

Cohen & Steers, Inc.
1166 Avenue of the Americas
New York, NY 10036-2708
212 832 3232



Contact:
Robert Klemens
Vice President
Communications
212 796 9377

Cohen & Steers Quality Income Realty Fund, Inc. Declares Distributions for July, August, and September 2026

New York, June 8, 2026—The Board of Directors of the Cohen & Steers Quality Income Realty Fund, Inc. (the “Fund”) announced today the monthly distributions for July, August and September 2026, as summarized in the charts below:

Ticker	Fund Name	Monthly Dividend
RQI	Cohen & Steers Quality Income Realty Fund, Inc.	\$0.090

The distribution will be made on the following schedule:

Month	Ex-Dividend/ Record Date	Payable Date
July	Jul. 6, 2026	Jul. 31, 2026
August	Aug. 11, 2026	Aug. 31, 2026
September	Sept. 8, 2026	Sept. 30, 2026

The Fund declared its monthly distribution pursuant to the Fund’s managed distribution plan. The Fund implemented a managed distribution policy in accordance with exemptive relief issued by the Securities and Exchange Commission. The policy gives the Fund greater flexibility to realize long-term capital gains throughout the year and to distribute those gains on a regular monthly basis to shareholders. Information can also be found on the Funds’ website at cohenandsteers.com. The Board of Directors of the Fund may amend, terminate or suspend the managed distribution policy at any time, which could have an adverse effect on the market price of the Fund’s shares.

Distributions of the Fund’s investment in real estate investment trusts (REITs), master limited partnerships (MLPs) and/or closed-end funds (CEFs), if any, may later be characterized as capital gains and/or a return of capital, depending on the character of the dividends reported to the Fund after year-end by the REITs, MLPs and CEFs held by the Fund.

The Fund’s distributions may include net investment income, long-term capital gains, short-term capital gains and/or return of capital. Under the plan, prior to the payment date of the distribution every month, the Fund will issue a press release and a notice containing information about the amount and sources of the distribution and other related information to shareholders of record on the record date. Please note that the notice is not provided for tax reporting purposes but for informational purposes only. Information can also be found on the Fund’s website at cohenandsteers.com.

Shareholders should not use the information provided in preparing their tax returns. Shareholders will receive a Form 1099-DIV for the calendar year indicating how to report Fund distributions for federal income tax purposes.

Investors should consider the investment objectives, risks, charges and expense of a fund carefully before investing. You can obtain the Fund's most recent periodic reports, when available, and other regulatory filings by contacting your financial advisor or visiting cohenandsteers.com. These reports and other filings can be found on the Securities and Exchange Commission's EDGAR Database. You should read these reports and other filings carefully before investing.

About Cohen & Steers. Cohen & Steers is a leading 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 firm is headquartered in New York City, with offices in London, Dublin, Hong Kong, Tokyo and Singapore.

Forward-Looking Statements

This press release and other statements that Cohen & Steers may make may contain forward looking statements within the meaning of Section 27A of the Securities Act of 1933 and Section 21E of the Securities Exchange Act of 1934, which reflect the company's current views with respect to, among other things, its 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 statements. The company undertakes no obligation to publicly update or review any forward-looking statement, whether as a result of new information, future developments or otherwise.

SOURCE: Cohen & Steers, Inc.
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Website: <https://www.cohenandsteers.com/>
Symbol: (NYSE: CNS)