

**RQY****Cohen & Steers Quality Income Realty Fund****Real Estate Mutual Fund**

Ticker	<b>RQY</b>
Fund Name	<b>Cohen &amp; Steers Quality Income Realty Fund</b>
Main Telephone	<b>212-832-3232</b>
Main Fax	<b>212-750-0713</b>
Website Address	<a href="http://www.cohenandsteers.com">www.cohenandsteers.com</a>
Total Assets (in millions) as of 12/31/02	<b>\$791.5</b>

**Top Ten Holdings as of 12/31/02**

1.	The Macerich Co	5.00%
2.	Crescent Real Estate Equities Co	4.60%
3.	The Mills Corp	4.40%
4.	Vornado Realty Trust	3.90%
5.	Liberty Property Trust	3.90%
6.	Equity Office Properties Trust	3.80%
7.	Mack-Cali Realty Corp	3.80%
8.	Developers Diversified Realty Corp	3.50%
9.	Developers Diversified Pr. F	3.40%
10.	Health Care REIT	3.40%

**Total Return**

<b>2002</b>	<b>Trailing 3-Year</b>	<b>Trailing 5-Year</b>
<b>(6.93%)</b>	<b>-</b>	<b>-</b>

Data as of 12/31/02

Source: *Realty Stock Review*, Company Websites  
and Lipper Inc. (Total Return Data)