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COHEN & STEERS

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**Cohen & Steers Advantage Income Realty Fund, Inc., Cohen & Steers Premium Income Realty Fund, Inc. and Cohen & Steers Quality Income Realty Fund, Inc. Announce Distributions**

NEW YORK, NY, December 2, 2009—Cohen & Steers Advantage Income Realty Fund, Inc. (NYSE:RLF), Cohen & Steers Premium Income Realty Fund, Inc. (NYSE:RPF) and Cohen & Steers Quality Income Realty Fund, Inc. (NYSE:RQI) announced distributions payable on December 17, 2009 to shareholders of record as of December 10, 2009. The ex-dividend date is December 8, 2009. Details for each distribution follow.

<b>Fund</b>	<b>NYSE Symbol</b>	<b>Distribution Per Common Share</b>
Cohen & Steers Advantage Income Realty Fund, Inc.	RLF	\$0.0950
Cohen & Steers Premium Income Realty Fund, Inc.	RPF	\$0.0875
Cohen & Steers Quality Income Realty Fund, Inc.	RQI	\$0.0925

The distributions for RLF and RPF will be paid in cash and will be the final distributions paid prior to the merger of these funds with and into RQI. The mergers are expected to occur after the close of business on December 18, 2009. RQI stockholders will receive their distributions in accordance with their dividend reinvestment election.

The distributions for the other Cohen & Steers closed-end funds are expected to be announced on or about December 16, 2009. More information is available at [cohenandsteers.com](http://cohenandsteers.com).

**About Cohen & Steers**

Cohen & Steers is a manager of income-oriented equity portfolios specializing in U.S. and international real estate securities, large cap value stocks, listed infrastructure and utilities, and preferred securities. The company also manages alternative investment strategies such as hedged real estate securities portfolios and private real estate multi-manager strategies for qualified investors. Headquartered in New York City, with offices in London, Brussels, Hong Kong and Seattle, Cohen & Steers serves individual and institutional investors through a broad range of investment vehicles.