-XJZ?>P*]/KM"23VJ-GD[OCWK]=~H=T44'=GS6/SWTEUNMT;GH^+Q[G.^X'6~M'?46OU!+ P04 "-
"106A9)OJ[I4! #<&P $P M#;VYT96YT7UIYM<&5S72YX;6S-F60U-338D(HDMVUUX^SKA M1VIHR(J=2ZQN-.C+W2=IGT;6?
(9;9UU;A95'A0'AA$;4&U-Z&SZ[4S2RR5+EH+]@O M;+UF03?'FE[EPS];-DWEJ[(4OZ=78TK2N.&H2:B9QUW;G9]'GV0&['VS&BP M4-,J#I4L6W%G-
J5Y-)B3,9=9Z7?64Z7=>A)7;&DLI<b>3K'MZ#+ON=?+AA MVC-YU7Z=3])AJ?Q8;5R8F?+7[8XC;M')@B1J67_$4^-0?KHU[{}H8R7M4'-MZ_W0=M7-
P]Y%NN?Z.O[XI'I'A#@&20X+D2$!RW(#DF(#DN-7)<0>2XQXD!Q^C M!$A$!="#D=A*D>!D>A^D?!D?A^D&UL4$L! A0#% @ D4%H61AF!-SN *P(-!$
M (-IKP & I08UIR,WIS+V-O&UL4$L! A0#% @ D4%H M69EXM,% #1@ & M@($ ">&PO=VJR-W-H965T&UL4$L! A0#% @ D4%H M6?XI#>>!P H5
!X;JW;W)K&PO=VJR-W-H M965T&UL4$L! A0#% @ D4%H6=49ZZD P *P !@ M ("!0", 'AL+W=O&PO=VJR-W-H965T&UL M4$L! A0#% @
D4%H64)VCO#=- @2@-1@ ("!#$<M 'AL+W=O&PO=VJR-W-H965T&UL4$L! A0#% @ D4%H6?T4 NUR P D -ID M ("!UD 'AL+W=O&PO=VJR-M-W
H965T&UL M4$L! A0#% @ D4%H64R,X1P@!0-@T-ID ("!6X M 'AL+W=O&PO=VJR-W-H965T&UL4$L! A0#% @ MD4%H67*8X-(2! EOD-ID ("!$P
'AL+W=O&UL4$L! A0#% @ D4%H6?N2RV2 @ MNP4-ID ("!E@('AL+W=O&PO=VJR-W-H965T-!X;JW;W)K&UL4$L! A0#% @ D4%H60!ZCZM# @
B@8-ID M ("!&PO=VJR-W-H M965T&UL4$L! M-A0#% @ D4%H6282?>GB1!@P-ID ("!9X 'AL M+W=O&PO=VJR-W-H965TV;00+-+9 "M@:ZI
!X;JW;W)K&UL4$L! A0#% @ D4%H M6>) YQRN P 6@-@ID ("!4JX 'AL+W=OCV$# !O!P & O M @ ($WL@->&PO=VJR-W-H965T&UL4$L! A0#% @
D4%H68&LBM%;0 @ "O M-ID ("!T+@('AL+W=O&PO=VJR-W-H965T&UL4$L! A0#% @ D4%H6<+6+9!P#P *P !D M ("!,@ 'AL+W=O&PO=VJR-W-
H965T M0<-%,9 "M @ "7K; !X;JW;W)K&UL4$L! A0#% M% @ D4%H67!D-N!!@ Z2L-ID ("!*N 'AL M+W=O&PO=VJR-W-H965T??Q@-/H-9 "@9-N M
!X;JW;W)K&UL4$L! A0#% @ D4%H64ID-MZ@Y!;0 QX-ID ("!CO('AL+W=O&PO=VJR-W-H965T&UL4$L! A0#% @ D4%H606'LT9K@-%4-ID M
("!HOT 'AL+W=O&PO M=VJR-W-H965TGM0$-P,-3"==<K-0;0VJN=&5N=%J4>7E&UL4$L!@-V #8 L0X+I/T-0$! end XML 60 Show.js IDEA- XBRL
DOCUMENT"/ Edgar(tm) Renderer was created by staff of the U.S. Securities and Exchange Commission. Data and content created by government
employees within the scope of their employment are not subject to domestic copyright protection. 17 U.S.C. 105. var Show=
function()Show.LastAR=null;Show.showAR=function(a,r,w){if(Show.LastAR)Show.hideAR();var
e=a;while(e&&e.nodeName!="TABLE")e=e.nextSibling;if(!e.nodeName=="TABLE"){var ref=((window)?
w.document=document).getElementById(r);if(ref){e=ref.cloneNode(!0);e.removeAttribute('id');a.parentNode.appendChild(e)}}
if(e.style.display='block';Show.LastAR=e};Show.hideAR=function(){Show.LastAR.style.display='none'};Show.toggleNext=function(a){var
e=a;while(e.nodeName!="DIV")e=e.nextSibling;if(!e.style){}else if(!e.style.display){}else {var d,p;if(e.style.display=="none"){d='block';p='-
'}else {d='none';p='+'} e.style.display=d;if(a.textContent)
{a.textContent=p+a.textContent.substring(1)}else {a.innerHTML=p+a.innerHTML.substring(1)}} XML 61 report.css IDEA- XBRL DOCUMENT"/
Updated 2009-11-04 %/*v2.0.24 %/* DefRef Styles %/-report table.authRefData { background-color: #def; border: 2px solid #2F4497; font-size:
1em; position: absolute; }-report table.authRefData a { display: block; font-weight: bold; }-report table.authRefData p { margin-top: 0px; }-report
table.authRefData .hide { background-color: #2F4497; padding: 1px 3px 0px 0px; text-align: right; }-report table.authRefData .hide a:hover {
background-color: #2F4497; }-report table.authRefData .body { height: 150px; overflow: auto; width: 400px; }-report table.authRefData table {
font-size: 1em; } /* Report Styles %/.pl a, .pl a:visited { color: black; text-decoration: none; } /* table %/-report { background-color: white; border:
2px solid #acf; clear: both; color: black; font: normal 8pt Helvetica, Arial, sans-serif; margin-bottom: 2em; }-report hr { border: 1px solid #acf; } /*
Top labels %/-report th { background-color: #acf; color: black; font-weight: bold; text-align: center; }-report th void { background-color:
transparent; color: #000000; font: bold 10pt Helvetica, Arial, sans-serif; text-align: left; }-report pl { text-align: left; vertical-align: top; white-
space: normal; width: 200px; }-report td.pl a.a { cursor: pointer; display: block; width: 200px;
overflow: hidden; }-report td.pl div.a { width: 200px; }-report td.pl a:hover { background-color: #ffe; } /* Header rows... %/-report tr.rh {
background-color: #acf; color: black; font-weight: bold; } /* Calendars... %/-report re { background-color: #f0f0f0; } /* Even rows... %/-report re,
-report.reu { background-color: #def; }-report.reu td { border-bottom: 1px solid black; } /* Odd rows... %/-report.ro, -report.rou { background-
color: white; }-report.rou td { border-bottom: 1px solid black; }-report.rou table td, -report.reu table td { border-bottom: 0px solid black; } /*
styles for footnote marker %/-report .fn { white-space: nowrap; } /* styles for numeric types %/-report .num, -report .nummp { text-align: right; white-
space: nowrap; }-report .nummp { padding-left: 2em; }-report .nummp { padding: 0px 0.4em 0px 2em; } /* styles for text types %/-report .text { text-
align: left; white-space: normal; }-report .text .big { margin-bottom: 1em; width: 17em; }-report .text .more { display: none; }-report .text .note {
font-style: italic; font-weight: bold; }-report .text .small { width: 10em; }-report sup { font-style: italic; }-report .outerFootnotes { font-size: 1em;
} XML 63 FilingSummary.xml IDEA- XBRL DOCUMENT 3.24.3.html 257-204-1 true 54 0 false 4 false false R1.htm 0000001 Document Cover
Page Sheet http://www.cohenandsteers.com/role/CoverPage Cover Page Cover 1 false false R2.htm 9952151 Statement Condensed Consolidated
Statements of Financial Condition (Unaudited) Sheet
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Used to reflect the current portion of the liabilities (due within one year or within the normal operating cycle if longer)."}, {"auth-ref": "us-gaap_AccountsReceivableGross", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccountsReceivableGross", "crdr": "debit", "calculation": "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited", "parentTag": "us-gaap_Assets", "weight": "1.0", "order": "3.0", "presentation": "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited", "lang": "en-us", "role": "terseLabel": "Accounts receivable", "label": "Accounts Receivable, before Allowance for Credit Loss", "documentation": "Amount, before allowance for credit loss, of right to consideration from customer for product sold and service rendered in normal course of business."}, {"auth-ref": "us-gaap_AccretionAmortizationOfDiscountsAndPremiumsInvestments", "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccretionAmortizationOfDiscountsAndPremiumsInvestments", "crdr": "credit", "calculation": "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "parentTag": "us-gaap_NetCashProvidedByUsedInOperatingActivities", "weight": "-1.0", "order": "7.0", "presentation": "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "lang": "en-us", "role": "terseLabel": "Accretion of discounts and amortization of premiums on investments", "label": "Accretion of discounts and amortization of premiums on investments", "documentation": "Increase or decrease in the carrying amount of investments due to the passage of time and the effect of changes in market rates and other factors."}]

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As a non-cash item, this element is an adjustment to net income when calculating cash provided by or used in operations using the indirect method." } } }, "auth_ref": { "r92" } }, "us-gaap-AccumulatedOtherComprehensiveIncomeLossNetOfTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccumulatedOtherComprehensiveIncomeLossNetOfTax", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited": { "parentTag": "us-gaap-StockholdersEquity", "weight": 1.0, "order": 4.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Accumulated other comprehensive loss", "label": "Accumulated Other Comprehensive Income (Loss), Net of Tax", "documentation": "Amount, after tax, of accumulated increase (decrease) in equity from transaction and other event and circumstance from nonowner source." } } }, "auth_ref": { "r19", "r20", "r75", "r171", "r553", "r582", "r583" } }, "us-gaap-AccumulatedOtherComprehensiveIncomeMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AccumulatedOtherComprehensiveIncomeMember", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfChangesInStockholdersEquityAndRedeemableNoncontrollingInterestUnaj", "lang": { "en-us": { "role": { "terseLabel": "Accumulated Other Comprehensive Income (Loss)", "label": "AOCI Attributable to Parent [Member]", "documentation": "Accumulated increase (decrease) in equity from transactions and other events and circumstances from non-owner sources; attributable to the parent. 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share (EPS) or earnings per unit (EPU) in the future that were not included in the computation of diluted EPS or EPU because to do so would increase EPS or EPU amounts or decrease loss per share or unit amounts for the period presented." } } }, "auth_ref": { "r215" } } }, "cns_AsiaExcludingJapanMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "AsiaExcludingJapanMember", "presentation": { "http://www.cohenandsteers.com/role/RevenueDetails", "lang": { "en-us": { "role": { "terseLabel": "Asia Pacific excluding Japan", "label": "Asia, Excluding Japan [Member]", "documentation": "Asia, Excluding Japan [Member]" } } } }, "auth_ref": { "us-gaap_AssetPledgedAsCollateralMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "AssetPledgedAsCollateralMember", "presentation": { "http://www.cohenandsteers.com/role/DerivativesDetails", "lang": { "en-us": { "role": { "terseLabel": "Asset Pledged as 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that they present insignificant risk of changes in value because of changes in interest rates. Excludes cash and cash equivalents within disposal group and discontinued operation." } } }, "auth_ref": { "r25", "r166", "r723" } }, "us-gaap_CashAndCashEquivalentsFairValueDisclosure": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashAndCashEquivalentsFairValueDisclosure", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails": { "lang": { "en-us": { "role": { "terseLabel": "Cash equivalents", "label": "Cash and Cash Equivalents, Fair Value Disclosure", "documentation": "Fair value portion of currency on hand as well as demand deposits with banks or financial institutions. Includes other kinds of accounts that have the general characteristics of demand deposits. 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Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": { "r25", "r89", "r188" } }, "us-gaap_CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseExcludingExchangeRateEffect": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "CashCashEquivalentsRestrictedCashAndRestrictedCashEquivalentsPeriodIncreaseDecreaseExcludingExchangeRateEffect", "crdr": "debit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited": { "parentTag": null, "weight": null, "order": null, "root": true } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited": { "lang": { "en-us": { "role": { "totalLabel": "Net increase (decrease) in cash and cash equivalents", "label": "Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Period Increase (Decrease), Excluding Exchange Rate Effect", "documentation": "Amount of increase (decrease) in cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage; excluding effect from exchange rate change. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. 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These shares represent capital invested by the firm's shareholders and owners, and may be all or only a portion of the number of shares authorized. Shares issued include shares outstanding and shares held in the treasury." } } } , "auth_ref": { "r69" } } } , "us-gaap-CommonStockSharesOutstanding": { "xbrltype": "sharesItemType" , "nsuri": "http://fasb.org/us-gaap/2024" , "localname": "CommonStockSharesOutstanding" , "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionParentheticalUnaudited" } , "lang": { "en-us": { "role": { "terseLabel": "Common stock, shares outstanding (in shares)" , "label": "Common Stock, Shares, Outstanding" , "documentation": "Number of shares of common stock outstanding. 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Excludes changes in equity resulting from investments by owners and distributions to owners." } } } , "auth_ref": { "r21" , "r176" , "r178" , "r184" , "r541" , "r565" , "r566" } } } , "srt-ConsolidatedEntitiesAxis": { "xbrltype": "stringItemType" , "nsuri": "http://fasb.org/srt/2024" , "localname": "ConsolidatedEntitiesAxis" , "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionParentheticalUnaudited" , "http://www.cohenandsteers.com/role/InvestmentsVariableInterestEntityDetails" } , "lang": { "en-us": { "role": { "terseLabel": "Consolidated Entities [Axis]" , "label": "Consolidated Entities [Axis]" , "documentation": "Information by consolidated entity or group of entities." } } } , "auth_ref": { "r124" , "r144" , "r192" , "r399" , "r400" , "r403" , "r404" , "r469" , "r713" , "r897" , "r900" , "r901" , "r945" , "r948" , "r949" } } } , "srt-ConsolidatedEntitiesDomain": { "xbrltype": "domainItemType" , "nsuri": 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As a noncash item, the net amount is added back to net income when calculating cash provided by or used in operations using the indirect method." } } }, "auth_ref": { "r6" } }, "us-gaap-DepreciationDepletionAndAmortization": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DepreciationDepletionAndAmortization", "crdr": "debit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfOperationsUnaudited": { "parentTag": "us-gaap-OperatingExpenses", "weight": 1.0, "order": 4.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfOperationsUnaudited": { "lang": { "en-us": { "role": { "terseLabel": "Depreciation and amortization", "label": "Depreciation, Depletion and Amortization", "documentation": "The aggregate expense recognized in the current period that allocates the cost of tangible assets, intangible assets, or depleting assets to periods that benefit from use of the assets." } } }, "auth_ref": { "r6", "r219", "r224", "r232", "r729", "r730" } }, "us-gaap-DerivativeAssetNotionalAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeAssetNotionalAmount", "presentation": { "http://www.cohenandsteers.com/role/DerivativesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Notional amount, long", "label": "Derivative Asset, Notional Amount", "documentation": "Nominal or face amount used to calculate payments on the derivative asset." } } }, "auth_ref": { "r679", "r682", "r684", "r687", "r964", "r965", "r966" } }, "us-gaap-DerivativeAssets": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeAssets", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails": { "lang": { "en-us": { "role": { "terseLabel": "Derivatives - assets", "label": "Derivative Asset", "documentation": "Fair value, after the effects of master netting arrangements, of a financial asset or other contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes assets not subject to a master netting arrangement and not elected to be offset." } } }, "auth_ref": { "r172", "r173", "r418", "r419", "r430", "r439", "r597", "r598", "r599", "r601", "r602", "r604", "r605", "r606", "r608", "r609", "r625", "r626", "r679", "r683", "r685", "r686", "r688", "r689", "r725", "r753", "r756", "r784", "r972", "r973", "r974", "r1037" } }, "us-gaap-DerivativeContractTypeDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeContractTypeDomain", "presentation": { "http://www.cohenandsteers.com/role/DerivativesDetails": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails": { "lang": { "en-us": { "role": { "terseLabel": "Derivative Contract Type [Domain]", "label": "Derivative Contract [Domain]", "documentation": "Financial instrument or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset." } } }, "auth_ref": { "r606", "r609", "r624", "r625", "r626", "r627", "r628", "r629", "r630", "r632", "r633", "r634", "r635", "r649", "r650", "r651", "r652", "r655", "r656", "r657", "r658", "r679", "r680", "r685", "r688", "r782", "r784", "r975", "r976", "r977", "r978", "r979", "r980", "r982", "r983" } }, "us-gaap-DerivativeFairValueOfDerivativeAssetAmountNotOffsetAgainstCollateral": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeFairValueOfDerivativeAssetAmountNotOffsetAgainstCollateral", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/DerivativesDetails": { "http://www.cohenandsteers.com/role/DerivativesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Derivative, gains (losses) on derivative, net", "label": "Derivative, Gain (Loss) on Derivative, Net", "documentation": "Amount of increase (decrease) in the fair value of derivatives recognized in the income statement." } } }, "auth_ref": { "r967" } }, "us-gaap-DerivativeInstrumentRiskAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeInstrumentRiskAxis", "presentation": { "http://www.cohenandsteers.com/role/DerivativesDetails": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails": { "lang": { "en-us": { "role": { "terseLabel": "Derivatives - liabilities", "label": "Derivative Liability", "documentation": "Fair value, after the effects of master netting arrangements, of a financial liability or contract with one or more underlyings, notional amount or payment provision or both, and the contract can be net settled by means outside the contract or delivery of an asset. Includes liabilities not subject to a master netting arrangement and not elected to be offset." } } }, "auth_ref": { "r172", "r173", "r418", "r419", "r430", "r439", "r597", "r598", "r599", "r601", "r604", "r605", "r606", "r608", "r609", "r632", "r634", "r635", "r680", "r681", "r683", "r685", "r686", "r688", "r689", "r725", "r972", "r973", "r974", "r1037" } }, "us-gaap-DerivativeLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DerivativeLineItems", "presentation": { "http://www.cohenandsteers.com/role/DerivativesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Derivative [Line Items]",

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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r333", "r737", "r738", "r739", "r740", "r741", "r742", "r743" } }, "us-gaap_DisaggregationOfRevenueTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisaggregationOfRevenueTable", "presentation": { "http://www.cohenandsteers.com/role/RevenueDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Disaggregation of Revenue [Table]", "label": "Disaggregation of Revenue [Table]", "documentation": "Disclosure of information about disaggregation of revenue into categories depicting how nature, amount, timing, and uncertainty of revenue and cash flows are affected by economic factor." } } }, "auth_ref": { "r333", "r737", "r738", "r739", "r740", "r741", "r742", "r743" } }, "us-gaap_DisaggregationOfRevenueTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DisaggregationOfRevenueTableTextBlock", "presentation": { "http://www.cohenandsteers.com/role/RevenueTables" }, "lang": { "en-us": { "role": { "terseLabel": "Disaggregation of Revenue", "label": "Disaggregation of Revenue [Table Text Block]", "documentation": "Tabular disclosure of disaggregation of revenue into categories depicting how nature, amount, timing, and uncertainty of revenue and cash flows are affected by economic factor." } } }, "auth_ref": { "r951" } }, "ens-DistributionAndServiceFeesPayable": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "DistributionAndServiceFeesPayable", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 2.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited" }, "lang": { "en-us": { "role": { "terseLabel": "Distribution and service fees payable", "label": "Distribution and Service Fees Payable", "documentation": "Distribution and Service Fees Payable" } } }, "auth_ref": { } }, "us-gaap_DividendDeclaredMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendDeclaredMember", "presentation": { "http://www.cohenandsteers.com/role/SubsequentEventsDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Dividend Declared", "label": "Dividend Declared [Member]", "documentation": "Distribution of earnings in the form of cash, property or capital stock declared by the board of directors to be distributed to shareholders." } } }, "auth_ref": { } }, "us-gaap_Dividends": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Dividends", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfChangesInStockholdersEquityAndRedeemableNoncontrollingInterestUna", "lang": { "en-us": { "role": { "negatedTerseLabel": "Dividends", "label": "Dividends", "documentation": "Amount of paid and unpaid cash, stock, and paid-in-kind (PIK) dividends declared, for example, but not limited to, common and preferred stock." } } }, "auth_ref": { "r4", "r99" } }, "us-gaap_DividendsAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "DividendsAxis", "presentation": { "http://www.cohenandsteers.com/role/SubsequentEventsDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Dividends [Axis]", "label": "Dividends [Axis]", "documentation": "Information by distribution of earnings to shareholder. 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For a 2006 annual report, which may also provide financial information from prior periods, fiscal 2006 should be given as the fiscal year focus. Example: 2006." } } }, "auth_ref": { } }, "dei-DocumentsPeriodEndDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "DocumentPeriodEndDate", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Document Period End Date", "label": "Document Period End Date", "documentation": "For the EDGAR submission types of Form 8-K: the date of the report, the date of the earliest event reported; for the EDGAR submission types of Form N-1A: the filing date; for all other submission types: the end of the reporting or transition period. 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reporting period and to each share or unit that would have been outstanding assuming the issuance of common shares or units for all dilutive potential common shares or units outstanding during the reporting period." } } }, "auth_ref": { "r185", "r198", "r199", "r200", "r201", "r202", "r203", "r210", "r212", "r213", "r214", "r218", "r394", "r397", "r415", "r416", "r542", "r567", "r726" } }, "us-gaap_EarningsPerShareTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EarningsPerShareTextBlock", "presentation": { "http://www.cohenandsteers.com/role/EarningsPerShare", "lang": { "en-us": { "role": { "terseLabel": "Earnings Per Share", "label": "Earnings Per Share [Text Block]", "documentation": "The entire disclosure for earnings per share." } } }, "auth_ref": { "r207", "r215", "r216", "r217" } }, "us-gaap_EffectOfExchangeRateOnCashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectOfExchangeRateOnCashCashEquivalentsRestrictedCashAndRestrictedCashEquivalents", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Effect of foreign exchange rate changes on cash and cash equivalents", "label": "Effect of Exchange Rate on Cash, Cash Equivalents, Restricted Cash, and Restricted Cash Equivalents, Continuing Operations", "documentation": "Amount of increase (decrease) from effect of exchange rate changes on cash and cash equivalents, and cash and cash equivalents restricted to withdrawal or usage, held in foreign currencies. Excludes amounts for disposal group and discontinued operations. Cash includes, but is not limited to, currency on hand, demand deposits with banks or financial institutions, and other accounts with general characteristics of demand deposits. Cash equivalents include, but are not limited to, short-term, highly liquid investments that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates." } } }, "auth_ref": { "r445" } }, "us-gaap_EffectiveIncomeTaxRateContinuingOperations": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateContinuingOperations", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "Effective income tax rate", "label": "Effective Income Tax Rate Reconciliation, Percent", "documentation": "Percentage of current income tax expense (benefit) and deferred income tax expense (benefit) pertaining to continuing operations." } } }, "auth_ref": { "r374", "r748" } }, "us-gaap_EffectiveIncomeTaxRateReconciliationAtFederalStatutoryIncomeTaxRate": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationAtFederalStatutoryIncomeTaxRate", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "U.S. statutory tax rate", "label": "Effective Income Tax Rate Reconciliation, at Federal Statutory Income Tax Rate, Percent", "documentation": "Percentage of domestic federal statutory tax rate applicable to pretax income (loss)." } } }, "auth_ref": { "r191", "r374", "r384", "r748" } }, "us-gaap_EffectiveIncomeTaxRateReconciliationNondeductibleExpenseOther": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationNondeductibleExpenseOther", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "Non-deductible executive compensation", "label": "Effective Income Tax Rate Reconciliation, Nondeductible Expense, Other, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to other nondeductible expenses." } } }, "auth_ref": { "r748", "r915", "r955", "r957" } }, "us-gaap_EffectiveIncomeTaxRateReconciliationOtherAdjustments": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationOtherAdjustments", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "Other", "label": "Effective Income Tax Rate Reconciliation, Other Adjustments, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations attributable to other adjustments." } } }, "auth_ref": { "r748", "r915", "r955", "r956" } }, "us-gaap_EffectiveIncomeTaxRateReconciliationShareBasedCompensationExcessTaxBenefitPercent": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationShareBasedCompensationExcessTaxBenefitPercent", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "Excess tax benefits related to the vesting and delivery of restricted stock units", "label": "Effective Income Tax Rate Reconciliation, Tax Expense (Benefit), Share-Based Payment Arrangement, Percent", "documentation": "Percentage of difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying domestic federal statutory income tax rate to pretax income (loss) from continuing operation, attributable to expense for award under share-based payment arrangement. Excludes expense determined to be nondeductible upon grant or after for award under share-based payment arrangement." } } }, "auth_ref": { "r885", "r955", "r956" } }, "us-gaap_EffectiveIncomeTaxRateReconciliationStateAndLocalIncomeTaxes": { "xbrltype": "percentItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EffectiveIncomeTaxRateReconciliationStateAndLocalIncomeTaxes", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "State and local income taxes, net of federal benefit", "label": "Effective Income Tax Rate Reconciliation, State and Local Income Taxes, Percent", "documentation": "Percentage of the difference between reported income tax expense (benefit) and expected income tax expense (benefit) computed by applying the domestic federal statutory income tax rates to pretax income (loss) from continuing operations applicable to state and local income tax expense (benefit), net of federal tax expense (benefit)." } } }, "auth_ref": { "r376", "r748", "r915", "r955" } }, "cns_EffectiveIncomeTaxRateReconciliationValuationAllowanceOnCorporateSeedInvestmentsAdjustmentsPercent": { "xbrltype": "pureItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "EffectiveIncomeTaxRateReconciliationValuationAllowanceOnCorporateSeedInvestmentsAdjustmentsPercent", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesDetails", "lang": { "en-us": { "role": { "terseLabel": "Valuation allowance", "label": "Effective Income Tax Rate Reconciliation, Valuation Allowance On Corporate Seed Investments Adjustments, Percent", "documentation": "Effective Income Tax Rate Reconciliation, Valuation Allowance On Corporate Seed Investments Adjustments, Percent" } } }, "auth_ref": { } }, "us-gaap_EmployeeRelatedLiabilitiesCurrent": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeRelatedLiabilitiesCurrent", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited": { "parentTag": "us-gaap_Liabilities", "weight": 1.0, "order": 1.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Accrued compensation and benefits", "label": "Employee-related Liabilities, Current", "documentation": "Total of the carrying values as of the balance sheet date of obligations incurred through that date and payable for obligations related to services received from employees, such as accrued salaries and bonuses, payroll taxes and fringe benefits. Used to reflect the current portion of the liabilities (due within one year or within the normal operating cycle if longer)." } } }, "auth_ref": { "r62" } }, "us-gaap_EmployeeStockMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockMember", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Employee Stock", "label": "Employee Stock [Member]", "documentation": "An Employee Stock Purchase Plan is a tax-efficient means by which employees of a corporation can purchase the corporation's stock." } } }, "auth_ref": { } }, "us-gaap_EmployeeStockOptionMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EmployeeStockOptionMember", "presentation": { "http://xbrl.sec.gov/ecd/role/AwardTimingDisclosure", "lang": { "en-us": { "role": { "terseLabel": "Employee Stock Option", "label": "Share-Based Payment Arrangement, Option [Member]", "documentation": "Share-based payment arrangement granting right, subject to vesting and other restrictions, to purchase or sell certain number of shares at predetermined price for specified period of time." } } }, "auth_ref": { } }, "dei_EntityAddressAddressLine1": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressAddressLine1", "presentation": { "http://www.cohenandsteers.com/role/CoverPage", "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Address Line One", "label": "Entity Address, Address Line One", "documentation": "Address Line 1 such as Attn, Building Name, Street Name" } } }, "auth_ref": { } }, "dei_EntityAddressCityOrTown": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressCityOrTown", "presentation": { "http://www.cohenandsteers.com/role/CoverPage", "lang": { "en-us": { "role": { "terseLabel": "Entity Address, City or Town", "label": "Entity Address, City or Town", "documentation": "Name of the City or Town" } } }, "auth_ref": { } }, "dei_EntityAddressPostalZipCode": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressPostalZipCode", "presentation": { "http://www.cohenandsteers.com/role/CoverPage", "lang": { "en-us": { "role": { "terseLabel": "Entity Address, Postal Zip Code", "label": "Entity Address, Postal Zip Code", "documentation": "Code for the postal or zip code" } } }, "auth_ref": { } }, "dei_EntityAddressStateOrProvince": { "xbrltype": "stateOrProvinceItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityAddressStateOrProvince", "presentation": { "http://www.cohenandsteers.com/role/CoverPage", "lang": { "en-us": { "role": { "terseLabel": "Entity Address, State or Province", "label": "Entity Address, State or Province", "documentation": "Name of the state or province." } } }, "auth_ref": { } }, "dei_EntityCentralIndexKey": { "xbrltype": "centralIndexKeyItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCentralIndexKey", "presentation": { "http://www.cohenandsteers.com/role/CoverPage", "lang": { "en-us": { "role": { "terseLabel": "Entity Central Index Key", "label": "Entity Central Index Key", "documentation": "A unique 10-digit SEC issued value to identify entities that have filed disclosures with the SEC. It is commonly abbreviated as CIK." } } }, "auth_ref": { "r796" } }, "dei_EntityCommonStockSharesOutstanding": { "xbrltype": "sharesItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityCommonStockSharesOutstanding", "presentation": { "http://www.cohenandsteers.com/role/CoverPage", "lang": { "en-us": { "role": { "terseLabel": "Entity Common Stock, Shares Outstanding", "label": "Entity Common Stock, Shares Outstanding", "documentation": "Indicate number of shares or other units outstanding of each of registrant's classes of capital or common stock or other ownership interests, if and as stated on cover of related periodic report. Where multiple classes or units exist define each class/interest by adding class of stock items such as Common Class A [Member], Common Class B [Member] or Partnership Interest [Member] onto the Instrument [Domain] of the Entity Listings, Instrument." } } }, "auth_ref": { } }, "dei_EntityCurrentReportingStatus": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024",

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This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": { "dei_EntityDomain": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityDomain", "presentation": { "http://www.cohenandsteers.com/role/CommitmentsandContingenciesDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Entity {Domain}", "label": "Entity {Domain}", "documentation": "All the names of the entities being reported upon in a document. Any legal structure used to conduct activities or to hold assets. Some examples of such structures are corporations, partnerships, limited liability companies, grantor trusts, and other trusts. This item does not include business and geographical segments which are included in the geographical or business segments domains." } } }, "auth_ref": { "dei_EntityEmergingGrowthCompany": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityEmergingGrowthCompany", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Entity Emerging Growth Company", "label": "Entity Emerging Growth Company", "documentation": "Indicate if registrant meets the emerging growth company criteria." } } }, "auth_ref": { "r796" }, "dei_EntityFileNumber": { "xbrltype": "fileNumberItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFileNumber", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Entity File Number", "label": "Entity File Number", "documentation": "Commission file number. The field allows up to 17 characters. The prefix may contain 1-3 digits, the sequence number may contain 1-8 digits, the optional suffix may contain 1-4 characters, and the fields are separated with a hyphen." } } }, "auth_ref": { "dei_EntityFilerCategory": { "xbrltype": "filerCategoryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityFilerCategory", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Entity Filer Category", "label": "Entity Filer Category", "documentation": "Indicate whether the registrant is one of the following: Large Accelerated Filer, Accelerated Filer, Non-accelerated Filer. Definitions of these categories are stated in Rule 12b-2 of the Exchange Act. This information should be based on the registrant's current or most recent filing containing the related disclosure." } } }, "auth_ref": { "r796" }, "dei_EntityIncorporationStateCountryCode": { "xbrltype": "edgarStateCountryItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityIncorporationStateCountryCode", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Entity Incorporation, State or Country Code", "label": "Entity Incorporation, State or Country Code", "documentation": "Two-character EDGAR code representing the state or country of incorporation." } } }, "auth_ref": { "dei_EntityInteractiveDataCurrent": { "xbrltype": "yesNoItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "EntityInteractiveDataCurrent", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Entity Interactive Data Current", "label": "Entity Interactive Data 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Adjustments, Excluding Value Reported in Compensation Table {Member}" } } }, "auth_ref": { "r876" }, "ecd_EqtyAwrdsAdjMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsAdjMember", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure" }, "lang": { "en-us": { "role": { "terseLabel": "Equity Awards Adjustments {Member}" } } }, "auth_ref": { "r876" }, "ecd_EqtyAwrdsInSummryCompstnTblForApblYrMember": { "xbrltype": "domainItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "EqtyAwrdsInSummryCompstnTblForApblYrMember", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure" }, "lang": { "en-us": { "role": { "terseLabel": "Aggregate Grant Date Fair Value of Equity Award Amounts Reported in Summary Compensation Table {Member}" } } }, "auth_ref": { "r876" }, "us-gaap_EquityAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "EquityAbstract", "presentation": { 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(2) purchases, sales, issues, and settlements (each type disclosed separately); and (3) transfers in and transfers out of Level 3 (for example, transfers due to changes in the observability of significant inputs); by class of asset." } } }, "auth_ref": { "r423", "r426", "r431", "r754" } }, "us-gaap_FairValueByFairValueHierarchyLevelAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueByFairValueHierarchyLevelAxis", "presentation": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails" }, "http://www.cohenandsteers.com/role/FairValueValuationTechniquesDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Fair Value Hierarchy and NAV [Axis]", "label": "Fair Value Hierarchy and NAV [Axis]", "documentation": "Information by level within fair value hierarchy and fair value measured at net asset value per share as practical expedient." } } }, "auth_ref": { "r308", "r336", "r337", "r338", "r339", "r340", "r341", "r417", "r419", "r420", "r421", "r422", "r429", "r430", "r432", "r476", "r477", "r478", "r734", "r735", "r744", "r745", "r746", "r753", "r756" } }, "us-gaap_FairValueByMeasurementFrequencyAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueByMeasurementFrequencyAxis", "presentation": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails", "http://www.cohenandsteers.com/role/FairValueValuationTechniquesDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Fair Value by Measurement Frequency [Axis]", "label": "Measurement Frequency [Axis]", "documentation": "Information by measurement frequency." } } }, "auth_ref": { "r418", "r419", "r420", "r422", "r753", "r973", "r984" } }, "us-gaap_FairValueDisclosuresAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueDisclosuresAbstract", "lang": { "en-us": { "role": { "terseLabel": "Fair Value Disclosures [Abstract]", "label": "Fair Value Disclosures [Abstract]" } } }, "auth_ref": { "us-gaap_FairValueDisclosuresTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueDisclosuresTextBlock", "presentation": { "http://www.cohenandsteers.com/role/FairValue", "lang": { "en-us": { "role": { "terseLabel": "Fair Value", "label": "Fair Value Disclosures [Text Block]", "documentation": "The entire disclosure for the fair value of financial instruments (as defined), including financial assets and financial liabilities (collectively, as defined), and the measurements of those instruments as well as disclosures related to the fair value of non-financial assets and liabilities. Such disclosures about the financial instruments, assets, and liabilities would include: (1) the fair value of the required items together with their carrying amounts (as appropriate); (2) for items for which it is not practicable to estimate fair value, disclosure would include: (a) information pertinent to estimating fair value (including, carrying amount, effective interest rate, and maturity, and (b) the reasons why it is not practicable to estimate fair value; (3) significant concentrations of credit risk including: (a) information about the activity, region, or economic characteristics identifying a concentration, (b) the maximum amount of loss the entity is exposed to based on the gross fair value of the related item, (c) policy for requiring collateral or other security and information as to accessing such collateral or security, and (d) the nature and brief description of such collateral or security; (4) quantitative information about market risks and how such risks are managed; (5) for items measured on both a recurring and nonrecurring basis information regarding the inputs used to develop the fair value measurement; and (6) for items presented in the financial statement for which fair value measurement is elected: (a) information necessary to understand the reasons for the election, (b) discussion of the effect of fair value changes on earnings, (c) a description of [similar groups] items for which the election is made

and the relation thereof to the balance sheet, the aggregate carrying value of items included in the balance sheet that are not eligible for the election; (7) all other required (as defined) and desired information." } } }, "auth_ref": { "r425", "r427", "r428", "r429", "r432", "r433", "r434", "r435", "r436", "r539", "r753", "r757" } }, "us-gaap_FairValueInputsLevel1Member": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "FairValueInputsLevel1Member", "presentation": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Level 1", "label": "Fair Value, Inputs, Level 1 [Member]", "documentation": "Quoted prices in active markets for identical assets or liabilities that the reporting entity can access at the measurement date." } } }, "auth_ref": { "r308", "r336", "r341", "r419", "r430", "r476", "r744", "r745", "r746", "r753" } }, 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to a specific amount. Examples of items that might be included in the application of this element may consist of letters of credit, standby letters of credit, and revolving credit arrangements, under which borrowings can be made up to a maximum amount as of any point in time conditional on satisfaction of specified terms before, as of and after the date of drawdowns on the line. Includes short-term obligations that would normally be classified as current liabilities but for which (a) postbalance sheet date issuance of a long term obligation to refinance the short term obligation on a long term basis, or (b) the enterprise has entered into a financing agreement that clearly permits the enterprise to refinance the short term obligation on a long term basis and the following conditions are met (1) the agreement does not expire within 1 year and is not cancelable by the lender except for violation of an objectively determinable provision, (2) no violation exists at the BS date, and (3) the lender has entered into the financing agreement is expected to be financially capable of honoring the agreement." } } }, "auth_ref": { "r18", "r109", "r1001" } }, "us-gaap_LoansAndLeasesReceivableDisclosureTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LoansAndLeasesReceivableDisclosureTable", "presentation": { "http://www.cohenandsteers.com/role/CreditLossesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Loans and Leases Receivable Disclosure [Table]", "label": "Loans and Leases Receivable Disclosure [Table]", "documentation": "Disclosure of information about loans and leases receivable." } } }, "auth_ref": { "r119" } }, "dei_LocalPhoneNumber": { "xbrltype": "normalizedStringItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "LocalPhoneNumber", "presentation": { "http://www.cohenandsteers.com/role/CoverPage": { "lang": { "en-us": { "role": { "terseLabel": "Local Phone Number", "label": "Local Phone Number", "documentation": "Local phone number for entity." } } }, "auth_ref": { } }, "cns_LongTermCommitmentFundedAmount": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "LongTermCommitmentFundedAmount", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/CommitmentsandContingenciesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Long-term commitment, funded amount", "label": "Long-Term Commitment, Funded Amount", "documentation": "Long-Term Commitment, Funded Amount" } } }, "auth_ref": { } }, "us-gaap_LossContingenciesLineItems": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "LossContingenciesLineItems", "presentation": { "http://www.cohenandsteers.com/role/CommitmentsandContingenciesDetails": { "lang": { "en-us": { "role": { "terseLabel": "Line items represent financial concepts included in a table. 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Preferred shares typically represent an ownership interest in the company." } } }, "auth_ref": { "r782", "r783", "r786", "r787", "r788", "r791", "r1036", "r1040" }, "us-gaap_ProceedsFromIssuanceOfCommonStock": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromIssuanceOfCommonStock", "crdr": "debit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 2.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Proceeds from issuance of common stock under employee stock purchase plan", "label": "Proceeds from Issuance of Common Stock", "documentation": "The cash inflow from the additional capital contribution to the entity." } } }, "auth_ref": { "r3" }, "us-gaap_ProceedsFromPaymentsToMinorityShareholders": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromPaymentsToMinorityShareholders", "crdr": "debit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited": { "parentTag": "us-gaap_NetCashProvidedByUsedInFinancingActivities", "weight": 1.0, "order": 1.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfChangesInStockholdersEquityandRedeemableNoncontrollingInterestUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Net contributions (distributions) from noncontrolling interests", "label": "Proceeds from (Payments to) Noncontrolling Interests", "documentation": "Amount of cash inflow (outflow) from (to) a noncontrolling interest. Excludes dividends paid to the noncontrolling interest." } } }, "auth_ref": { } }, "us-gaap_ProceedsFromSaleMaturityAndCollectionsOfInvestments": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ProceedsFromSaleMaturityAndCollectionsOfInvestments", "crdr": "debit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited": { "parentTag": "us-gaap_NetCashProvidedByUsedInInvestingActivities", "weight": 1.0, "order": 2.0 } }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Proceeds from sales and maturities of investments", "label": "Proceeds from Sale, Maturity and Collection of Investments", "documentation": "The cash inflow associated with the sale, maturity and collection of all investments such as debt, security and so forth during the period." } } }, "auth_ref": { "r22" }, 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Examples include, but are not limited to, land, buildings, machinery and equipment, office equipment, and furniture and fixtures." } } }, "auth_ref": { "r7", "r461", "r544", "r558", "r764" }, "ecd_PvpTable": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTable", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "terseLabel": "Pay vs Performance Disclosure", "label": "Pay vs Performance Disclosure [Table]" } } }, "auth_ref": { "r832" }, "ecd_PvpTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "PvpTableTextBlock", "presentation": { "http://xbrl.sec.gov/ecd/role/PvpDisclosure", "lang": { "en-us": { "role": { "terseLabel": "Pay vs Performance Disclosure, Table", "label": "Pay vs Performance [Table Text Block]" } } }, "auth_ref": { "r832" }, "srt_RangeAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "RangeAxis", "presentation": { "http://www.cohenandsteers.com/role/FairValueValuationTechniquesDetails", "lang": { "en-us": { "role": { "role": { "terseLabel": "Statistical Measurement [Axis]", "label": "Statistical Measurement [Axis]", "documentation": "Information by statistical measurement. 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The noncontrolling interest holder's ownership (or holders' ownership) may be in the form of common shares (regardless of class), limited partnership units (regardless of class), non-preferential membership interests, or any other form of common equity regardless of investee entity legal form." } } }, "auth_ref": { "r27", "r28", "r96", "r97" } }, "us-gaap-RelatedPartyDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyDomain", "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails", "lang": { "en-us": { "role": { "terseLabel": "Related Party {Domain}", "label": "Related and Nonrelated Parties {Domain}", "documentation": "Related and nonrelated parties. 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These concepts are used to disclose reportable information associated with domain members defined in one or many axes to the table." } } }, "auth_ref": { "r239", "r642", "r643", "r646" } }, "us-gaap-RelatedPartyTransactionsAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsAbstract", "lang": { "en-us": { "role": { "terseLabel": "Related Party Transactions {Abstract}", "label": "Related Party Transactions {Abstract}", "documentation": "Information by related and nonrelated parties. Related party includes, but is not limited to, affiliate, other entity for which investment is accounted for under equity method, trust for benefit of employee, principal owner, management, and member of immediate family, and other party that may be prevented from pursuing separate interests because of control, significant influence, or ownership interest." } } }, "auth_ref": { "r239", "r342", "r466", "r467", "r550", "r557", "r612", "r613", "r614", "r615", "r616", "r636", "r638", "r669", "r988" } }, "us-gaap-RelatedPartyTransactionsDisclosureTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RelatedPartyTransactionsDisclosureTextBlock", "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactions", "lang": { "en-us": { "role": { "terseLabel": "Related Party Transactions", "label": "Related Party Transactions Disclosure {Text Block}", "documentation": "The entire disclosure for related party transactions. Examples of related party transactions include transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners; and (d) affiliates." } } }, "auth_ref": { "r463", "r464", "r465", "r467", "r468", "r590", "r591", "r592", "r644", "r645", "r646", "r666", "r668" } }, "cns-RelatedPartyTransactionsRevenueAbstract": { "xbrltype": "stringItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "RelatedPartyTransactionsRevenueAbstract", "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails", "lang": { "en-us": { "role": { "terseLabel": "Related Party Transactions, Revenue {Abstract}", "label": "Related Party Transactions, Revenue {Abstract}", "documentation": "Related Party Transactions, Revenue {Abstract}" } } }, "auth_ref": { "ced-RestatementDateAxis": { "xbrltype": "stringItemType", "nsuri": "http://xbrl.sec.gov/ced/2024", "localname": "RestatementDateAxis", "presentation": { "http://xbrl.sec.gov/ced/role/ErrCompDisclosure", "lang": { "en-us": { "role": { "terseLabel": "Restatement Determination Date", "label": "Restatement Determination Date {Axis}" } } }, "auth_ref": { "r801", "r811", "r821", "r853" } }, "ced-RestatementDeterminationDate": { "xbrltype": "dateItemType", "nsuri": "http://xbrl.sec.gov/ced/2024", "localname": "RestatementDeterminationDate", "presentation": { "http://xbrl.sec.gov/ced/role/ErrCompDisclosure", "lang": { "en-us": { "role": { "terseLabel": "Restatement Determination Date", "label": "Restatement Determination Date" } } }, "auth_ref": { "r802", "r812", "r822", "r854" } }, "ced-RestatementDoesNotRequireRecoveryTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://xbrl.sec.gov/ced/2024", "localname": "RestatementDoesNotRequireRecoveryTextBlock", "presentation": { "http://xbrl.sec.gov/ced/role/ErrCompDisclosure", "lang": { "en-us": { "role": { "terseLabel": "Restatement Does not require Recovery", "label": "Restatement Does Not Require Recovery {Text Block}" } } }, "auth_ref": { "r809", "r819", "r829", "r861" } }, "us-gaap-RetainedEarningsAccumulatedDeficit": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsAccumulatedDeficit", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited": { "parentTag": "us-gaap-StockholdersEquity", "weight": 1.0, "order": 3.0 }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Accumulated deficit", "label": "Retained Earnings (Accumulated Deficit)", "documentation": "Amount of accumulated undistributed earnings (deficit)." } } }, "auth_ref": { "r71", "r99", "r554", "r581", "r583", "r588", "r620", "r764" } }, "us-gaap-RetainedEarningsMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RetainedEarningsMember", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfChangesInStockholdersEquityAndRedeemableNoncontrollingInterestUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Accumulated Deficit", "label": "Retained Earnings {Member}", "documentation": "Accumulated undistributed earnings (deficit)." } } }, "auth_ref": { "r163", "r193", "r194", "r195", "r197", "r202", "r204", "r206", "r276", "r277", "r286", "r382", "r383", "r391", "r392", "r393", "r395", "r396", "r397", "r406", "r408", "r409", "r411", "r414", "r454", "r456", "r578", "r580", "r595", "r1040" } }, "us-gaap-RevenueFromContractWithCustomerAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerAbstract", "lang": { "en-us": { "role": { "terseLabel": "Revenue from Contract with Customer {Abstract}", "label": "Revenue from Contract with Customer {Abstract}" } } }, "auth_ref": { "us-gaap-RevenueFromContractWithCustomerIncludingAssessedTax": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerIncludingAssessedTax", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfOperationsUnaudited": { "parentTag": "us-gaap-OperatingIncomeLoss", "weight": 1.0, "order": 1.0 }, "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfOperationsUnaudited", "http://www.cohenandsteers.com/role/RevenueDetails", "lang": { "en-us": { "role": { "terseLabel": "Total revenue", "label": "Revenue from Contract with Customer, Including Assessed Tax", "documentation": "Amount, including tax collected from customer, of revenue from satisfaction of performance obligation by transferring promised good or service to customer. Tax collected from customer is tax assessed by governmental authority that is both imposed on and concurrent with specific revenue-producing transaction, including, but not limited to, sales, use, value-added and excise." } } }, "auth_ref": { "r115", "r116", "r219", "r222", "r223", "r227", "r232", "r235", "r236", "r238", "r332", "r333", "r508" } }, "us-gaap-RevenueFromContractWithCustomerTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenueFromContractWithCustomerTextBlock", "presentation": { "http://www.cohenandsteers.com/role/Revenue", "lang": { "en-us": { "role": { "terseLabel": "Revenue", "label": "Revenue from Contract with Customer {Text Block}", "documentation": "The entire disclosure of revenue from contract with customer to transfer good or service and to transfer nonfinancial asset. Includes, but is not limited to, disaggregation of revenue, credit loss recognized from contract with customer, judgment and change in judgment related to contract with customer, and asset recognized from cost incurred to obtain or fulfill contract with customer. Excludes insurance and lease contracts." } } }, "auth_ref": { "r123", "r324", "r325", "r326", "r327", "r328", "r329", "r330", "r331", "r334" } }, "cns-RevenueFromRelatedPartiesDistributionAndServiceFees": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "RevenueFromRelatedPartiesDistributionAndServiceFees", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails": { "parentTag": "us-gaap-Revenues", "weight": 1.0, "order": 2.0 }, "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails", "lang": { "en-us": { "role": { "terseLabel": "Distribution and service fees", "label": "Revenue From Related Parties, Distribution and Service Fees", "documentation": "Revenue From Related Parties, Distribution and Service Fees" } } }, "auth_ref": { "cns-RevenueFromRelatedPartiesInvestmentAdvisoryAndAdministrativeFees": { "xbrltype": "monetaryItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "RevenueFromRelatedPartiesInvestmentAdvisoryAndAdministrativeFees", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails": { "parentTag": "us-gaap-Revenues", "weight": 1.0, "order": 1.0 }, "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails", "lang": { "en-us": { "role": { "terseLabel": "Investment advisory and administrative fees", "label": "Revenue From Related Parties, Investment Advisory and Administrative Fees", "documentation": "Revenue from Related Parties, Investment advisory and administrative fees" } } }, "auth_ref": { "us-gaap-Revenues": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "Revenues", "crdr": "credit", "calculation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails": { "parentTag": null, "weight": null, "order": null, "root": true }, "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails", "lang": { "en-us": { "role": { "totalLabel": "Total", "label": "Revenues", "documentation": "Amount of revenue recognized from goods sold, services rendered, insurance premiums, or other activities that constitute an earning process. Includes, but is not limited to, investment and interest income before deduction of interest expense when recognized as a component of revenue, and sales and trading gain (loss)." } } }, "auth_ref": { "r115", "r116", "r182", "r190", "r219", "r222", "r223", "r227", "r232", "r235", "r236", "r238", "r275", "r297", "r298", "r300", "r301", "r302", "r303", "r304", "r306", "r307", "r440", "r543", "r729", "r946" } }, "us-gaap-RevenuesAbstract": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevenuesAbstract", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfOperationsUnaudited", "lang": { "en-us": { "role": { "terseLabel": "Revenue", "label": "Revenues {Abstract}" } } }, "auth_ref": { "us-gaap-RevolvingCreditFacilityMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "RevolvingCreditFacilityMember", "presentation": {

"http://www.cohenandsteers.com/role/CreditLossesDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Revolving Credit Facility", "label": "Revolving Credit Facility [Member]", "documentation": "Arrangement in which loan proceeds can continuously be obtained following repayments, but the total amount borrowed cannot exceed a specified maximum amount." } } }, "auth_ref": { } }, "ecd_Rule10b51ArrAdoptedFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrAdoptedFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" }, "lang": { "en-us": { "role": { "terseLabel": "Rule 10b5-1 Arrangement Adopted", "label": "Rule 10b5-1 Arrangement Adopted [Flag]", "documentation": "Sale of the entity's stock, including, but not limited to, initial public offering (IPO) and private placement." } } }, "auth_ref": { "r870" } }, "ecd_Rule10b51ArrTrmtdFlag": { "xbrltype": "booleanItemType", "nsuri": "http://xbrl.sec.gov/ecd/2024", "localname": "Rule10b51ArrTrmtdFlag", "presentation": { "http://xbrl.sec.gov/ecd/role/InsiderTradingArrangements" }, "lang": { "en-us": { "role": { "terseLabel": "Rule 10b5-1 Arrangement Terminated", "label": "Rule 10b5-1 Arrangement Terminated [Flag]", "documentation": "Sale of Stock [Domain]", "documentation": "Sale of stock, consideration received on transaction." } } }, "auth_ref": { "r870" } }, "us-gaap_SaleOfStockConsiderationReceivedOnTransaction": { "xbrltype": "monetaryItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockConsiderationReceivedOnTransaction", "crdr": "debit", "presentation": { "http://www.cohenandsteers.com/role/EquityOfferingDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Sale of stock, consideration received on transaction", "label": "Sale of Stock, Consideration Received on Transaction", "documentation": "Cash received on stock transaction after deduction of issuance costs." } } }, "auth_ref": { } }, "us-gaap_SaleOfStockNameOfTransactionDomain": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockNameOfTransactionDomain", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsUnaudited", "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfChangesInStockholdersEquityAndRedeemableNoncontrollingInterestUnaudited", "http://www.cohenandsteers.com/role/EquityOfferingDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Sale of Stock [Domain]", "label": "Sale of Stock [Domain]", "documentation": "Sale of the entity's stock, including, but not limited to, initial public offering (IPO) and private placement." } } }, "auth_ref": { } }, "us-gaap_SaleOfStockNumberOfSharesIssuedInTransaction": { "xbrltype": "sharesItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "SaleOfStockNumberOfSharesIssuedInTransaction", "presentation": { "http://www.cohenandsteers.com/role/EquityOfferingDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Number of shares issued in transaction (in shares)", "label": "Sale of Stock, Number of Shares Issued in Transaction", "documentation": "The number of shares issued or sold by the subsidiary or equity method investee per stock transaction." } } }, "auth_ref": { } }, "us-gaap_ScheduleOfDerivativeInstrumentsGainLossInStatementOfFinancialPerformanceTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDerivativeInstrumentsGainLossInStatementOfFinancialPerformanceTextBlock", "presentation": { "http://www.cohenandsteers.com/role/DerivativesTables" }, "lang": { "en-us": { "role": { "verboseLabel": "Gains (losses) on Derivatives", "label": "Derivative Instruments, Gain (Loss) [Table Text Block]", "documentation": "Tabular disclosure of the location and amount of derivative instruments and nonderivative instruments designated as hedging instruments reported before netting adjustments, and the amount of gain (loss) on derivative instruments and nonderivative instruments designated and qualified as hedging instruments." } } }, "auth_ref": { "r48", "r51", "r405" } }, "us-gaap_ScheduleOfDerivativeInstrumentsTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfDerivativeInstrumentsTextBlock", "presentation": { "http://www.cohenandsteers.com/role/DerivativesTables" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Derivative Instruments", "label": "Schedule of Derivative Instruments [Table Text Block]", "documentation": "Tabular disclosure of pertinent information about a derivative or group of derivatives on a disaggregated basis, such as for individual instruments, or small groups of similar instruments. May include a combination of the type of instrument, risks being hedged, notional amount, hedge designation, related hedged item, inception date, maturity date, or other relevant item." } } }, "auth_ref": { "r12", "r43", "r44", "r45", "r46", "r49", "r51", "r53", "r54" } }, "us-gaap_ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEarningsPerShareBasicAndDilutedTableTextBlock", "presentation": { "http://www.cohenandsteers.com/role/EarningsPerShareTables" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Earnings Per Share, Basic and Diluted", "label": "Schedule of Earnings Per Share, Basic and Diluted [Table Text Block]", "documentation": "Tabular disclosure of an entity's basic and diluted earnings per share calculations, including a reconciliation of numerators and denominators of the basic and diluted per share computations for income from continuing operations." } } }, "auth_ref": { "r920" } }, "us-gaap_ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfEffectiveIncomeTaxRateReconciliationTableTextBlock", "presentation": { "http://www.cohenandsteers.com/role/IncomeTaxesTables" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Effective Income Tax Rate Reconciliation", "label": "Schedule of Effective Income Tax Rate Reconciliation [Table Text Block]", "documentation": "Tabular disclosure of the reconciliation using percentage or dollar amounts of the reported amount of income tax expense attributable to continuing operations for the year to the amount of income tax expense that would result from applying domestic federal statutory tax rates to pretax income from continuing operations." } } }, "auth_ref": { "r375", "r748", "r955" } }, "srt_ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/srt/2024", "localname": "ScheduleOfEquityMethodInvestmentEquityMethodInvesteeNameAxis", "presentation": { "http://www.cohenandsteers.com/role/FairValueFairValueMeasurementsRecurringandNonrecurringDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Investment, Name [Axis]", "label": "Investment, Name [Axis]", "documentation": "Information by name of investment including named security. Excludes entity that is consolidated." } } }, "auth_ref": { "r272", "r273", "r274", "r390", "r882", "r883", "r884", "r960", "r961", "r962", "r963" } }, "us-gaap_ScheduleOfRelatedPartyTransactionsByRelatedPartyTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfRelatedPartyTransactionsByRelatedPartyTable", "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Related Party Transactions, by Related Party [Table]", "label": "Related Party Transaction [Table]", "documentation": "Disclosure of information about related party transaction." } } }, "auth_ref": { "r57", "r58", "r642", "r643", "r646" } }, "us-gaap_ScheduleOfRelatedPartyTransactionsTableTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfRelatedPartyTransactionsTableTextBlock", "presentation": { "http://www.cohenandsteers.com/role/RelatedPartyTransactionsTables" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Related Party Transactions", "label": "Schedule of Related Party Transactions [Table Text Block]", "documentation": "Tabular disclosure of related party transactions. Examples of related party transactions include, but are not limited to, transactions between (a) a parent company and its subsidiary; (b) subsidiaries of a common parent; (c) and entity and its principal owners and (d) affiliates." } } }, "auth_ref": { } }, "us-gaap_ScheduleOfSubsidiaryOrEquityMethodInvesteeTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfSubsidiaryOrEquityMethodInvesteeTable", "presentation": { "http://www.cohenandsteers.com/role/EquityOfferingDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Subsidiary or Equity Method Investee, Sale of Stock [Table]", "label": "Subsidiary or Equity Method Investee, Sale of Stock [Table]", "documentation": "Disclosure of information about sale of stock made by subsidiary or equity method investee to investor outside consolidated group. Includes, but is not limited to, stock issued in business combination in exchange for share of acquired entity." } } }, "auth_ref": { } }, "us-gaap_ScheduleOfVariableInterestEntitiesTable": { "xbrltype": "stringItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfVariableInterestEntitiesTable", "presentation": { "http://www.cohenandsteers.com/role/InvestmentsVariableInterestEntityDetails" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Variable Interest Entities [Table]", "label": "Variable Interest Entity [Table]", "documentation": "Disclosure of information about variable interest held, whether or not such variable interest entity (VIE) is included in consolidated financial statements." } } }, "auth_ref": { "r36", "r37", "r38", "r39", "r40", "r399", "r400", "r403", "r404", "r487", "r488", "r489" } }, "us-gaap_ScheduleOfVariableInterestEntitiesTextBlock": { "xbrltype": "textBlockItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "ScheduleOfVariableInterestEntitiesTextBlock", "presentation": { "http://www.cohenandsteers.com/role/InvestmentsTables" }, "lang": { "en-us": { "role": { "terseLabel": "Schedule of Variable Interest Entities", "label": "Schedule of Variable Interest Entities [Table Text Block]", "documentation": "Tabular disclosure of the significant judgments and assumptions made in determining whether a variable interest (as defined) held by the entity requires the variable interest entity (VIE) (as defined) to be consolidated and (or) disclose information about its involvement with the VIE, individually or in aggregate (as applicable); the nature of restrictions, if any, on the consolidated VIE's assets and on the settlement of its liabilities reported by an entity in its statement of financial position, including the carrying amounts of such assets and liabilities; the nature of, and changes in, the risks associated with involvement in the VIE; how involvement with the VIE affects the entity's financial position, financial performance, and cash flows; the lack of recourse if creditors (or beneficial interest holders) of the consolidated VIE have no recourse to the general credit of the primary beneficiary (if applicable); the terms of arrangements, giving consideration to both explicit arrangements and implicit variable interests, if any, that could require the entity to provide financial support to the VIE, including events or circumstances that could expose the entity to a loss; the methodology used by the entity for determining whether or not it is the primary beneficiary of the variable interest entity; the significant factors considered and judgments made in determining that the power to direct the activities of a VIE that most significantly impact the VIE's economic performance are shared (as defined); the carrying amounts and classification of assets and liabilities of the VIE included in the statement of financial position; the entity's maximum exposure to loss, if any, as a result of its involvement with the VIE, including how the maximum exposure is determined and significant sources of the entity's exposure to the VIE; a comparison of the carrying amounts of the assets and liabilities and the entity's maximum exposure to loss; information about any liquidity arrangements, guarantees, and (or) other commitments by third parties that may affect the fair value or risk of the entity's variable interest in the VIE; whether or not the entity has provided financial support or other support (explicitly or implicitly) to the VIE that it was not previously contractually required to provide or whether the entity intends to provide that support, including the type and amount of the support and the primary reasons for providing the support; and supplemental information the entity determines necessary to provide." } } }, "auth_ref": { "r36", "r37", "r38", "r39", "r40" } }, "dei_Security12bTitle": { "xbrltype": "securityTitleItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "Security12bTitle", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Title of 12(b) Security", "label": "Title of 12(b) Security", "documentation": "Title of a 12(b) registered security." } } }, "auth_ref": { "r795" } }, "edgarExchangeCodeName": { "xbrltype": "edgarExchangeCodeItemType", "nsuri": "http://xbrl.sec.gov/dei/2024", "localname": "SecurityExchangeName", "presentation": { "http://www.cohenandsteers.com/role/CoverPage" }, "lang": { "en-us": { "role": { "terseLabel": "Security Exchange Name", "label": "Security Exchange Name", "documentation": "Name of the Exchange on which a security is

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"http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfFinancialConditionParentheticalUnaudited", "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfOperationsUnaudited" }, "lang": { "en-us": { "role": { "terseLabel": "Statement [Table]", "label": "Statement [Table]", "documentation": "Disclosure of information about statement of comprehensive income, income, other comprehensive income, financial position, cash flows, and shareholders' equity." } } }, "auth_ref": { "r193", "r194", "r195", "r220", "r239", "r456", "r508", "r587", "r596", "r610", "r612", "r613", "r614", "r615", "r616", "r619", "r622", "r623", "r624", "r625", "r626", "r627", "r628", "r629", "r630", "r632", "r633", "r634", "r635", "r636", "r638", "r640", "r641", "r647", "r648", "r649", "r650", "r651", "r652", "r653", "r654", "r655", "r656", "r657", "r658", "r662", "r785" } }, "ecd_StkPrCOrTsrEstimationMethodTextBlock": { "xbrltype": "textBlockItemType", "nsuri": 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Used to reflect the current portion of the liabilities (due within one year or within the normal operating cycle if longer)." } } }, "auth_ref": { "r61", "r62" } }, "cns-TheCohenSteersSICAVGlobalRealEstateFundMember": { "xbrltype": "domainItemType", "nsuri": "http://www.cohenandsteers.com/20240930", "localname": "TheCohenSteersSICAVGlobalRealEstateFundMember", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsSupplementalInformation": { "parentTag": "cns-TheCohenSteersSICAVGlobalRealEstateFundMember", "weight": 1.0, "order": 1.0 } }, "lang": { "en-us": { "role": { "totalLabel": "The Cohen & Steers SICAV Global Real Estate Fund [Member]", "label": "The Cohen & Steers SICAV Global Real Estate Fund [Member]", "documentation": "The Cohen & Steers SICAV Global Real Estate Fund" } } }, "auth_ref": { "r470", "r472" } }, "us-gaap-TotalReturnSwapMember": { "xbrltype": "domainItemType", "nsuri": "http://fasb.org/us-gaap/2024", "localname": "TotalReturnSwapMember", "presentation": { "http://www.cohenandsteers.com/role/CondensedConsolidatedStatementsOfCashFlowsSupplementalInformation": { "parentTag": "us-gaap-TotalReturnSwapMember", "weight": 1.0, "order": 1.0 } }, "lang": { "en-us": { "role": { "totalLabel": "Total Return Swap", "label": "Total Return Swap [Table Text Block]", "documentation": "Total return swap" } } }, "auth_ref": { "r470", "r472" } } } }

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D6HKC>#4305#6|P4@>L3E#H(2N3YQ-SAP.7:A04Z;E5?FY;LSI-5G&T^MB^<C(QHC-N0-"VL7|DZTK+46-Q0B1^MT@H|J+|Y^*+ |W|G|>+7R^WM6=|@<YV5XG|F|461|YU|A|MF|XD-M?MQ6=U&E^?|>V+4C|JG<5E61U-ZWIK0WBT@M7F-W-MQ-WH7C-L|VOJ#A-|; M03\$%X3C|T|J|K5\$9I-M-^D>#_C^J|@0&?B|J0PS^G|KZGHV;P|C_JN6#CM78)-S1^Y%|B7OT^5(KZ&M-M;_#D? >BODOPS|MOHYG/|G\$;F%M^T>H|F+GE%?(D\$OM;KL\$P+!>=WBLG5+|WZ7|<|GPW2.X?PD/<<8RWK7#18?FF-3Q\$!U;6EI-M\$Y2-5O&FWS2% 6V|JOH01^<X&-XX42|FW-J3\$T^2|B^|>J|0&1;8-/#M0;#P+M|L\$&#MY%K|H|0D|P|J.R7;0JSC-)X7MP|WB;\$N(Q|>^QVN;-MUX\$4; GC'D'Q614|H|L<=C?|<#E(X|J)JS_*&FRRRP;=&F+H=^@T|3^078A-MNL3+?O7DC|F|<KF=|Y@X2A>\$|6N|Y;\$W=#A|2V- +6&|04#<@KMP|T^HDE|N1RR-M;E2A>#H+KK>61^>|&8P)|O2LK_-V41&Y-158@Q|QVC6PT?>LTOX2P>^GC MDOM(RQO;|F^HWE7VO>;>39LR;D|X9+>#PUA%QV|AG|BWP|2|A|_7C3Q|F|M/M_G-LQ3PZ|C=7VX887Y|T+Z-@8? _G#_%QPT^+FB&7L9X89=9|C%7\$#&#<@/8U2-M#|/00S&2\$&H<^"3C3|KS|)K8|G%L?>;W^"YWE|P8DU&H4Q M|3#HG<^3^!\$WUTV|A|H|>GZ-VWWW|X5^H-5|/B(KG|JO3Y;4|J|>1-M1W-MI5'686|E|6V7|>7TB9=NA^U|X|TNO|H|H+&W|L\$Q_?15.G^> |DUNKYN-MKWNW@JZU@<J^W|W7W-M38|N&\$<(HO\$S3&=<?7+UHSF2D;?>?U2KG|O&=<^W|BZW0|M|N|N|J|>4X-M80+9Y|? TQ|Q|J|MB8;NEV^A"Q3EP2^SK+MGOJ?7CQ9%FS2X^0KN>0?WHK>'2C^RL(B'O@|Z1%+|J^J^|B|Z|HJ-M-3JR9(A:2|M|J|N|K|J|(|LQ6)=ZC3* (DS>06Q="P%UY1^M|Z129V?E|A|B<<M1W;|F>B^UZH5|T6|J^49Q^D^H^M>=>=1G&3%3LW@V|+S_Z10XP2D2P:1)-4|TK%W?+R(TA52&#-#GP%; SAZ-HMZH|HMAN29P-YWR.3|(|^?|9H|A|4|6CX03M=32|Q|P5>|E|J|>V@YL.2-MEK|Y|B9'8Q&IV6#1BNW&-7' ;H6CC#&4HNJG;8YP="YFRC7TK9S6T|Y5)/R7E@|4L1L|TY0MQ+4Y@=#Y6S7U-DMBC5|HQD<@9S=U;POBWJ(H^WL0%VE;- ^1>=>#2P5V9;J|W|J^Y0F|MQ8(AJN|J|V|G7\$Y6V=BNP|TR9+>PG-9ML(3F9@|<|A\$<7|P155S^N>V>AUZ-M8-M=DOD+H?(>Z+>#YD(W? -040^&A+>5%P2|3IRD\$V>P>#>@U;\$.3-"Z1^EMG5;-5-"U;|H|OWX^J^M-C1CZQ|MLN|E58I2^5K&>^&1|;OCBPB.MW%OK6-G"- |R<|O>L|JX;IR>O@+>|C|L-M94>Q5DD^58U1%UG=6RQ4|[*D|J|>O?>L%QY|3-R^A|3C^Y^WH?>=>A8/M;M;N;@5?7&OH3FA9M^<#%J3Q-)9Q_G\$=>N^V^K|J|Z;SB^<^T-Q7""GC?>OXMJS67?Q5J-CD;ON5|/"M^<K^/4E3D.Z+|F<=>_Z-B+6?/2.&T+;YPO=T+IG&? 71L(X9?K%4Z;N>X@>)>X|A>3-2N7M|L=4U3E&E60-2=\$KE&F@A9|S^M>4>XD,O^>O(HT,D+=)I9/5U@DH&Q22|?R.NM|H|E|J2,&*8.D2*>/_6\$V4= MX1<&BDP;"DQG#3)Y-1Y|Z>|JCW2|T.(K|?09?>Y4?K9;EQ&G&6;OHEZBU-M(46TCO-Y%89P\$=K=11EBN2%K\$?5M2<2RV=;|"/(H;@%)^C^H;S5|P M=&+<@;#N3F^5DLA|F@4B(HX^>6X-F|D7;CHVY;M67-%G|J^X-R@M|>=1-A1S|7B2;|8@PF;_%G4#B|J^2S%T;_%?1(B|W@4-MO^HJ&S2H? FQ%BMS\$(1|&5?7G;0^<|UW.O.V.R+|BH^Y\$B|_C.R5-M|J|F|B|V|)56F84V31US>9FK;3A|T\$Y@/FE|X0|F|@U^P8(M;=>A-1Y30T^<MVK^Q)700/?? R2R_2*=_JUY5M;CUO;ZY|U;_%M/GT^>5%T|>00Q5@2|?>#Q=0^>14VFO%|D;#>P|Z21^ZX^Q-1P>W5UKE-M9\$7&B^C-S\$J9-TS|+>X8? D+6\$;_M)AAMUY-/8-O-9..N&|MFH|(|F|W^#RX#6?;3FET=\$D2I?C_4@>CUBPEF|LGO3|)QGGY^9J82=T4-M965^6UD|B|Y|K4=BY|&W3P^<PB+> (BR|H5+&|FBK|N|B|M|WX(N^N^H@A4-M-S2+&O>X(M7|5%0)>7I?QD;R/RN#73|3QU|L66;8DO9|F^>Z#&+<0B-MOQVP^X^#&) &LNY7|78|Y@|0VH|<1<J|U+EQ/L4V9&UD3R+X-NBK7J|D;W|T^1|MR|H\$;@HGM3A|>G709K5;Y/LG|9|Z/D5WHT?K|20S^>+B|J.T|H MGY*>=4#GY1%?>5QP?C2&IV6V-IQR/_D^#KW;-UC@<QP^KPNXG56A;D01B+K-M2;B'=0^E;BCD@=EL&B|JC9U#-M11MR8X><(VW)>? <3OBOM.%2A9-PK5&\$VY>V|JZ^@<KHG4^<X^>W-CA94|SOW|J^O|M3Q-MS+Q\$-DB^D|Z^>600K|H|BHO-DX+5-K&M;T<J|L-Y4FV- NQ|!%NNX;E&F+7K>_MOO<#6C|HSA4VBK4B)<3=?5|KCSMT|Y=418PB.F-JPM=#DZN?F?5M2|C|WQ+7Q^< MM^G(IV)@UU.6|9)RV|+V|G8N9AB-VS8F5TCV+9F6HJGZBBM@A^KR5^3^W@-MR?46-U/8)T(8A1^@\$#&#;|J-F|T|J\$X8I^XGH;|Z^BB)R=J|T|)_QAC9 M-DD@/_+|R^/U@BC60-N9@#/_Z;GPGQ?T>SR|TZW|P^|7|0-F^5N;E|F\$C;O+BA|J|XB4Y.M;#*6|ZD@1HH2\$N|B\$#BF1-MZVP2<^1Z> U=Z<?|J^Z1^NGGCS=P;|F1V^7ZX3C|>2>.VN1|(|JUNL(1|<M-L^RPE|<BX^Y3>U-L^R6@)O|F&KEB;U+1\$|F+>+E^T|0LLV4|;MM9+Z M+T5+&E^<|RLXJ&+88^L|Q?6\$%^PTK|L%Y^F(EW7L8;|E@Q|<|<W|K^V^W9U@Z3P+I9^6;SF4XG|V(80YX2N-OJCE?Z7|W|WK|M^Q^HON<YC(C- M^<=J|21P=(5?>W7WOH?08Q@<|FYUW|MQQ.7M^<W^M57N;V>15T=B2XV"(09"N+T-P%+&2O|+Z(X%VWQ=O(4N10U0<386+0G2Y^>.75HF^<|Z|&I M|T)L^>RHL|P|3T-?%7J8L^G%>)&X;)<W|U|W|5>?MC-7VDU5;W9^>37E9G-O-M^Y0L- (U)R-2H-9-K6K8GG610;ENO^&;#>QUP|!8;5^Y&;&3&67|39PEJ|P-MYE3S.CES&IWL\$S<8-5K^XNG\$HJ+|VY0A4;"U580\$KP2F^9|T;<@;H;6|Q M)YE<R;O#DZK|Q9F-MEMKKF9&5|T-|L?X;|G-K?>T8A+9PN6;ZS&K|;|S|ZRYFTZGAM>W?)HS0 M=J^<3+2H6^<|OUQ3K\$|UK^2|1/3<7L3>1/2;5|J|L-N^X|A|BZ;@<F7G4#4.\$M^<D/_L2Z3^N+>+|N7)D<E#Q@F+HRC^D^PY|R|K(A^COJ^V@+&< ;J8)B8-M8=KE;PSI+K^69^FVQ|&Y&IOP3;XPLE0A;"8V^Y^<^&TTS-"W(IMY+9A|H-5^0H)Y+@<GE-TRA1WQW5|)#M@<4-8>|T14|>35Q*- APBKR7^#G:C^QYA&FUIK|NL|UZT57-IG^<)&SH5MX9@|J+<C|1Z^(|9^#HA;GZ\$AQ|^?6P-MXR|P.*#Y-LE=YT-O%?\$+> |3#W6;L|EBR^T;B^FN\$Y+|L0^H9=UW;=&T-MELBGS-L^6%GB&|+E+>|>H07?<0\$!>|BFFKN#N(@Y|=^99H0A0=&1-M5^G40!+5\$D2^3I&^#) (<V-U)U>1-Y9)2PSU4^DR<=450;_E|H;E+>5-MYAH|D;BMJ;4&IUU>2DUN|H|>(\$9571;Y=43;@P%681OU>T|WY^FFQ5^E1=2|H\$>- J|>3FS|>=|ZHB|F0|H<=>S0IQ%6=0V|+75\$TX%>FC682;Z353U-MW^WK\$P<@NF0SL<31HYT2J;5Y\$TQFY|A\$&MM=Q6FM*>DB^<_Z;CPCE8% MU^<F?2V|@V|D1|>3.SB=|H^*||J^>5\$G8V3X@Z|T^F0J0V;|Q&QY0;G6\$MS^<6-ME-9U&IT#>TX^18^0U2;K|K%&FV=4;|BZ^E7;<#51KG>K|A|&Z& MB^D^2WRB3;S2|OOX^H;LNU@<C|J4#>(&TQ-^<T2-/P;L|LZD5U1S8(R5D^6^NA<3L4>W|ED|P|)BU44|C0EQ7&7?0A?|>@#7?<X9 M>|>L>D/&L.R|SUW.N\$R)GWH|;C8XN;@HKW;=BZDW-77(BN(V-%V#^!B1-BSELQ3F;GA\$X.KIEBNZ5SD|V-MIT;8>A#J|TPQ|/OQ6#)H6^6TG?WL- |H-X-Q+>+VM;T^<B|+3\$=OY3P-A-M+<F71H@E45+>|ND|>20D|NB|<^&WO@!_M;3|F|D0|<^>9Y6;F;K;^Z|E|F M+ME6^-9D^6T2=>M|F9HZLB^G;|>PGM;?>9GEO-ZN9PSZ8T<6\$1B3(4^<VW)1&VQM|(|#YDG;U.MV+|<1J|J|A(4%\$F+|_M^<R&| -X5X4-UD0^<BK|XUYV^9\$+A+O%YVJ7&^>Z9^>DYOM>^"M=FOBZ|1(4-MO9U|AWNCODHL7)-C3O;9N85TC%+\$94V^|JQ?7PK-M-4=1.NTY|X|L|ABF^X^B|J(HU=^?T1M;#Y|H|F3D-N1R^<K|T^T^F1M%+0FC-M2I9;W^*H|E|<6Q1|>=>3VL0&-^9-2DMN=1=5\$PH2@>0RZ(8YH<^2&I MBW@|(|BEGTO=|79@|||>W+>26Z+K?Q|C-M49?|>=>9X.Z1MY@<15C|G-3;62E^W8-4<^9R=J9V=6WHF-G#JMDP^Y|Q>Q|AZ-9^6S%M|HM2I? +4GXN?>WV\$2295.F+|&#&UMF&8K|H+|NZ-M-PX#|LOJZ|H|Q|82;|_R|B?>M|P|T<=>80>K^6UF;K;RL10H2KJHY4K|H)K-M|8N^V|J|ACR^9J? 2Z+3;HJ)6^9^Q&\$1^4A6S3YE|_*#|<=>2\$Q.0PZX;+|B-M1U-MC+63@XG^<D|J4Z>W4\$^71D9HM5HV3.0CY-M3K#OU-U|J|CQT<(|T-3P-Z<=<C(Y.N-CM^4>8F-O(|<8>#%B|H&P3Z-M\$B-04^?3\$#;G-A|Y-MF|L|)35WP&R;58_-|HV5|=|F#|CHJ;JVPPP^Y@GS=S93-XVQ|>#R^<JVCB^M;|/G-U> ^#R|<@?R|L|3K^<7Y|5\$P^YU\$861Z=|231.W3-F4|1EU-|LJ-3-M;5MG?P;PD|=6#CWJU1^*S);VUB8U^<2Q5Q;=(<+<K2|) ML?2&AVM+>HZ+XYQ@!=KZ54FNE0J0|O|M^<|6T;4GN@ZE?|<+>XT^*+|7;P+M|HG|L|H|G|J|F".MKZORS^&DXIC0=HM^K^<C|J60+&F^C|RH-# &J|B;S|E4-AIR-MC4S^+&#R;B;S?+6H^<FB8N8T3P|>?>#12260&|);_*>W-2WB=^1?Z&DE^<C-M/G=<^IC-B40P^N^E|X^XGH|+>+>)>QX\$#X(P8/2 M|HB8H(L7.Z2?&4VHB4-MO|K|>H^>K525?>|?>?W|X4LA-|<|A^<OH<=<MR1|>1^9ACY|WMDA0>^1ZEF+|U@0%WAPQ;(|H|G>|JAS^M+XH4LV|B|L3:S(M?4:??|A-%YLA6MWQ1+^4EK=8@WQ-/FMO<63-/I&F8W9T&T;4P0-W^VN\$)|WAI37Y8KR^9>^<W6|Q8|T#8-X+1^W0WUK04| MT|T8;R7|U=W00=M8Z-B+9U|J|@/O=#013ZM|U=H7M|+0R^<3KH7>|>#-W>M8^|4R>|>|(F7|J|Z^<6- +MD8EL-K^<YKNW|N@JZU@<J^W|W17W>=<3\$>?J|Q>#&#YF-L^<A&CL-MS_\$G#<J|<^<(|P^WQ0?>E|J^U@G-LYU8LQ|=+G|Y|+CA;*&J7KH>'3.|Z7." MH5|D5|1^|J|J2|H5?KQBO<^7;EW@-DS6=G^<|J|ME^PU34G+>^|C|G-M;MB>=9%|J6Z-YH;QW^W7-M-ZNK=W>NFR^9WH;B>Q|LU4 M:4>|XP^K+U-Q>=>0Z&=>Q1&H|B@<593L^4L|J^*9(N^HCK2YQ9|D|D|T^>SY-M>C(4#>*>@J|D;E|ERUM)|>R(IN9EN)K2|<^4&TPG;G|2JH-X? _>|O|>|VXJ|MF>=>?T1#127L-MMNL>@UF71Y^*R4>Y>T?>Q765U&1)%9|J>0.7F2-6W5EK+>Z-M^2F2S^R;9\$;U ^X^KBJ>|JPIKDXBM;59M;@OGJA;=MBS=2#QAF|S|JEM5JDVF-M(D;VF1^*A@<D|DIF7-H^1#%|ZPDXXU^&E2W"=9M;@%/(HP?MID^+|J\$TF-MVJ

[illegible]

@M^KO,D\$#PD<0(I/#G5"5=-2.5&LYRH"Y*OC M>AB.U_Q_/_HFU76%>LAIM32NC=A>W@!G:\$59\$(SY!*U6JT=5"/%CGN.30X2F
MT/#!/MPS#EPS"A8_N#CWI&5!7L;(Q-VKKAI\$1FT>D-B.ML%KP(>N1(9P,)-#M%J6J^+S@OR!X>I^EH7DE66^/6601BF>-62P#E6JCW6J)^G(XK\$*
MP(DK2PDWH|BV%-:MIWH!4YSH^YCG|K+>>19@.MEN|QGL|)L^#RBZHU_MVJ8N6JT27(J7UR4E&?C7^"K\$5R#Q
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M20^8QI@)5HQR=5016QWYWL7Z399+0H#N^X+CJ90^B^8R^+J^+J^J|J|2^2_M=0/0><4U9L1:+3+9P(<0U_!AS|QHQ|VX:|H:0@E|J\$*"X7\$|JZ
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&&9_U\$WCSY^K&BX1L6TP9.^GNGM/M+8-5K0+7K4KQ#IV?ZGR>JUS^JE\$*^@_MTHFI>"?CCK%.A9:<|0TI9WK|^6-@#/+!@%UWWM?
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02HP2;_IFY>^R(%)@J015LUFVO@0@)3?U.U-1-8_MJF4BYAA^P9E=-,=S1:~#PH%BPOR|/C12R7LS#Z1DCT_M#0:990|NEOZN#%;KHS;!P0)%%|I
X,\$)80=J&:YU/L^<_>#Z^&QP+=+R^,Q!;"HK1F!^\$J\$6_M)KFJ!%9FU/13V/B+D)+0T+|0.AW|SJ_~^<@>@U6|_GF@^@OA,|AGI-5!
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(3K1.6QADP.@NL>?0>=>V4(I_SH)8)9I!~|_S2J|H1M^>S>316Y83A^&DE.O;F+!>7_F^740BMM?WA.J-^<#J^UCUJ+!+68MB\$C)H<
M:)NBN3J|R2^P!A7KJ^M^W^J7^>);0.X+>O_YM|J51=-M^A)XM+NEQWO|P2.G;RX|R7|N?|C(T-2^_JEP^49%E6^E#^A14APF|^>@
M/\$WSSA^J2F\$|^@.OL94^X_M_-&1KJ|)KP=1^2VQNTZ>7^FH_(FJ^DN^).\$2\$2\$>EJC2V4;OE^V^7GLC4QP6.(4MQ.W
M^<|N_5H=(8FMC%)^I_1Q1MYX^2696SNCH4Q1A=-S&T?37I2Z+=Z_SS_AW#G_M#+#D^M3|0T)WS%|H^=X1^D_OY@L^O_R8+|_ZV&|UB?OQ|{M^}
|W\$U09(^M?MF0?3G%W9&^T+B|(E2^*D+8|3O!XW-2YX\$*|(^MXL12V&|8&0|1JP\$^_>V4_MY^D:~TU_REIZ:5^GT9:K?
DZ^*%7+Y06+U16+SR!%10I5KP\$IM4.0|^<G>#M^MKF^>A4^*Q18_PDV5V)YQ|_1KS_~N.Z^>NU3/4>N1\$K5^L68+~L=|H^MT!2^#A_4_QHJ(9YG^<0>?<
M^#D;A1(^&V.O@>@-6^K^Y+HF@+UU^P;|5(6~(M!8P^M^X/|Y(D\$F|<"G?C,Q1AS:6S764?0%.N+|JSBFDA+5;@XMH7^N!^W6NM#^M/E|H|GPXQ^M^W^MQ\$
>69STBD7|1ISRU^D"E)HW-8|!P@2>H.W^M^|QXG\$^F+>P3P3TY,?>FEI?L|GUJ|HUB6_M#VRO<0%IYMQQ=F23T1CY9Z|9QH^M;
M(G)|JCTC\$3S&Q_QX46BD^=B06^MS@HJC1#^#VYI,1O_~<|C>R^8^FBU^H^<^M^F^&X^NN."MD)W+B,OXD9FL;#_2XF#%|{3VX|}=YO=
N83?/(FJS^229SW_M&RWRP|T;6AZOQDIH&6.%ZHW^=QBU0N6V=^@CA-DCE<59H;B;C~;&0D4AP^M^REH|H00|D\$;U^/_<
2^KSO6H8&^FA@WW^A3^<:G^W&^1JET>^H<@84|X^XMK(25+1^K^=G^<_!HA<+~@7H3N^S.S(3Z2&|KXYWNQB.X|);3YJ?2_U7%>X=L^MG?
YW^<LN^MU|^%D|3S|^PRT5&Q0_>^A9LG\$)1#P=2D#Q|Q27SO-18(0575PHK_M?)|LA_R\$CX3#T\$;A!6L|O\$0|^1\$|^@O+Z_W8EV_+2_E0^F^U_@((H8CG
MH^<^%M!#E81<^&HCIVNU\$A)|2XQJP>_H1GGU^L^~|Y1&^&2-8J4A_0K4^E_M(9^V_>8LQ|&V^VW/^#!5452N<@T)_I^G_M.OX+!>R,/)XD|NZ
RO.&T3CQ4^R(L)|8QB1^ZOR.G<6^AOF^J:|03N^L^!M^Q#PHO\$ABZVOB6!EY,10%+YB<=>T8^HB3?R9BMJ&+|H20KZ(BJ,K|+K:KIT_M!25U#?
U3%EN-!7^4(=YIVYL^RA?L^\$D6N&<~%N)9DUX9(G+&E;8"%Y%+=+M>2;(&_Z0V|&A_ZJY^>2?)E^8QJ>7\$&L^&^J8?1@373>4(VK@,|QT?
C/|H|ENL|@T\$A_L^F=\$M^MQ^TOZ50@L(3.M^:HAX_2WFW721^H81P|PX)A^A0@8-16>>8^CWN^2BQR5?MR^N!%<#P^UP_#&Z^Y@+=+W/8G|
#;EP51L1B!\$<4HD?2_P12PY^W_V@C0Z_M(G|JX^;94S^3^FJ;MAW&P.&P)604_PM6KBZP2@)Z,^V)0I^H,^C|PWB=HP13_M81@O=V,^#L^0K
5IA0VV3PGI&+D_ZA/G=Q/_=L32G2+D6JZ^ERTS)+_MJZZG2+L+V>7_7FWI?%G^Y2L#J\$&TGI8Y0X6L4^OY/5=4^F^O3^@|M.EA_M5D
1TO^BC7E^&|3)IUV0;(^D+^AY&6B7W%|^J^S.HQ9:.4Y(^+!&^#KU9(K-)^JW_MZWV)CP?AK\$CYN<^X(R|/E0^<F<=>0Q?2^@V@BT/QC|F5>^>+^%E3K%~
%665W^M|N|H>|UW\$7^G2^0(^_S=ZLG|6K:2B6U^M;9%2B6X\$LPZC+U99DJU9HHR;QXC3^CRH78Y<^_M#S^TD7=8^5BU^<8F40?
|_6!L%\$V;CDGO<7|F/7RY_<7^B^X978,EG9A_&M^P^KD(N_Q9D8EG1+^*94U1=CESUQ,|LNBXJ4;H+|(58^B^W^T,54L:5QJ|3F
MY3RX^R.PM|@W+VE7VJ^V_!D>3X^U4C67YHQ-2P2.0^ZJRL^,^J=(T|(B_~M\$SKG|>^*OJH|H^EX70=>5U315(^V73FO|Y|L@9_3U^D/EU^<7,TFL_VK^*1J
M=G\$FYQ\$;^Q^N+ZOS>8Y6-Q\$5I=^320KV.F^+>|M^|HEH674K=+A^N^BA..M^XX3KA)7<<QPG^"5>(^J3CA..\$ZX2E5%<=<)=P^"4(K^A?
MK|)5N+TJ|)-_MQ620^K^N>^>P^BM>+Y06B>|UH7B^>UXOFY729(C.O@T16RDR^U^J.Z.Z.)C|
M9#0?^"9G6U8/TO.\$+^/X^%E+1A^>)EK,%#^KEP,C&R5=-PB=<(^Y4MB>^/1S^2+4AFPY_M>YK+FN7K3)E^5A<76S1H|GF@J0_Q6;0TG4.LEA^!?
&I2VNT^M6ZJH6;P^HST^A=OG^4I8.%\$>0ZM951^F3KM=V|GXM^VFX|XCEZ^_M91FP|J)%PZJ1PXEQLSG^Q)9:6H5\$)G@|H_<
\$3@O|HKAS|FYK,=>2^CH2^5)QQW1.SP^MHZ(31U\$0,E^N^W^DBX\$X(M^G,^G#)^\$7^?T933(^AB9+UL^R,^LRAP_MV+)^A_M%8^2^3W9LF.
_R;HT<%K3>?>S1.Z|AU|^R^O|E31_P1<=>O\$&_Y8056+M^>6D8PZ8?P=|H|K^>X>Z<+>#@|J1;|)T>T62#="L|H\$OS|B&LF3|G%/N
M8Z33VW/_/7_!0AQ1T8Z37A((3P^YFWA8&J^M^ST0G_4R^4QC?>_W_F@O^>U+&^W8H^N.N^M+|S:DSDYT^B^ZH,ZSG7V!<
(K5KZ9XSWP=^GQ^<|3FJ|TST^GEMHHBF7U6&G_U^M^L<2G^<N^K_V1^&?PE|F|),<@A08(UG(PA_QOIMAJ9VVR^&V^YGI@2V|2>
MIWN:C;T^2|4G7^/VW&>^\$PZ^6)A69H\$M:~M|L@\$ILXX_K|^#NO=NB|^MPG;=UW:^#C6,J!|=IUSQ_B|^R0^,9B%4XT?|QGT04HG_~#M,|2#VSD4
MVQVMD=>B_0JH9\$E^3T^T|T(HHJ6^AD.8^>Q^>L^N0^%TD^_D^H?7^#X7>5HDX_M\$MYSZ_+!+0U6PRK(U^W2)%>T^Q^LEB;=<|Y^T3(^#9=71^X0UG>(>D
M2E&2-8^B3M^JY_2N3^A;^>5^#T2^CZ|D2)HBDU0^>H^?<XFO^MTVPR;MZ|DV7\$&KDGCG@W@J;MCL|H^V?J^?I^W1Q7HB\$
^%L9M293=E^I^U2U(\$I.8/5EL^1B/(9S&BT^8DS&&P.V2P5(|V^ML?Q5^|S+>+1549^3|J2<3C|U9_}TC42SLQ_0%?T4JG^>?>^/ZO,KG;N
MYM|F7^ICGGQ^=MGEZ^YGR70F|@Z5\$J^&66Z2^QJ^E|WHA>>|>^F^U^N|^3@.066|T6Z^6T^D^J^MO|&BP&16EU^6,G8U^69;U&735KCJG3F^@G@!?
2;|NBFE^@>S^ZE1^0TE|MF^K|^&EG|FB^R|8|^_6NWD>)U|\$&L1,2RX1<%3,PA9;9EE=^JN1|,^FW)F_M9G075
Y;|^#6DB=>M>O^A,TY^KHXL3M9SEL3^>FV)+^|DP%=>ESLMUY^73_M|O+86LCTLY2NO)1Q;1SC@S=,GQ/^5@_MU3|O,||GSTR80F)*Z2X?ZZ?
L085UL.W6(8%7GX?9;4D^)%H|;6TX|P2ZX|^\$#|^N%=>HUF^DF|^&S^MB|?>|KH2?|S9|,^@GJX>^WU1Z|NFD^G^R^TO_~|JYX|^2#^T&>S
MPMH0+>X^#7WAZ^%>>>|P8P7WZG=J?M^?%IPQ?>?M^W|^AQ=W/GQ9?J^UIMUC??>YWOJUV8X(TP|Q\$5_MO:D|P6Z_G=U;^PE)P>?<
A&Jof|ZTW5LLZ^ZU8H^Z2ZQJN|^>Y4C(T^MOARGUAJ3|O^W|EU6ZFNS^|TGWDX&JU+^#UY&&4.^GY^L^5,6LL^#TN%6;&5IN8<\$P^<
<+V|;5F5FH1Z^@GJR_M^>TDR^8\$J|T@5H^7BR3M;HMZ^1A9DV|B|7R_Q9Q_<HG^*TF6XV^88F^5J_Z^MO|P^ZLH^QNGX
(_HJ9;84LLZ^J|PL@>^<NY^3J)8MX^O_2^#<QJ57^R#1\$K7\$^M^J@>^*_H9@FP6^VO\$570^7^"W3^MABS<^XVVR^4HWA+>=9AP7^R3G^ERHL
MC9@MV/6T^R-F3>2,E<6%U8^&E^X^M^N^Q^NC9BB48>H1E8#(1.5B2|7G_-LC8|^>P^R^R^F^H6V4U^SM^8F^UMU^MQX^MR4|3G^FP^*(Q|J?
J;|^>H75L2^V^+=|G%|^!<=>MRMS:4&=,02%RKDX2|A>V5+^*0W|.1@+Y.2^N0(YR0=1WY?^X9HP|^8_L#_M:NG2?)S^JOKHR-
VW8~5J;M^4>+R(H>1EW^JYH0B<26ZT>?>H^!K^P52|&_J|<=>L^CNP;=156)X^>M|>0|KKNR^;=P(PBAXVJ5A^T1|)0+=>2Y@G@MRG;<
>>P@J;0^4072%Y^MD3J\$^G^BS50C(=F^KO@N=,WHI45^8I&>^%WX(O^>8%PBGW%JG^H2Q^MFB^L1^1W^K4I4^BTJG^VHW)^T1\$00
V=N^CT^"0(I5_~UL_~|O|F1.M|U@/^&^N9J5|U>3(JE&JR5WPO@|?^IZ%6|FD^?ER|OD^4|13|KB0X^MN|<<7D^%FN-&(FC;XZGL|@8P^5IZ10^A-7=7GYL^
M2\$N029M^PKN6=>H6^3^C^P^6JDC8A>?R61^W^>=>6S;|M^H^A^C@|,KD9S^<
MA574>?>3Y1^3S3AM9-U)_X^T^F>23Q0MWUQ|H=QY@N>T^Y^A|^9P2;^\$&L+=M\$J)%FL4@_~"GO#>J\$515IG2EMZ|DV^5B=^R5J_~^76J#
@8'8_N|E^<1S_M9<);X=F~.*<^BM1\$|^A.U9^>B\$S^?AFJ|^*2^_>(^V^GDQH7QC^&ZX_M\$^QX<+K5RIE1_@/J=9SKJZMDBS^QODKG^V6_SOD|K|(^
MSTIVNN.\$MD|J99H^A^<Q.YGRGE<?<_W%QU^MP^F>Z^EPVAV3Y0B1T^Z8_M^X4)^_5HE.W55_|C|8+^F^2^_G(|+>HBO|1KXM=U24I1^E#2E;^;34
M:J|6E(2)5W32A3J;A|3^RM7<^YZH/(0#220E?EG1^HYW6MA^OCE0R4)=5_MHKW06G^&T^KG^RBVQX0|D^A2^=V;|^>(^W;=CUK;
M:9RS5W6P7^S_Y^#F^&@YB^>^>^IR\$<1Q^=PP?&Y^E#%L9R)?>^&A^VAF<M^9WUKASE)C;|I-K:QFB1S4|^GEF7^FU%&A^F^KZ+^XCB\$F=0Z
X;D1EL699V5AC.L^M^C5Q.^<S@^I^A=9K4:99YCGJG<=>3TGO+Y)Y^GXF.P4+^F2=YS8_M(^=VQ%25(M^PPY^NH6|RE1^#TA=
#A>AHE>|2D|L^I&ZG|S5?F^>|MDV^>P^|F^|M|^M^N^>K+^G.)H_-IGHN3S5Y^=88S^ULM^55+^BONS(8XB5.EX>|^N^8ZF+2^_G(
MB1S2W0),FE^V5_@1^H^P_~^>=9\$#^R^T^&V5(C79+~5T^XG^T^NZBHH^MZ\$^J.QT=1ERG5U|^<O|V0S035%V8Z^S^T&RN^MJSJ-
61A|JTN^6_F&<^#M#15^N4&8%CF=JYU61YVY^NV9IC5W:U18D^\$J|&E>X9_M8.O=%6-5&7^CL|JXYS&8VAB1^CM#;4S3&_DK^Y
M^CXNQR<9F+>DV)=^#8|L>#RUGVDV^O?+6NB^U\$13/MKU_M5FHVGB^BNU2ACU^S|Q^MA^|BDQ^>DF-B>FJ+>34(0)^/9D+L?I8V03W9!
6B2V8H^D4S@_UY8<|B^>J^M^&^&C60^8I^>@Y4S|F^<8)HYVJ^MF(B^>J8^<|F5B5>N^|_L^_MSR^G^9;F5J+>KQSCIF^<
N.&5H6IV5>V=MG&SL^D)Q|XHZ^HMK6=;K85XL8V9|K<>XK%8G=E40L8OBK9>|/MS\$%|^2_NIBIRY<FJ|JT2M!@LU6LQ36>>DL/B+EU?
+E|FBRW)QI5X5KHJP_M\$8M^Q^I3>0>5.Y=4MB9W|YR^Y9P_2^N^7V8^P=URN<5R.\$|Q9N^|J^J^IDH^
M;U9N)PA(&^RV?JW>P(G|TXPG^C^H^>=>#VJ^LE\$S=-98J|M^SAEH^8UA^EY^PUN^50N^1A69^>PC>|JCM0Z=5WCDK6|3.714W0:E\$XSY^?7)H;|B_~G<^<3<|
{#N|^L_M67|7|^>J+JY^>XIU+P2V^A6R^V^IC44)GA=JR@K7GE^K^FG(^XTV,VUE_M.^JO#^T_9JCC~<
IQ=SY)91%>SQ|^>Q^E2K^&|K+K;3;WV?2?J\$%Q|HCEXG^MV+S^J^Y?@^!MON2^>N^V|S@>JZKP%DM;+T|QP;0G1B^8)4D:~+&G^X<|FE
MRU.CY2G3|5|/I2XFJ^<S|>01U^M@>|K^W^3L^<3&6^%K3|P.G.E|FA1+>B740C^8LY+&K_K81E<6^#%UQ|(\$SH;6+R^IR56;@?
4FQP^QT^1=N3M=G22E_M@L=PUJ^DVJ)^ZKWIP^4=;E=1VHC#I+RO+I7^R+|_T_~2C4V,Y2W^6X^8HXVC
MK2X>+HYQ^GEB^B^Y9QY(1)^3\$Y^WV^DH;692^<N|Q7P|JX6_V=9)Z^J|/SKBT^W=J^4.KUHF?|J^MUW|WOMOYUGWH^YV)U/9?@,3(^?
JZ|KCHQJ^J3P|H>E1N^OLW3_T^<W^<2^_M4|0W00,\$SYW>YW>7;2S!8-7WQJZ^WU8|OCYBYB3#+Z4+59WWSO>?>Y=V\$<
M^(<X;H+^2M)|\$8^RYFW6D7WVJ^P?^MWQ&TGB;C^TH^>2B^18,3\$G@7D^MX^>3P0+Q^7^I=^A^G^GQ2C^?S^S|G^>1S^<O+H15P=Q\$XY;L)/OZ2-
MUJ2FU#(^R?Y^>=2DQ64U/HQ^+>V<M^LXG|3D4VWTHJ.J.NR|B^VEV^FO5VB^BXKS4(9D.B^~HLB@HDJ^NV8(^>7+1_M_A8P:ME>J^_DE4P\$N:PY
M|H^M^K1G=5\$ZW<@BF7HNU2):UWTE03B%<07^5V)C.JJ|H(="K_/H0E9.5JF^M@T^J^JW#BS@|&
OEC|K\$;\$10T0BCJW57%Y^C;R1EK|&X^F@ZK@C_~#EHE^M_YM81D^719;M^E^HJNW^X7B-3G-70?^1575\$;U^IR\$;0W^WNH^T0)~_MYSX-
(S|VG,*W8LX^>HHEJ41=DK8^QSGF|H;L5XPCJ\$)S9A;TA2HVVTCN|W^MRR/(7^<Q2DXVCC~_H^XVHY7YZV3F|B&^*)JXF2H3^B|Z^G^Y|^79^J\$9^3,
M#^|TB1^<C9G@8#01=(A+^>M^V^D^&^9HM>^>TB|&6-7Y1^4^LEJN|,2>F@|M_A;~M3U7)YB|^TC3;04O>=>WE^%13E;
|7\$;8FA/85^21&0AH6Z%>7H008<M0DQ^>|QQB|^>|F^%\$%348P^>#T^|J^Y)GX^<0+>0UP+>P0YJ;H&7P^X&M^E2E33K~X^<X=0^D)
{N|SGD^8C38S|@H.D;H6|GR|.6IBH#=\$P_9BH|&<?1_M4EDY^X>2^C."8^J^POO@/J|,4%IA+<=>5WBN^J8(3|?0GR|.4YCX0M)~>
MQA:~BLPE^|TQG:<^&RN3^9(4Z|P2|<(|=7Q^|T^#4C8&N6+^MS49G^B^F2M;|BBN|JNJC^BGU9C3SAIY6|8C^A^J|^GG^XHS^>L+G13^!B0
M8TEB2Z_~JJOVM4V>?2L^FBQN4E8YD^VKP4#~.SZX^QW^J02D^|L<.)HL3EZW2LMAQ57^MX9V2>R^DOZJ_~LO7YJON_~|V18^1X4|,W%L^_Q4%|^2
NIMER^=H|H(R^MT0^O@^*VG2&57^N^,QA3>K|;1N+>@(^X|B(MIBUS)BQG:J^T5:SU^KA^X+UTM^M+^54^O%2T15>^GV^P&\$1-
/48IM^Q^COOW^X^Y<>7RAUZ_P^N>+>O^>GFRV|OB^EKM^H=,9PO.%A?/2N^M+CXZ,H<7>UCW>|AME^<|=|AD>^367746F9^MET|IX_4H|HY-
^F+>(4V^9|LW8L7^!|^#95@P^V;Q%#<=>YH!S\$;2U|^15(|A^!T^Y|BR/^>1^MWS)^6Y70=J^<FR|K:Z^HRH^J@ODH:A9;2.8LP04P1QM^&T<+1QO;83G^J^N-
M+778W<8N^IZ^F4>=>Z|8|HZR^PT54^#27N+Y.1S;|DNJ^FJB2(DHQB^F2^M7_9D5-
4#56N^<54R|Z2Z)%M42%I+Z(VV)AU=7(&#A^,P7QZ^<(P03S^1N2\$^M36X1|^_D8GCT=IYC|8A>60=B/^H_+51U84B>?NJ?^0NGB@4O(HU9-0-
MQCF9<~)~|ZAKQHM53.S)R9C3.2.V:8PGG\$XGG\$XGW^<5\$0_S^&M8.MQB^U_T2VO|^~^>6W3;2%A^7=NTWG|Y|Y>3&^J^R^>2P>S/^Q|TW!%Q
MPX^<UC1U6KD_VS\$;1\$HV;#WUC1#L4GFW^%UZQEQPG^A^X^P|9^38@?^"O)%^MH;#UP^E1%~D3<=>CMH;^@AX^C(MOP^A_V4^R3B3TWAY|H7QX|^2

L=3.2/12AR<RQ;@D>+IL[P|PQ|P+M"5[F#.%QCB|B%Z%3^07#P/A%+Q3L5|N9X/(TA82G9Q)=J#VVK(W_+LBB_MH\$B*)@KAF,"0IT#W=^0 SZ4HL\$+>|CHH;@,\$=-#?X>4)TG@SRENA|U|X>4-G MQ;?>QTA)P7NF7P6\$;%MBTR#BJSZ9T#>JV(X;T&G7A# K-Z<<"QX<(&_-6_0 M%)Y60_Y|(&AO+M|X|S@HI#X<)GPI|NTE?V|3P?3\$SN%U:0\$2_F-|9JCMXW-M_T;|(7RV7|B2|V^5)>.< K4f|MM9|B-N-BDCKDU<(<\$R1%>=&FB>29|C;1T-M@AOQX:N|P1S_2?NWGC;""QT-M"m(X;=/?+<??JQ<<4/|/#-L/4#U\$BT_N\$ M&_SQ@-#1#|,|D4F|>|63ON\$F@_V|@|E4T|1)1\$Y/00A)\$. W-Z;.%#20>C-N-MG2?TG<&E;D;F-P<@A(G>+0@>?B#U00^#LL6\$0>0<3V73\$*)+|NP4F M4|AQE|JR-S/*70LR+>992JO*0=AQIQ#)#>|<2|MR8/<\$<7V!|<-U0)X/HHH+Q69@X4X=f3-L/M-W4%5:#J>|"C|JOF* T"|>PGK\$W65,|> V;.&H(W-9\$)0|HFY4CZQ;.<K#|<MUN;6;*>D*2F|V0"R;9F@<\$0(K_X5A@R(|<(*>90W1+2|>J5^<|T?S1_Q|<W^<2V80N!" M2&ID4|<@<R%Q8273;T1F<3+>|(K&T_|J5H^4#0D5J?<E*1FA.%@1,|JLA_MB>PNN",2,"V%62V1%/BA0\$W0G8#2R\$#|T7%-A4N67?E6#2: WQ;3<@RQRX_MD-|PVP|PTP=>FPWK@K)OB#SU8#|Z/<=&F003F\$;QPN71N">+>CJEL3>CAGT<>Z>NNTM|K?X|J-7GAZ%N|?>M-4_Q-W"/?_4? OW30_2_PX7.WU^G==3M?8_KPQ=>WE_W@|>=W\$6,2&8?JG;K_MF^<^|SO?|>+DSPOQ8?0B9>*>A;J*M%FUZZ\$P|X>|);O5\$)U9_*UT^<_>N|P?>FH M|ZV|L_J(|D!>)<0)66PY1M2XK)R6_ASG08^A|1-W^+<Y_B#B<M9*2T7RE|(LS+Y8|0>MXW8WDN+Y&G6\$7?J91R4X0-JH#|>93F|@PO4? MWY0QVZQ\$%76^Q0;(<H_L-MQ@<C?57.W|>D|X:0|<YFW_B"-PZ|B8_56MR_MMO&S^Y">H0CWWYZ0B_<C&3>9>4?JMT3?>3CXH|B|TPGQZ53 MIS=|BMVY8.ZQ""L68_.\$X;|,S^-E;HLX_PY,C_-<|YJ|>|MHF|LZIG|CDD^<A.C|>|&|. #QT?W@(<HLCI=|X0(<=361/>5PVL3D13CY4;.<4+|J|1 M8#|3B|>+1D?|>D|JL>F<T0J|A|0;==M;|J9W23.M|H+<6|>QTX=U5Q<8JL|8Z+M6^<|>|OZZ?>Q|MA;4UCM8WVN0;|J3I-IX^<IFA(C8UVG)+>+5,W@<.<^G5 M|,6+14.9RCRZ2OE45G>4D_WXEQ|<=1;MHJFWJL(EH;E4QEGEL_F_GIL|R3XA9ZU+D+<KZP4W>+&Y""=EMN7B9|&4|3IRA-M28R4A>+<UGLJM^G |B|64Z.U&6Q5E|6B1SA^((+WE^D_8^ZU&BW1\$F2.0|K_M"\$E">|B4J5EKZ\$<|B|>|LH>|Y=|F'U0A^<243^<R60/6KZV/YW1.J4+4Z^8_MG^Z474R_3|> AJXK&7%7;Y|,H#>9,9\$86|H7D50UY_XP-L|G8RV&ZEC6_M|MV6F<_E348ZG1AYOQ<^>|Q36?PWO?_55;J+>B^MN\$&S^<MQ@<58|HVN|UHZK MNHM(G|TMDA#A|PJPN4#>SOPX%>|Q|L1-R|N?>(<H^LXV_XN9M35C6GH07JYPRY|U^F7UM,2F3|Q578F2_W=|XSY_M^HD,QZ|SQYPS>+LX2AKINH+ ZKY0ZQ|PTM^D|J|T\$35.9-EYU=%%<^RE;1(C(7621>UQ*<RPOXE^W^N_3<9D|_"/U!|=RQP+@S=&#>M|*TAZTZIE@|WB<@MR^A|!|HW_X3_",">? 7VPH#<9Q;4BH|3\$<T1.S#70|LH|TKV9_7+Q8Y?>|>8?>+8_MXLY|H7M;3?Q9;7Y|E.E.W.R|5K1>S9&6?SF6)|SQ3IB|(<^HDQ|!7|&MT* M- 7%|DLTG81\$XXV|>+B;|>L#B-J^<XV|?J*4/7C|V9L&2Q0>)>SH|G3H2(2J)=MOCY? H|!|V1EW(<+&@R\$%ZU795^T|>@(<N1\$OCB5X>+|T;5_73#<#<CH67|VU|<^T MIGP2CAN47+W5>OTFQW|X#<@LYIE*>K8J|>AHK!E%RX MN=.#M.XK|D9=I_JK|DQHHR68RPM\$|ELXD0|;E.1|@A+AE|J;P&2@=1.UT_M\$AB?&.&X&X&LNR|J_R\$|D)#_@<\$?|KV^U4(H#>67+JL&9HA.K0\$JKN>F^< 3;U_M2+>AJDU|B|<CC^<3Y>R#>+D\$WY|L+>V!>_<Q3X4ZA;JNK\$|AC@D>=<#/?L;|B\$>=<3>L^<6.+7?|D|;|QB>=>?>8+43|6=-D>H2G_TO|00 M;"AZ4V=>8*?T|PH2|X|H27A5C.B.0\$C7SP;..9Y&>MX=H0L|P;AJK\$<*>?>2_M-HA8|6R\$|+1FZ\$&+>587@<|+1#>6E1M6?>70>+>H20_T0|00 M-D+9#W#U0|/9Q.R|!&=H|?>+>14^K&T_VMEN.BH0D7B?|;IOL+5DK^<C^>M#R|.1Q%14|R_N;QO.UR>H3ZE5MB;N5J|>5TO>.%\$M;8(Z@9U>.%\$WA2!- T78|<N^FR+HC>?>S\$?<4>9;."ES0_MAUQ_S>6Q%>.&K;=H3V@<S|802&5M_B|J^O_<RY|0_5=TL^9NVO_R|>88;6?&3+M;U&M^>+R4K;ALK3YS3/- E|J5A6L(4+>B>+J|>UE@9VES.S|LUC_M2|GW2#>?7HY|L|V:R.YBT|JN>R<8B|8_8%6V0@|P_P#M#<(<?78|<FEP|+62,K;288J4=ZBOS_<Z\$SC|Z _QE93WA%O0C.EA^<KL=6_MB0JR#S8A;.%J)H6JMBE3_Q_ZNH1>+>J5Q|B|HB|J|2SEZ|ZP\$J=.%HFTTE753A MK|*M4^B0UHD&2#_S4|9|JOJF;Y@<8J|58X|HHLW25|5Z;(<TNYANSB2T+1(<S&E_M82P2_7T;R(<9GV#<09_)+>|BNQF2?W<7<6^8|9Q|_56Y- F^0R(HX.<?>=HC9^85\$>8^QKK>?>Q^161&1^F=H|13J6|ZHD_+|M9R8K5;15OBIRS|3;34,M=GJT|7C%>JRRM9C|0TJ|&^<VOZ|KA4|TMHQJ-> M01US\$?7K0C0W8Q4|J8_3A7L|TA7PG?Z93GNU#7CMH|>Z_-JH%7A_J=+0Q^8JY|8_MU- TA+PQU_TD9ZT@=<=|JA?71H59>0>|!W\$R>_2)*AODV8>7G96Q^F")>A^7M%F|;71N9V49J5YGB><(<#>#>A4E@!<|<#N|H|<MOW94^<C-JA|?%M0?> F1+>B&J+M|GE?<N\$RHTM8|!A4|>(<WFBT-4.TU+K\$|/3 MQHSS|N<LG3|G)V4E&S|B1@<V>?>7Q^QH^TT^XAWZQ\$<NS9G&|V6@>?7|&?> _|045#>V4.;)>5.I HPE_M_<S2K;\$YI#BD^BCJ^*SD1M04TOVO+X.K.KU\$BLZX5H^|1,|L9V91.VIG%Z\$K_M;.>5)FCJ|>OV%";KU1.RE\$>4\$3#_EK E+&C&f.;0|S|BZ=AL|U0;YCG90_MM->L5\$F9L_)>6/ED-WY+>|054=6)=F\$>3_M-JXDI_|YXFKWFAKDJC(<R9T;=>*>=<FCHF^8F|(<FM89_M|;26#- *)5IZ6?LGD|>-9CS<X>+>+M6?V%)*)J=RN;N.U.TYJX_M^W">("A;A;PTB;O&L;B?7_MRC6W&_E#1)GTO|2_5|1^GV%Z_4G\$<PR1+<OJ0> >B_T.A;H.160<1U|J.5H%>M|J#M|/3G<?Y.2_N^JZ41_!_V^|K^<X|L<.<2J>5XH|6M@|!^<_T9AC_M:DAX.0UUS&@<4+<|JGDM|SY\$YUN)M-DA_9VU\$@|J7 R|XJG^_EG3\$=A^*AG@>..M-7D_-6F\$|>DD<^>YAK#|JEK4NB4=Q;YAW6K|J|LQ#0|?>?>70\$P#|KC=088?>=M4_M\$Q\$;5+>1%GL_UL|W^X+ XT\$>KES4X>B7_-DH&OY#;@<4_T|?V;PSVHSUY_ML|>#>63+>S|S_S3T+>Z>+A_M6U4NKNV|H#|PWO0|H_VN_?>SK?N0S<B- PXX1<CHQJ|3PJX>=<E|N0|LW3_4_L^M^<W^?>2_4OWO0;\$SYW>YW>7;?S|8_7WQJZ>WUXW|>FSL0_MCUH6J\$OOG>_MZW.R|A(\$- _0%FW*2FLY|J|D|0L5^<(<BZ_<7&XO%Y\$?>_6YE5Z>YD+2/5FVQ|_M_S6E40V_G-(<7+>+|U|M|J|B?7KQH^PX\$<C|BYH|2<8+>OXV*3)BM^F|J|4(DVEP\$X?> (<LX?HD>J|U_M>39L;F|IAXK-VI*\$PZFH|^4/ERN(<^V@<%%\$5A|>7L>5L4=1%9+J|7_M\$6QK|J_V;R(E5^T_A.QN #SIFB=<E@<XM52V\$|E=9>D>T\$FZ|9T0_N;#M@<MO%Q+7B|<RG02V=Z?>70?#>|IT0?|)LUVQ^D^4|H+M%;4KPV^|CT5^>BR#1 NXT|S9;\$V4>0E3M#&7%KGH^I^WHSX_.\$X;_I9XWO>_M7Z5D<|R+2Y=21(3^>|^<I%9)1KVEV>6.8^B^K4FF3;\$T&3)<EB6;5OF_M<^<6|8BJ? |QY;9.D<3E5B3|_M|9L|XR-PR>M|280GB3_HP3ZK|2A_Pf|G>K92>|H>|/5(9C<0_5#H#<9\$%M@<0C^D+<+MR7^H;@<0_LP?>?>@!^A?>A- B6""H>+|YE|B#N@<Q;=3#<=M2S^V)JZ_KP5&2;13S^H5B_1|1UP_3S\$>@<1>+?W|3N^2Q;CK>")M754_M\$VOWD=))Z;F MRHKL^<^X0TSWT^Q@<7FD^Y80F#FA7_%EA^(<THE^P|QY&X@4?AB;|8^>D_MBV0^P0_-U\$4RC=Z^P|)^7^TBJ- |B7(XOD=<G;@R1W#>3;QYF8^Z8<4FMCD-M6XJ^CCN^L^T|URW-R|4^B>1L^V^TF2K|<26^G^>SB2|4D<1^ZL3_1S4@PV8_MB90_+L^LB9> <K^>H DUHW%*88B1MN@<7FLBQZ_XK0FVL5K341SJF@J5YK_M^>#>Y%K0D2|LB04(FH2^G|<U^Y3Y|>J)R1+DXDB|L8L4GX^>MB|A M7^<|M|JH#H^<R^X^Z;X4GG|J3ECD/2&LQ/BP4K1DQ19;K1U750RT@<L_M^|J8LHMLN\$1G,V8NS5^H_<7RE-M- MJRW|>4SLU8W&NXES%<EZQ3^>Q|TWTXJ_ZE_<?V_MZ20<N3UULC=C;E=F,5TT%RZ;C|QF^HMMU|B|H|V|?>M;.>3_190GER.) |9@<3C,02;21RY|Y(B%>#FBY&YMUW^<CLG?B^<C?FV|L^<^>S324+M^E=K0|>K;_<I;C8NB;99>@>78B:L.Z>7Y4YEP_#>72T?>7L8D+|/G6^P M-432(M|X|B)XU^<6_PBIKM^>M;UZ6N5+<?<1^E_<A3^<?>CJ\$H^K^<OVU^NLR_C+R93|4.NN:8D55V3P8+>+H|M^HJZ^<OO^N^?>6?>DE9Z26^TI69I 3L_V\$0<^<G6^_OK^<H^W#H&PAJHRR^<C\$;2_M0_T4K|_R56;F<1A2=M^<_R2;UYG_-MLZ98(S0N^V)X97%Z^>VZL3GZC(=*|<8_KJ#O^<#&9C0X- ^FX_Z|_W^<UYLZ5!_M)JD!>=O^T|X;HG&G5F#>C;.>.&|<JG|<A^<K^H^EV^Q^<GTRG/M.Z)>#(<.;Z9R^Z-MW;H+>+K)<F<1^<VH8OCL^<2CVS^> |F6\$>V@JABBD;T9<4I0OZ49BG0EP_M6|H^W|0U1^4F4PI3?>|>HH|2+H01^<N;E55Y|92_R|TJ%<1|ZTU4@<^M^<4=>T|G>E3W;TH%Q|_56Y- F^0R(H#A#<GWK_M+0G<1N|TXSR|^%|P3M|J%8V|UD_ATOM^<TS^X7<#<GQB_|BUGV^P^<W^F_T>(<|E MYC1U9;7#>+92A|>>9VU^<ONUTE\$|^>640GO|UT^<|>LJG7T2|D^V|>_ZHM^<M-MW36^3N|>Z^>M^<^|JW;^<=1_Z6VX|<^7WAZ%>X> M>||P87|W5ZG^<JPM?>P?>2W|_7AG=>?>7B5LR^<E^U_M6=>+|JW6^<WW^<A@A^R..@|<H|L<5E_X|H<BUM^7ZZK_ZBZX|/|JX)AA,OF/OD_M^2|>=<(<? ZQTN1D9%72M.F^|3Z@<Z?>(90Y<|>H1P|3X&DD2.07W!^YT_3Z_MPS\$9S2<3\$|G9S)\$2;V\$>|3W>@<N\$%""OT9^P7NF#BHT^>VWWG?^R^<2F@SYF^GO^<M>^3B|H<|<8^<|R1+<8|<8^<3YE|>@>5ATB_|J|G;S)\$Q^<L^<XT^<YMO^<""M(21+<4S3^H#H\$W6L6D<^<|<SZ_G&_VL<^<B|JX^<W|4RQ?8AV.(F;3? XG+<V-M4FE^*5K|L^LR?GA|<+>144%=<4?MS\$^<R7B^HE;^QK4FS8|^80;8|3|<4B#<D&T^<A(6NM^<F+G5P3OB;B|<D(9SE3\$YJ(S M1MP0>I(0G2DD#R%\$P24AGB_LS@<@<Q^7/3GA_H=+Z|_6>X_8|7\$T7|>..ON^2_M+<_#;.\$>E8QB;|&=3\$XF@H\$K|>|JW15|NL^<QS- |W2_CXJF04336J5L7|_M5^136F07K&2R|HFTPB_<|JW951G_@<X9L|D|JN;R_FASW6;|WNO|;IY_9@<^>M|JTSX<(<F\$)X_A&^5P2|FHRTW60GDYND! |F#FQ>Q>|D(9QJ)|F^PZE<^>|<8M^<M-48327B@<X7@9\$BT?<C<+<H&Q^<OJ|B0+<8QS=-VAX?>2%1WBW1SK^<T?P|0 MQ00F&+!>+L984KZS<RC>^<? Y_P-C5J\$<C+KN^XEZ?>6K|J^<8^<#>=M@<+7#N946EN28ZY^<F\$M9G.R_M3D|0|>2DY)OM_Y\$>+PZ^<_<3P<^< M^<L_<HVV=\$<^<PPR|F^<.>.&1QFC|LGVU|7IS18U778_|F|X47|>E#<^<ORV_Z5R8A>=<2JH|X^<CJQ1RQPNKRFF|A|E|>E2-IZX_M^X|Y^>TJ|>?7?F3\$C|KE445 =<EC.1>+>Z>E6.A:UJN|^<=15.4V7|F5YVB>|>U^>.>|,H\$H4/62J;A\$<Q2^X0>B<F-FAK^<5HZKA.\$|Q^<L+>3PAUD0A03C@6%P^<|<69_2|_!GD@<M^<@>Z? ^<1_|>#%(<^<CU_<SO^<L3_1K8=5R#3V<1|)S1^<#G0/3|H_MJP|P_M^<X8|Z^<FX2=>Y^<YUSUE_M^<Z+<GX5HNZ3;?>0J+>5U7GE>+V.T57E^8N^> 3EU^<L^|/3@<O&^<8Y0Z(M2;PY_M/04I_YFLO;U=H%?>.&RYU4DVC^<2%>+1AQ_1X|<O)PNAO;1ZRECWN_<C7WG M_|<O2BLSFLL|R|RI_G^Z>|>M;MOJ^>P^HY374|_2|J;_9G7|RW;MV+V^<A0^<MWB^!<H6=& (0=>=H|)0>?>988BR9UN_H|2_3|<K\$Y^<P174A^<NNZSD|Y^34UT|FC(<5^YLL777L7K4AE37^<8C7;+>%%7C+>^GA9;|>8|29V#> MP&7L;HYF8^O1MEJ|B9J6+0W\$<Y@<S;.>?<C4|<BC&@<|<IKM|B)>QEMQBSL<@<Z^5_M@<|?L|T8_EX!>VP3\$ET5#KP<%;|BBW9\$TRFW?5=8>3. <@<Z>Y@<X#>=9E|J6?<B<=M5YHT98?>C_6B95\$<6M|J60=>P9>|<G?ZD|FKRXU4_<""|K2^<=B|7_-U|_MH|JNC^<BB73<^<V3|>TUE|X| |<^<GZP@<JPP^<C?>J|F18RP_Y2+>@|<""9VV= M;P^<C6K|P9BK^<6C9|>=>3|Z;0N=S<A_W(98Z?<S^<^<VVEI2^<X_BE^<A^<M^<FVKD0Z&|>." |A^<AN5J6|D7|)U;S;|PD?4_X>(<AN_4|^<C|C^X1>F^<JN@<5_M>+U|00/7ZWQZZ3|7Q|<5P;G5-JMYM8R|8?>3I=|<V2C-MT3;WUAW<@<L8%|_<=9_C)F0|F? D|H&XM^<NK90HW|>|Q77G|<N76^KFS;Z_X; MPJX;A|X|B#|=FQB_EVB@EFFR|9F;#>+2M|_|#(<^<VU\$>@<Q\$N>|>#>|<?> 4C/|<TTE\$|OHL^<80^>+>+>J|_H|J^<Z1&KH3_M8@<=AT655U|52A2)>|<RG^<7J^<PAF^<9C;S+>+M|J|J^<3UH5>QM00^<T^>H|J^<R<M^<H0(R<8SH J0P+AZOJ1.40L|71^QD|0|15(|JZ7D@<\$6=Z8>+>H41JZB",?5_MOL^<ZL9>N^?2%+>8M?(<#>+O@<^<I.V%F45DA7(6BUTE4N6JUTE80H0<+R2>77MHC> MFC\$6A="6^<X^<N^<|VS;|>_<D3J3YQ3|<2^>#5J0^EMK|0UKG0OC5=C|<4W0H_M(6U|Z4^<4|3>=&F^<C^<A|<J8_|<5P>T0K794Y5^AZF|5|_6F^<@<|<_&|<F^<J9H_>M1-"M")D<(<+0^<91B0L^<M_A^<2|>+|<^<7B|94BU?<B|09|N/UC20(<(<D^<DC^>T^<P^<A^<8|P_R<(<R^<P3R_M\$5X8;|5P+4^<UJ6GH;|L<C1^<2D2D\$LY;EN 506L\$8^<0XXK^<T^<Y>2>?>G^<X^<RB_M^<N07_<0%<F^<F|_7^<H&F^<PHZ0+OYR1R@<M^<Q^<A^<X|Q9_V^<5LA_3.V(VU)|A|<^<2^<A>_>X+MNA|6-/L7|<AVJ#^<J;_*>=^<XVEX^<4E?LC^<T^<P|C\$Y4Q@W3+M\$X|5I^<?X^<PX;|>|>RB_75NO_SX|I\$@<VC_M1;PO|!>^<K\$6_UXNY=<#M>=>=!S=" <3UFJ\$+>@<6I5+<4PNR^<8^<3BF2|<BBH<=<MYF^<IXZG83L2R^<M_L^<1A^<3U>_2K_UWMNTW|>=>B|_6+T^<|H00^<^<BC_MNO2^<73=H|SR?>|16^>#|R; (DF^<DIR_<6A6C^<|BN.W8ZQ<?>_G.W|P^<V_T_M\$GLQ|B|OADM^<L^<M^<3U^<V^<V;H^<N^<#<NX\$>+>A/>A^<8F|<7UC+>?>028H^<7N\$P|G|G|D4)<49&C|5)G5|_M5J- M6|DA9&N|)Z+A>2|T074_Z<(<3JX|<O_?2=KK?<^<N^<C^<F8&U|<^<MD0DRI:ET|EZ8:79|UZC\$^<S2V^<Q)S8>Z/>Z/>B^<B8^<T=4M|<+G_M%>+?<K^<J_V-Q^>)EQ >=>+1^<97C\$0_<N91PD|<.<U^<71^<2D2C^<1%<V|B1443QQR_M^<L2LA|<99|EJN|N^<M^<E^<A2WV_B|H\$0=<(<72>+>23R_<5|B>D^>@<UWQ>8M7 M#>=1^<I<SX8K\$<QJW\$<X|<Y4|<3^<KYD|<C|<3#_<V2_K1^<CM^<I^<NKYU|<L|J5Z5RG_MM@>^>1^<M00_Z^<YMBT|AB;#<HPV|7^<S\$<#^<X&O^<YD|>@<N#<#>| QB@<|4>|>M1<=>0|G_C^<J2^<Z#<DDCK6(@<8)OB_P\$43LR_F7\$|H3P\$0T^>|X|B^<GLNG_<GGW_M77L_A\$>#Z_HQ7ZC|>D|F<^<""80&|<6Y^<U\$BZN_<4&O>BQV- (U_A;8;P7_G^<L_MH&SAC_AB5_BQU|RC=>@<BDP30|3N8)>O|<P^<F|<JFSE\$Z|KQY>(<6DS_R^<M^<6W^<VLA8E|<(|PDP\$D|Z<=< Q>@<0.6T^<D^<W50%7C>_<S_>#<B4SY2&N^<|M_AFTA9>)>P_F2K2HB<03Z|90?YR_HP^<T|EEDVJ^<LF@<#N7:B(WTRSF+<B_M!<ADO!>V|J^<X|BZ\$<O|1=1? B2P-8?S6\$<6DO<CO#>^<J>+<W|Q^<A^<L^<FAD^<3#<D_MD97Q>=1^<L4?_SK3^<8PA3W5+>+T^<7^<AY>+>1^<H(892L2E|B|J?>DLK_<Z\$>|>+>^<=TNQ^<3_M)V|_#W;2

H79 IWCH9R<?>.(H-0LZ1P-/Z%+@RN3,S\$%&(? M%B%0.AIH #949R0THX*0=RX%?2,5-27;H*?%LA>0#AZ?Y5L4+5[*L\$@A]5%*X"V(5@VD!
(X(R*62NHE?T^0-8<25QDQ.WZT=5\$8\$BWA(VLCVH MKVAs\$8B9G.5.R1A-O43-8-5B?|AV<Q^QDQ^?W=5H5L4U4)C1+>);
M&V)L=(ZB<3P06@.(OTRLH>J|ABDFL&YX=#+FR<1=%4TBBV P<-JHEX, AO1#3: ^B&%^%Z/R 738>CZ%.7 (I)-3R-M"W&-P>G| 8NP| PHA1U9
|QZ'=ZL,DQ<+8@;(F8)OUSZ+VXPI6C*,9IQ=G-M*VCZ|96LK^@|V@|U^?J|JP>|(136.J5UJ>I5|CU\$>OO"=LLS*%I; %W#Y MW2&O|T*B+=
|OD7IE=K38,S4^G%ZU3^U^CV^MU50UHZPFT994K#/W67^ES>H M\$MMI,SHHJXP>WW5J#(O@ HO%>ATQO,Q_0_T(7L|F0T MM|&&Q=-
|T>ZC<K&NNAW?#P>V|J|3^08*M^F,L2^59-G(F|G9F3KIP5-N MPCW+G73: ^30/L&>C^2/>@S6-.9|2J|U^&=
D>TJQ:HI:K|Y9|O"955\$32ZJLOBR,K^LLB2J|L|7M6|K:HF&83&XK#7R M3V43-G\$>FX25+?MXTBMA3MOP5W, _5?&-4^, *PMS
@HEN<8QA^4>?3&SQAQ:00%W-B9DB|S4;,(HFT4|=P69WY9;U1#RBJ. |-(ROZ^R M:&A%#R;YLC*_K#=-4_K+%;7?+W_-2 JZ268\$68A5-?
|U\$1#&N|JX7N#^X|XF(MEPSP31MS^Z_+LE7=(V: +PYPC22?WP=5^QWU?3+J9B=-14QI1C%3;6*&=C5 M78|C;Z7Y6S-9JMS^Y+8YJ66J_1:05T^)?
VUGL^?1FX%>?7AR,7HU|+ M98MHJXTT5=*3NOKFJ6=-T6J\$81 M=-4J|Y2+^9%N; EE9ULP|THK\$2HJ(6JR"=,C%KM%LNf%|/>JL M|J?;0XK"@+T,?*
YZ3*G!M?T-0&6QH|^<4E@=698%0)58VL.KO-(61T9^M-0M5&F4|(9Q1JXW;).JJ=/1FKFRA<9?|=(QI6&LZJ)E|A-QV,
H8|UKW\$|=Y|_MC^9.TJLF|9C MA>V^K^DR;MDHHJ|<6IZ;?47C^K9^@4T5?/?FMT<|QL13UHTJ\$)4|QL&Q% MU:AZ;
54GNAQPEXU^|+TDIKI&UF%M-K@-S)>'+P|?L:7!U:|R|7H%"/-I=X%;&GB899=B|= MU:SK6BWHC2)*>O\$-\$5|,%A=3%BU#JSAW|A|(7^HXPE0OT-
^UY,M7?7Q0*RF5#PD=7M=&=7?M^N;NXD7D^BMB#|AJ|Y:UY34N^A|G-)J|2^4.XDS6LRB^WBR=KBFS;+/(L M2H5MFFPKLJ@-DH-
I;G)DMA2#NP|R<G^P598LHEL8VY1_|,|P03PW^B|H|+?FJ|;7QW M5;LE+3O^F_ IQ9>4.YCKM8WIE2XL|?+>#8KZJ-J4-Q|LRJY|MSQG3QO^?
V*>CDLLZB^N2@A^F|)UVU1,PR|>^XOJ#L+JBE6^9C-M7^KNU>1|JXJ|3V7QSW-OKHP4/B_1F5HT(PT:U1^E7Z8T D.^J6)E%
M_FSSL2R+^;EH&B5%#<@YAJ\$PY^HF#^|=PA3,Y3#^<4QS^HJ(8|EIT=2^41(T8I9#B0ULY-/QOH@%5&W MD41%\$BVB|SP(|C^J
7H;G3-2^O\$?7H6|LPM?^KN^1|6@9^FEB,-->)ZB->+M8MQQ,69H9GCGV+<@3^6B.-=R1\$//_.8+GZ|);MAXC^P^D^>W1_|T-B
M\$,1_*C#^KB5PAD;^|49H:YIV(X^FZ4W3*_84A\$RS8-!R#84A.WIRE<M"/.BIT=|"/_)(DEL8AHRYB@BX-EY4)/\$M!#^KG=LU<\$4T47S41^0|O-5(IY-
M_IDLHHH+4WZ@H/XCBVBFBY|W|C\$&=FX&2,A8W2+|1P@9R3DC\$ST6P#%|JUE M1/2_-\$|IC&8;FN-G6D<"/.S#R4WY^L@/C
GV2D^6=8*DM@#^,SC^"/^E|F;F.Z MHDG(Z|BT^1P _H8F1,BY54M^14CMPYJC8^T46V5G2G\$=K_J\$S9OKC^J3-MNXML\$=H?
D2WM.3>>BXR1D#SLTFPCO#^_<|&M;\$|>1\$;=#|D|H0?W9Q|!9 M^ETK/4(X|5L-DCLE\$>MC)=<23-0^*LOK-E|MSO<@X!>UT.(35YN9?1U
MXGJ7SG&6P8="T>V|Z+HVT>WSL6M0=%%T<=5%T471|?^JVZ|8WG7Q5#>=J_*Y MV|JOH.%BHUV|0G|KM.<0PS@/I0D25)*TLAU|35EM??
YQ<|8EB@H|F^Y#3 M/(-H>L/<--04U|0:8I&+N>;PIWNM|E-3RSZ0?+Q23&?^LDB)U9?5E\$H2 MV|0;0)>D(0?I3&D4Y.3?2?|<3O-Y29-Z7>5\$M?
4MP18B|1|S\$LY^|YV\$?|KSDUC%,8^0^ABJ;2K|UBNSVN-MXPL(##\$%&AFJ|KWY|PVS112W(S|2E/UO9)?>I2NJ9YF^3WJ|>V)?2D5>9E^G/
M|^6|<J@CP<=%7|SAG&=%"1|?9Y2JOP\$UTSY2.LMU.%P>?MZZ^GCV-8?DV-G_""W4?-_R2?)^F/FI>1_"2MR\$|?#0#L4/53)CPDHIGG
M^EQ/Z8+>+8P#;NEPX?I4Y^XZ\$)3L4 M5|J08CH-3W4|5^89-LB|LGM&P5_#%85_-&Z&1@P^A4T>AO19V&E<|R&-MY|8E(2=)\$1)8OG8<^!W3+4U
YG;ZQ9>[2>4TT^0-A;,&^1-X14 MTTL>Z;0;#%U|DB(5N|YB|&D8HQ+|^!N\$KM^M\$TAT2H#M,&E9ZF.CE7-MF,H
D76:K1M9^C|++4.RAO>?2|F\$=NG<@01CM>@5|">5Z^K|?>40|8R)SCVZK3?K^5WGO2OZ=P|XRF0VL:|<<-(9N0&-F4?7,P\$;V^N0/0-B M#W#E-
J\$|O;J521A|P-M|J3?>F|BK>^>DN^|HB6^YZOG=4%&P4+|PQ4+|PA7KEH+5_T^QA=J5|5KT M^N^4(X N^?W|XDKC|0F3
3Y@Q.HQMT68X_X^"B6(L_S_+<^VAV^8MQY,M,?9|8V^TM^01E&.@EJTYK+>Y0GWF5;1HD_T75F=,N/%N^2^W| WG|W<7*H M0&^X?W7N;_W|W,
(X#14Y&^/F%K#L+P\$B2^AMDB"E|NXR2FA|DXQ^MZX9C+X.3W-S_!@K M^47D|T(^R,&Y=)&G(^J8".#WK^RH|PTS?ANE
_9>+HR/#\$DU6N|Y|BQ@M_P+^\$|03#(=T6Y.3G|1!\$>A@A|L|,=L1#9\$;DX,585R%480|+L^RKL(|M^Q1A|X^K=(ZQ\$;#Y^T
KRY)8^&^H4K^@16=P0+5RSL78"|X|F>_W6>+H MFH|V2C^M^MW?&Z,Z|F-P%|1EF|@6(GW+PX|J
MRYKEZRAKTO^CW|+FFMT?9\$|9Z;LF0YV,_.|BV1Q<^<?2,6\$?SMO+H^X3YB-MR%3H^>1+ F6&,3#UOMS>P@|S-R#4#:@.6BU^Y\$K)%/U
4CFRY/EN(O^/A^V8Q1M;1D3-M&YQ|A|&%P_C,D4#3BC|2X_4PT3F=HWHY, <9|(^Z>|J2R>6/0061L M9K=O>E|T|Q2PYZR!%1_S_%CB^7DD-FF6-|fO
M^DAS.7W|8BL^S|JN;726^8G^&XJ20+>|3A?HBP30SA^|4811AB2;.JS^*_M<=,6^95N\$>AO=N^"-&+4<P=5=J?
SX0A^1^617Y.B)8#DH6^A8N&^A8J5& ML^%#%N|A|<^>Q^K^>=ZUZ<&J2A_+GUP^0^4R 8.H+1^Q.0^GNN|3^YOG-MN%&9>#ED^78U1JF2^,4HQ1+G-
8B^64XBN-%(QO1^0,XNJZ-KB7^4U^0 MYB)K^<=&D<^R03FFQ|&%VD|;1000_#J03^DNP|Q|QXB|,WXV3=%NK|?QS+BDS<(7,5M_H:5KUD)EJ\$-
>5;=48V7HF6TWA3KIM ML+5^P.DKX#6?;CW+>|VCG>BZ^5R*+&(KTFW?&+IXA3BRY>ILL8EE^V,D9(Q!
M=^/A:SW,0%,9M|K+1%|CD0M^K;J...@9?L=4V">3QS#8UDJ+TMU3|18 MH|UE>7&;NVM^6L053J^YWZ!%WT|DW4?&M)8&K74XVM;19QM;
^K+^%U;^J06>N^ZKTG_M_GL^&^JH.K2#ZS_<P3-TXSTZ#|@>9^RIU_L_>Y@UG<^>@#UJ%#%(HXK8Q(B MG|6=&P;7;^&7EDJ+TMUXCD6;FK?
VJRJ+V^&^AAEN^Q3^@/Q/B MO2#@/BQ#1&R|((4D5V|>V^Y1L9+4.E^T1K2V4-04<V4T-O4U|33D,^9 MYU67HJ;@I@Q4|TRBG|G=Y%#;PIVN=WD
S1_I-13=W^FX(C)%-23FA^WJ9 M4;JDK&T|Z1-)>C|((H1&01X^T?2^32E2OWU723UO?S\$H|5WFAV+1\$8FU
M;Z5I^<)C<-0E;9,6J9_553.\$|7B)=^4.E_N@AD;JCZ(GH.7C&P;J?^X>M;MGP|NVY^>^|I-|(-V-VOG7|A/_-N3WSUT?S\$GWHC5#
|G;9#3AQ=IASL^8P5+>+&ZGJ7|+M2M0U+Q90&+6+&C-Y7O|RODIK# MF#^6W_3^,4@0-1^K6.2MAUE8L75^8SA;FEC+^A)_MJO_ULZK|1H-
(9CE8^?TWS|(H+6J&X\$R?^X|Z^OE>G^E|W/XG9I2BD M|URJ|(2|9P+^N^&PRSB-TS9KL>5^9J|M;1^9VCNV0D07SHE|MDK|5MCSK8|H)U@3
M<|/5Z?;S_+>|VT@GKJH:OH|L|W72^4_M6-TU0AVB&=T|C>XYSVVQ8@8XYKC:4U|?2*S+FUOAF^QU8>N|5G|+M|JO_|B/3\$|H-Q-MOC2TBN-C(E09.
C07^6W9^R1C#|HQ073#PQ Y.#?W2|N|T^Y-8RU?#PA>#&^<^J1X>PY,X04#^3T1+|LJ M^|D?>@TIUO6491\$#;PC6VT>^2C&G1=C
MTR^6F7UQ48QE8> Q=<G^E.611C&^J9@ZKL6DW3_!MH2R|EDYU4SJC;4JGRFV2W-N^N:MTMCFU+>+5#1^<^T82|3^G|5^8NB9L6L-
P|OH;^INH ML.D.KFSR^37PN83UQ\$|4,E M9JA;,%L<^Q;J9 D|V737Z-2)UK1^1GH\$UV;+6J8(6=4YN;^6TB=9(N^010D9(MMHK;(R|9^H(O-A=C2>X^R
MO^XVW;6Q1+L_H^;FIKCT9Y3|&P4Y L 65\$|HW\$RS.OZ6GDWQ-NB(,=(S M=619XEX;E1>AKH.^FGOF^HRB^%)EAC1(Q^YE;8U^&FHU/U^P+Y
S>L>|8WS M41OMJ2>4_*M,MP3&7;J|8@6\$;HPQ+>^R\$L48 MQ5A0C-VFE;7RMZTYQ|L^X^XKM5|J^T75M="TYG^Y^VK?EKE(R#Z-VG.*=IS+|
M(N4W^C|^9G6OTZOU+<|IV|^JX=T5VEALX<?>_JDU|V|VPQ14H|Q%O&8HM%#^Y@=0TRIBW&Z;0P|;IPH80<>NN:GAIL(UUD M04
+7J&RFE_(U|A=T1@L="ELK/4A\$T8721Y>U=UUVKTR:AX<=>|Z>C M^RT^6W3BZJ@5DC)G9|GB/?
|0B;YZYYH.8URWU^X^9;NZBTQIOST5,N4H4U| M^5R1ZVNV+8PC2WV/FNZ.5G-|@V?HQGNT?I\$JR|YQSQ\$9(R=C1JZ&J|< MC6QZ>@:@\$|
THK>1.77DFN)-Y)"A\$C|A1|I|G2#%6;HXXH^JO^T5:(F^N7T M|PL+8PC_N152MXCOW>+|N^J|A7W^65X,#^L.Z)JG\$&488EFCBNPRC#9|A-M.=?
A^@7|;M|\$YC)0HA)^K*.RNOU|31E0.Z_79BC)X+EJ?+A#-@J4^P<5" MP<(5JT7|ZC^<^\$)-#8M^8^#^R1BN(^T5Z^0W)K\$|^J|0S=!:DD=|P#-04U
MA:&#&L^<|H^<|H^<Q^T23V_0^Z@J^G#TQ384YR&B_WUA3N+=W+|W@F_|L^ MG|H|_J13^&926D4Y.\$3 M^?<3O-
Y6SUN|TJT=-W1;LB9;XY5L.C:J|G3&X-(^28OZS_FJP=4^?_I M<4J#^W?1#_9L^T3|P4O&+|CEJ>^%VN\$;P5N|K6\$2OK M7B5#K5NK4!|<84A1L\$BH-?
5+<^G8;@|P|?;Y3>J?PS2|Q^U4NN8I&W^ MEIAR%5^0A5#5^D\$L0UOEFAN05?CJW>|GEJ^EK/W^TW5JWY^Z%&ZIGJ;)?2H
MPY;_EMB36AF4Z=>L|Y5BZJ;^Y\$Y2C<#F.LM46+C=(D=L|932Z-SRE5D)-MKIMGRD=8J<^?J|T-T5.1>PFH;^8HH^T^1D^\$2+>3|ZX\$DOD)J^A
M&=8H1UUG3A(1#|Y3>B>F@6%Z6QAPAZC0:3V,5UL,BD/M^WHN:S_N;+PHJ^R9OLWDX4>50|A|7-3C|H|L\$7Q\$J;Z-O^T;SRU#;Q1
MVSNFFH;6H|)"5J;U:8J|T3P^77|X^TO=L<07-) M;,%K^KQKX1LL-WV MNQ;UWC/&J_*^0N5>J8.O(\$8^F1G+STT^0Y%|Q|T^D4J#>>8P70^0%|W
MM^?6<2/>A|(-E+N;ZBMSK^1.8^L 8P21XH^S|J^H M6|; (M%>3^A6+|MH^LD9\$MXIXF.LM=F@K9|<W^(-.1^Z2)IX2^S-1Z|O^9C8R
M5\$Z&ZD106F^<)^67K2^7W5QAUBN^+|WG(KG=H MN MGK.C^J^#AUB>SUMNXBP/ P1QE481;CC(BSK^MRCP|MNK3M^J;4VCJ;9
M(88^M^Y^Y9^C-X(E6CV@H6^A2L6^A:N6 J|V57YH1GQIE|9BL&2^B|LO#CY|+FBL^*T-90UEK)FNZ M^YHL=B%9J&1^N+NGRINFBA^2D>2:P?
-5%T4^@J9^CU3^0T|9/2|<|Y9|^8 M&^Y,JL\$|^L(O^"A6XPE=&-(EJNSQ7^0+1^*RQ6Z;(^N,0+OGYND<7Z&|HK? MD0%T|+&
(SNE9JZ;Z;L\$>|@P+^|)MKC=S6SH.6M&^O|H^G^M\$ YM(FM;BP,B|Y^|UJ2H 1:2^8>%M;88CU(U-LU60\$S)R1;QCWY4WQ&F8
M+>+>Y3Y.8GJ8Z4_|JO>=>|JO|J^HKHX9PZ;H0Q3K@=>2^2G4(|@I^3^G2=H& MR9^=K+3_|JZL+<|F%\$M^L2Q2P>6(8R\$-
HIPIT58JWN;R8XB|01QE48 M1;C(BSC^MRCX|V)+BHP^KG=SWL(PIS|<^%K_@>& ML1|H@?O=^4L5|3Y#6@|HQ3+7.#&|Y4\$0HQ3+PR1K^?
Q52.2^WY>_!(P+^U^J^T)+^*9J4+I M|US<4<^SNTA8RIDC&X1W<^6^C)RQB^K2^K(O8I-U(X8GHJ&YOB9UF
M^HSVE)^?EB|K^T9RRU9|9^T^G&1@57B=N8V^M-5NZ_|JHV^Y/L;H&K&M M|N8^J9PI(XH|ELKNM/8M.^H3^F^N^N/W=.1|BVPIVA^1+>TY-
YZ+C)&0,2S2 M+>#W|@NX|ENVB|^B2Z55#6A4SJO0%U9|-9%#;EDK/4H^XENBY M\$+>5>K8R377\$DS/D^CK+ZS9+=+?
ZWH(L=7L4V|LENJF;U40&^5-04T9G^9XIM^TV#-45-04X;C^Q^Q-MJ|N^#S1>I^<1\$SX=QH^?>=G_J8Q^AAEY03.O+BAB/0^H0Q4|0&0^RTG<
M_9F-UTW5YM^ZG750&X^L9=-F4\$JRD^S1G0^*O)OG|I^F5(Z76\$;N^ M;G&61.O^H^TU;6;=ZVC.OGX;9G;V^1^?><7=|S@=Z 4QIN0ME_G|(^H.
M7C^F975) S\$K^VX;Q77F?H@6\$K68O3^""CGFB6LT^"BM-9TD^3YQ0)R^QT60,CC=?|2<=<+8/!_X;MP+2_U|K^#^9U|_C3(Z<+DB?|5N7
M9PLZ^6HQ^Z3 M^Y^VKA1A3|03MGK#^Q.P M40G^*+=HLL=D2|_6253;F(EXA^4%&OR09_YORAP_2DS2U|>_29S7N^M|TRF|
@6|?)@HE4\$&A&3&F&E|L^OC3 M^OVUTX0R^R M2)O+WRHKPZRXH0^0E5|OES>+>4&EYEX@=#UK9^GA:S0.8+5\$F^AAIF MA;F18<^TZ>0|0?
P|JL?@A7|IER(AW19S#L+|B|!\$PH>K^R2Q>411#=\$@0<M^%C^0)QAHNP3H^%T.Y|J5V^F|Q>A5KIE6!^YV^YQ|O.K^ML8Y2GJF7O&O.59IG6)|5
M^*+|L-WAS^G2-7E2@+|_@D33=&%1|DA(46P43DY^I8B55T^_1K#N>Q&L;QM M2<,">_L31Y|;"65GL^P^P5Q^K1UL<^|PCH(|G;M|H|@BGT
O86+SZ&5#|T=A/(F6TVIG MHL9K^Q|K2S4:C^&X=L)0\$4|HONSU4_JXX|G(M^1JW1^E\$P83K6B1 M_-M@PSN^|H^D<^86#
=CR@K|^1+58X&|6|U|VBP)3=,UMLE6^TXSO=FP^&FK#&M^<12N\$|L@UFQGXPF6^%DAN^ZBF&H=IOUYQ|H| M|^X^X8IE^_U_JWPBA?2#PL|H
^YBQ|DIATS^N;FRI2|^Y7-0#6+W81;QH=J<\$S+>Y|KXKX8_M3|P>B>G+^#C.2%
|NGS^>VMS9J\$>17ON9<#HU|JKZ^#CS&J#>+RN^GD^4IDNV|I>^M@E.6KS MC;&O^PPI00_."CX^WPW@|DPB>|)F8
EQ5=RB;N9A|)%7%;2ZPJFN Y9^D+Z M\$;3A1^R8^6@4^5ZL_TPA67Z|92QK&4AQB^ALB_X^MOBXE6CP4X3E?
MOZL|66P&QEE.RH|^16Q&S)E|^I_N>J5;MVZ|H;ZH+H<0VUS)H.M%|HJFJ|H|."718_%H)5C:0^LA6;NKHJAL^?XZY7HUA.Y-@?_9AK;Z
M|6A_""NA>JL(8|99062^S^C.SQWZ2Y|G5? M4Q|K(O|O)>+>A>RH^7.5VX9.VY?^H|>12_39R^CL|DPMIES^A^N^=
=15M32QW;MH6&6^K^CKV|H^9;A&K^YE^SGYNVOK5BIN.FX%#;@1XWOKYH(MF 6^ME?2&#>,%&4CX&OMVELE&2&XUN|LPD>+&JY;AU-
06-U7K>><X_D^@X^Y MLMO_J|^|_C|BET<|HVBJ^VLJ8:8?QH_YE^YN.ZF_|QJ^|WL>^U@B3DV?
MPBQ)7|T^OZ|9QO6C.&#>XGE.9L<=;R85>|<|W&N^&V;_>1|WAI@WG=(2K M|B|7^QO^& WHH^R8-H^?&br/>&D7E=\$5WGYDC&=%WG^O^?+L<|Q_#ENK7EYO^I ME016M^|T3W|_#<6B|0@8UM>U8U;+3&W_HN09>_R^C62^7M_!H_XKZM@
MHU;15S;\$PYM^YVW1^4ZKNPD>GS_O|O+|6HL%1A7MD>RZ_X^Y34.NRQ#_P|<7 MJ<10ZN;_<V|^#^Y3U47Q^JU_GO.HV.F2Q_!^ZOG=%WUK^FJ_PMH?
Z|K(M%_2|DHR.EU^@;O^M^M^XNLOY^<U^T44^@N9.Q_?S^0S^Y5MOY\$|N^J6^<KQXN2EXR.KP^>V5|RS3FWX|S|FKI MO
AZ+3R|ZAK&P6+C-Y7OIR^AMDB^E|NPYB_A_<4I+P0^&EJH3+P^S^ORS>77 ML^EM^A4GINZHO&WJL^\$WV?
7IH46RG|CVAIQW+W+8L^09E^G_1^<7L_ZIZ MU|L^M^L^IWGB|H^P|AW5I9_E025NK^ZRD5>3|CGCG@_17=843(^_Q|P3^%M(L5^T^H^A'=L32M;1?
JF|^U^4C=UWX>KRR;14P@|J>E<JF^>=XOY|A.G MOJJO45^VTJBS;_>RXW_3<^*_+SDB3^A+1S^5KJ|T06\$Z6YA.ZF_0\$H^2
H2DGSR.12|WSX111Q;_NU|3^Y:M3K^P!;O_>^8;2)ODNZK2LB4^PL MIERP_-TTR2&9G;V|S1^6Z>DS3^);S9\$BD9I0VD3FIOINLOQ&_9_0VE#;1.4 M-
HU85D^XHYHTGL|@3|^7= XHSLMVT7FV^BUL&B&CL(F^4Z+>PLHIF;HAXU2AM^6S^1 ML3^+AXIRJO|H^W9+>6_73|ORH2>WEYCUN45S7;AE03

M#P^BK#6@FJ4:FU0K%~9J(.75)L<>NHJ|@/=W^/ZV.^T55-;UU&)(?V3/E0 M-:&^"@BJBB2HH
M:BAJ#47M1M@D0XB%7B1I8,^|NW/V:3<|T;WP^527J&8CU1H0S4*|"/5-/V=90 MOC" XX'##*EDR2>A%'1XZW*EMAT|K@TP)
MJO/UM.@CM=L5|C"7K%OD!1@'FL8B>_H?D)9SAN=KWO:QU/XXS&,62OE MHGOUc.YBLHO0X^"L2EAX3N.3O:TXB^W/+;:1%/_4J MEAW?45"J&=
AYW1Q.7NWBUE'CD-9*BG)IV))^BF:Q|>YV#NH|=W3B69BF)PI#^IRFIQ= &/'<'EGK^T|@
M7FL9D\$|SK1G|A@V^SY*,CHJ%CKKN|_AY|2F2&S|NP5=>62(7Y/(\$F"#(-0I8BR+(S(X3E/X82^GB|83|/>)89U+>,>:ZS ME/TW64.|F"Z9(L8)@9B)66-
J8IV*|3P2S02MYVN;|K7?DE)IV%7B7MTZ|'23=|DXU M+)EH8|T|F2X8-4XSIO)\$@Z8@F|?A3P8@Z1V259I83G?|I_0'.BJ#1>17ACH.PB46ZG?-7I
MMI=-#8M;X^U/PEC.V>'IB"7*+&T>E60#6(\$U2;N|:#@;+>|"!D&6T3Q3X|I-M*C|2^ (R-(GQ<1"%<'+ #SG@)K/PO:W:QEI\$)ZS7(7J/
&RF#;W0")T)D.95%&L*|8VW_ C/=|I.BEP<+|^!7D*%NG|R\$8|M%" M#1AW5LH(1@N@N\$B&&|G<%T1#+B| M%MYA2V_'!-@DMG7H5<2\$19)?NP.%H
C2.YZ\$;9*H=8+3K8:E"=(FZ'T;K|MSAV3.%YWN8,I8ETRL\$|TL M7@R(R.H.<|OYS|7/_+M5|54\$U03@WC"6 %%49,|""T|4FEH.G|H(ROU&O=5P@G8IU
M7B>-"M0|_M:Y%&5GB?4I:2-@9@I(V/YBAWMX\$ _|\$RXYFKT+@O3E8:Q3R(N-MXQ4HS/<_1B_^^>?/?\$ WWV?LE?#G_+3_RR#*_M5^5UL
M%MD&4):72PE7?Z*|5U|F43|<3^R1)O^F7#_ A MVI A0.84_90J0?PH42;,>X|_I459!&TF0P: MZ@WU^|7#FTOK|_35EP\$S9N%7!K%2Z#V|@ (O:/FFC'-
FL39I9^U:R9.EBD7 M|_T9S.=!KH#L4V41!4Q:JK(S|H|<_9ED#V+KXM_ M<)/5A3"(Y)\$62P5'TST9|TH::?HYB>_6\$ _I43&CT|RL:(R9T_(\$C#O#OA|F
MAJ'Y%P+R/_U^#TH|@BYR&TK|H|HN0)UK|=7 M.DJ2#<07907Y;I-W>^3F^=&Z<8>23&HWPGW0>3D?7RL\$N M0J?|8"T:X?VK|>L0EI28&O::
<+>4CKI38/BGQ@:0)=Y M" #|I7##HGR%9I40+7|XA|_|"Y|3\$AOE% GQ:GQ&9F=*,#|}\$&="6"C*",)= M%F&3P.D3HXB=(50M M;U;>_C|Z-M|'-
*8<|S1.NOX|>@0JP#I.WI?F>J>(<XI0D%V@#22:1WN#*3@_MWM")H6'K9DFY8Q+_%X7^0>:T50EM\$|_PL\$1=_L;H'O'=&|6B'D)0|@W=4ZE1XP?
+48M8PK@Z MR%"&)3HRB6T(V+|I(3(F9:1C\$U1KBNTD46^^@4_TSS951801|JS C0 GRHEZ/M)^CG";,7)O"8-(FBPF H4FN&AE8_TFWBZ#9Z#D)Q|HS|
(%H6L@?9TYEUK>V# MZYMLKH=|I9UMME;+>E'DF^F3EV8.C*KL4-TYIR.4N<22%+4I:SO|WH1<|6 M^6&?LZB#_H\$Z(9U.G|B7/K4\$|
|QNI1&OPIR53HCTG>O>ULP+7?L MDS>(P""HQ"10ZI|(0'(G_&('1 0.1.#H\$P<0@>VM\$<CJMO:8C @0@<M6/W_&U-M#|FH?2
*_"=\$F#/(,T)1@%&_99HX@8Q3-'&'T7X4'+Y>\$UR2N MT| #MHD0YPHB_(3Q"O^X0M:23BP3400DY(SKN,@6Z=AB\$-UJF%^'S+G^J81 MS6Y_-1M"(
|I_-90GSY6 DG(%N2*?%S1B>\$VC)LAC<7|>"F<_09N2DQ-VWBV_U| #I&A.C)T9|!=%K";\$78#832;K&OU M7=\$"/G0>6F(.0CL@>Y|'5S:\$'SCUN
;O;9::M2"?NG# ME;\$>5 A4B'X|Q/GA,M0)U(E^Z81./|T|<'7) #?#V3DPGCU9J" L C+=O-NX| M)Z&M;PG&_1E?
QB6G4+|ICEH&PX9RMKM09SGE:C600/(EZW4\$|_2W5MCGMR M"WH4%(Z2>))&(4|X|22S.H^>)P_4N:|S&%:0+_,D?5%F%"0YB"J_-0^~^KQ>
MMW160I?HA\$G7S@4A/&7Y")2_X;&="2WIY+(FBY)GYP5R\$|S?IV\$ _H&_ =6#5_, M6N45|!'3|BX\$B&);UN4&I?K|SH'_|+N)EFK\$+)%+|!'|30-
"Z&+5(SCP3*H^2F MH*\$9UBF*=,>\$A\$NRP|2Q=L VW^HG|7.EE5M09C&5 D%+U294K_4T(TL<^905"|F;F,9T%@ZM)-0&X*+
MX\$WU0|%5#SFOAIQ_QE\$RR*\$F\$# ?X@G9QE@'12OD:X*-'7%HLRVY**I_EUE ML")3*+%E2|?+2|ZR;|S|2B=+@H\$FY|LXXRO!@/_-745*RD9V\$ _O0Z
VL^M65_%2S|I:FK|FK?E+V0U510V%+F*<3= M3^/_APY/SS&_K|2(I^&J8|"H5S02)U.DC9L|DX)&&T4|B:1.S|HYT*">G M|7S"G1-
8GF+S.WRR>>Z_.O(OQ^/LHF\$523+G:TSJ|LV_KJF=>,#U&RIP='-2)@SK2@^JRI9Y?3O6 MZZFC&5J|'^Z1*|VS|K*N?|DFCV/RV.63QRXBHYV8^C?
*_|_@?CCL>?=[^F_W M3;^EJL5_KR3>P.M;JT%TZ/;R=F|HWX|: ^6%2G%L<>"OG>L)=<Z);M^K9_#NCZ5HYW M;XIROWATSR6>Y7?
V&|REK5O2IA/|Z"XR%T|EZ3-(9KA=5;6>H@8ZH-NS+U_MXR^EW>9/G3,TA59'N9+YM\$%D1).|D"/(#|V?/<#M|DEH=-9&3ECD\$ V|5>=-&5>
ML>\$,FT/2;W\$|_YB5P'>V|&G%Q+Z0E3LZL>WN|LHP%_,E,D""BQNC\$,6YA5;/#'\$J2|KB M0#U|/G|T|"-6T_K^WNO)"2|0|+J\$MW#>AB2,D<7MM|
|P%10|"#PH;22.PM_ M3T"|ZH\$64;S3(\$K:*K 2.\$S_HKP<1&%<" M3CCC);"2M2-%OT M56!\$>CO#
(B+@&5&2+XD71BWH*&)%7&+;F3KBW+O&*7#*J&I=,5I602XW4.K)5 M@7%%EGF>Z|Q8|G|X0V?9JYD7RI1.4AH YSA0 MLGDXRZL>OHS-9-
LQ|L#_#V5|+_M'|ARG|YK|-6\$*2UZ*&#(DJY: 0IQ5Q M6A&GM5/;19Q6Q&E%G%;\$;7V|3PZX2LD+W6PLR.W^LL7P3K+UL:F2T7FDP_%C
ML3@82RVWG9M35B>PTAGOHINT,7WZY)L\$8|_|*+ MKR0R+)*7U|>B9E>X?2'5F2K->2%6,@ZCDM\$ "PU)KF(&20LM<_>HEB0H_7