Account Transfer Form

For Cohen & Steers Income Opportunities REIT, Inc.

Cohen & Steers Income Opportunities REIT (CNSREIT)

IMPORTANT: Transferor/Seller and Transferee/Buyer sections must be submitted simultaneously. To be completed by individual to whom Cohen & Steers Income Opportunities REIT, Inc. ("CNSREIT") shares are being transferred/sold. For more than one transferee/buyer, please print/complete additional copies of Transferee/Buyer section.

1. Transferor/Seller (Indicate the exact name of the registrant and include any custodial information)

☐ CNSREIT – T Share Class ☐ CNSREIT – S Share Class ☐ CNSREIT – D Share Class ☐ CNSREIT – I Share Class

☐ CNSREIT – F-I Share Class

Transferor/Seller | Co-Transferor/Seller, if applicable

Transferor/Seller Social Security/Taxpayer ID # | Co-Transferor/Seller Social Security/Taxpayer ID #

Custodian/Trustee Tax ID #, if applicable | Account Number

Brokerage Account Number, if applicable | Home Telephone | E-mail Address

Street Address | City | State | ZIP

If transferring out of a trust account, please check appropriate box: ☐ Grantor Trust ☐ Non-Grantor Trust

2. Transferor/Seller information (Check all that apply)

Reason for Transfer:

☐ Re-registration (Change of name, individual to trust, etc.)

☐ Death (Include copy of Death Certificate) _____
Date of Death

☐ Divorce (Include copy of Divorce Decree)

☐ Gift

☐ Custodian Change

☐ Secondary Market Transfer

☐ Other (Please specify): _____

Transfer Quantity: Number/Percentage of shares to be transferred/sold: _____

3. Transferor/Seller signatures

The Transferor/Seller hereby certifies and represents possession of valid title and all requisite power to assign such shares and that assignment is in accordance with applicable federal and state laws and regulations and further certifies, under penalty of law, that the reason for transfer provided is correct. The transferor(s) understands that the transfer may be made only in compliance with the Articles of Amendment and Restatement and Bylaws, as amended, of CNSREIT. The signature(s) on this form must correspond with the name(s) in which the transferor(s) hold the transferred share.

Signature of Transferor/Seller or Trustee	Date	Signature of Co-Transferor/Seller or Trustee, if applicable	Date
Signature of Custodian	Date	Guarantor: Affix Medallion Signature Guarantee here.	

A Medallion Signature Guarantee is required for transferor/seller or trustee signature. A notary public is not an acceptable guarantor.

4. Transferee/Buyer

A. Investor Information
(Investor/Trustee/Executor/Authorized Signatory Information)

First Name | Last Name

Social Security/Taxpayer ID # | Date of Birth (MM/DD/YYYY)

Telephone # | E-mail Address

Residential Address (no P.O. Box)

Street Address | City | State | Zip

Mailing Address (if different from above)

Street Address | City | State | Zip

Please Indicate Citizenship Status

☐ U.S. Citizen ☐ Resident Alien ☐ Non-Resident Alien

B. Co-Investor Information
(Co-Investor/Co-Trustee/Co-Authorized Signatory Information, if applicable)

First Name | Last Name

Social Security/Taxpayer ID # | Date of Birth (MM/DD/YYYY)

Telephone # | E-mail Address

Residential Address (no P.O. Box)

Street Address | City | State | Zip

Mailing Address (if different from above)

Street Address | City | State | Zip

Please Indicate Citizenship Status

☐ U.S. Citizen ☐ Resident Alien ☐ Non-Resident Alien

C. Entity Information — Retirement Plan/Trust/Corporation/Partnership/Other
(Trustee(s) and/or Authorized Signatory(s) information MUST be provided in Sections 4A and 4B)

Entity Name | Entity Tax ID # | Date of Trust

Entity Type (Select one — required)

☐ Retirement Plan (Plan documentation required)
☐ Taxable Trust (First and last pages of the trust document required)
☐ Tax-exempt Trust (First and last pages of the trust document required)
☐ S-Corp (Corporate resolution required)
☐ C-Corp (Corporate resolution required)
☐ LLC (Plan documentation required)
☐ Partnership (Plan documentation required)
☐ Estate (Letter of Testamentary required)
☐ Other (Specify) _____

5. Transferee type of ownership (Note: all authorized owners must sign in Section 10)

Non-Custodial Ownership	Custodial Ownership
Brokerage Account Number _____ **Taxable Account Type:** ☐ Individual or Joint Tenant with Rights of Survivorship ☐ Transfer on Death *(Optional Designation. Not Available for Louisiana Residents.)* _____ Name of Deceased ☐ Tenants in Common ☐ Community Property ☐ Uniform Gift / Transfer to Minors State of _____ ☐ Trust *(Include Certification of Investment Powers Form; see Section 4C)* ☐ Corporation / Partnership / Other *(Corporate Resolution or Partnership Agreement Required; see Section 4C)* ☐ Other (Specify) _____	**Custodian Account Number** _____ **Tax Exempt Account Type:** ☐ IRA ☐ Roth IRA ☐ SEP IRA ☐ Simple IRA ☐ Pension Plan *(Include Certification of Investment Powers Form)* ☐ Other **(Required for custodial ownership accounts)** **Custodian Information** To be completed by Custodian listed above. _____ Name of Custodian _____ Custodian Tax ID # _____ Custodian Telephone #

6. Consent to electronic delivery

Instead of receiving paper copies of the prospectus, prospectus supplements, annual reports, tax documents, proxy statements, and other stockholder communications and reports, you may elect to receive electronic delivery of stockholder communications from CNSREIT. If you would like to consent to electronic delivery, including pursuant to e-mail, please initial the box below for this election.

We encourage you to reduce printing and mailing costs and to conserve natural resources by electing to receive electronic delivery of stockholder communications and statement notifications. By consenting below to electronically receive stockholder communications, including your account specific information, you authorize us to either (i) e-mail stockholder communications to you directly or (ii) make them available on our website (www.CNSREIT.com) and notify you by e-mail when and where such documents are available.

Your consent to electronic delivery will be of an unlimited duration and you will not receive paper copies of these electronic materials unless (i) specifically requested, (ii) you inform us in writing that you revoke your consent, (iii) the delivery of electronic materials is prohibited or (iv) we, in our sole discretion, elect to send paper copies of materials.

By consenting to electronic delivery, you will be responsible for your customary internet service provider charges and may be required to download software in connection with access to these materials.

☐ I consent to electronic delivery

Initials

_____

E-mail Address

If blank, the e-mail address provided in Section 4 will be used.

7. Suitability — To be completed by the individuals who are acquiring shares

		Investor	Co-Investor
(a)	I have received a copy of the Prospectus.	(a) Initials _____	Initials _____
(b)	I have (i) a minimum net worth (not including home, home furnishings and personal automobiles) of at least $250,000 or (ii) a minimum net worth (as previously described) of at least $70,000 and a minimum annual gross income of at least $70,000.	(b) Initials _____	Initials _____
(c)	In addition to the general suitability requirements described above, I meet the higher suitability requirements, if any, imposed by my state of primary residence as set forth in the Prospectus under "SUITABILITY STANDARDS."	(c) Initials _____	Initials _____
(d)	If I am an entity that was formed for the purpose of purchasing shares, each individual that owns an interest in such entity meets the general suitability requirements described above.	(d) Initials _____	Initials _____
(e)	I acknowledge that there is no public market for the shares and, thus, my investment in shares is not liquid.	(e) Initials _____	Initials _____
(f)	I am acquiring the shares for my own account.	(f) Initials _____	Initials _____
(g)	I understand that the transaction price per share at which my investment will be executed will be made available at	(g) Initials _____	Initials _____

www.CNSREIT.com and in a prospectus supplement filed with the SEC, available at www.sec.gov.

8. Distributions

Please read the following section carefully.

YOU ARE AUTOMATICALLY ENROLLED IN THE DISTRIBUTION REINVESTMENT PLAN UNLESS YOU ARE A RESIDENT OF ALABAMA, ARKANSAS, CALIFORNIA, IDAHO, KANSAS, KENTUCKY, MAINE, MARYLAND, MASSACHUSETTS, MINNESOTA, NEBRASKA, NEW JERSEY, NORTH CAROLINA, OHIO, OREGON, TENNESSEE, VERMONT OR WASHINGTON.

☐ Please check here if you **do not** wish to be enrolled in the Distribution Reinvestment Plan and complete the Cash Distribution Information section below.

☐ If you are a resident of Alabama, Arkansas, California, Idaho, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nebraska, New Jersey, North Carolina, Ohio, Oregon, Tennessee, Vermont or Washington, you are not automatically enrolled in the Distribution Reinvestment Plan; please check here if you wish to enroll in the Distribution Reinvestment Plan.

Cash Distribution Information

ONLY complete the following information if you do not wish to enroll in the Distribution Reinvestment Plan.

For custodial held accounts, if you elect cash distributions the funds must be sent to the custodian.

A. ☐ Check Mailed to the address set forth above (*Available for Non-Custodial Investors only.*)
B. ☐ Check Mailed to Third Party/Custodian

Name/Entity Name/Financial Institution Mailing Address

City State Zip Code Account Number (*Required*)

C. ☐ Direct Deposit. Attach a pre-printed voided check. (*Non-Custodian Investors Only*)

You authorize CNSREIT or its agent to deposit your distribution into your checking or savings account. This authority will remain in force until you notify CNSREIT in writing to cancel it. In the event that CNSREIT deposits funds erroneously into your account, they are authorized to debit your account for an amount not to exceed the amount of the erroneous deposit.

Financial Institution Name Mailing Address City State ZIP

Your Bank's ABA Routing Number Your Bank Account Number

9. Broker/Dealer — To be completed by the Registered Representative

The undersigned(s) confirm, which confirmation is made on behalf of the Broker/Dealer with respect to sales/transfers of shares made through a Broker/Dealer, that they (i) have reasonable grounds to believe that the information and representations concerning the investor identified herein are true, correct and complete in all respects; (ii) have discussed such investor's prospective purchase/receipt of shares with such investor; (iii) have advised such investor of all pertinent facts with regard to the lack of liquidity and marketability of the shares; (iv) have delivered or made available a current Prospectus and related supplements, if any, to such investor; (v) have

reasonable grounds to believe that the investor is purchasing/receiving these shares for his or her own account; (vi) have reasonable grounds to believe that the purchase/receipt of shares is a suitable investment for such investor, that such investor meets the suitability standards applicable to such investor set forth in the Prospectus and related supplements, if any, and that such investor is in a financial position to enable such investor to realize the benefits of such an investment and to suffer any loss that may occur with respect thereto; and (vii) have advised such investor that the shares have not been registered and are not expected to be registered under the laws of any country or jurisdiction outside of the United States except as otherwise described in the Prospectus. The undersigned Registered Representative represents and certifies that, if the investor is a "retail customer" as defined in Regulation Best Interest, (i) the undersigned has a reasonable basis to believe that (a) a purchase/receipt of shares would be in the best interest of the investor based upon the investor's investment profile and the potential risks, rewards, and costs associated with such an investment and (b) the undersigned has not placed its interests or those of the Registered Representative ahead of the interest of the investor in recommending such investment and (ii) the undersigned and the Registered Representative have complied with any applicable enhanced standard of conduct, including, but not limited to, the other requirements of Regulation Best Interest in relation to the proposed purchase/transfer of shares. The undersigned Registered Representative further represents and certifies that, in connection with this subscription for shares, he or she has complied with and has followed all applicable policies and procedures under his or her firm's existing Anti-Money Laundering Program and Customer Identification Program.

Name of Registered Representative

Street Address	City	State	ZIP

Home Office Mailing Address

Broker/Dealer Name	Telephone Number

B/D Rep #	Registered Representative's Telephone Number	Registered Representative's E-mail Address

X _____ _____ X _____ _____

Financial Advisor Signature *Date* *Branch Manager Signature (if required by Broker-Dealer)* *Date*

10. Transferee/Buyer or Trustee signatures and taxpayer identification number certification

As the investor signing below, under penalties of perjury, I certify that (1) the number shown in the Transferee/Buyer Social Security/Taxpayer ID # field in Section 4 of this form is my correct taxpayer identification number, and (2) I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or distributions, or (c) the IRS has notified me that I am no longer subject to backup withholding, and (3) I am a U.S. citizen or other U.S. person (as defined in the instructions to IRS Form W-9).

NOTE: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and distributions on your tax return.

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Guarantor: **Affix Medallion Signature Guarantee here.**
A Medallion Signature Guarantee is required for transferor/seller/trustee/custodian signature(s). A notary public is not an acceptable guarantor.

IMPORTANT: Transferor/Seller and Transferee/Buyer sections must be submitted simultaneously. Please mail this completed form to:

Regular Mail:	**Direct Overnight Mail:**
Cohen & Steers Income Opportunities REIT, Inc. c/o SS&C GIDS, Inc. P.O. Box 219121 Kansas City, MO 64121-9121	Cohen & Steers Income Opportunities REIT, Inc. c/o SS&C GIDS, Inc. 801 Pennsylvania Ave, Suite 219121 Kansas City, MO 64105-9121

Signature of Transferee/Buyer or Trustee Date

Signature of Co-Transferee/Buyer or Trustee, if applicable Date

Signature of Custodian, if applicable Date

If signature is by trustee(s), executors(s), administrator(s), guardian(s), attorney(ies)-in-fact, agent(s), officer(s) of a corporation of another acting in a fiduciary or representative capacity, please provide the information in Section 4a or 4b.

Should you have any questions concerning this form, please contact CNSREIT Investor Relations at: 855-400-5947.