

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form N-PX

August 22, 2008

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT  
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481

NAME OF REGISTRANT: Cohen & Steers Quality Income  
Realty Fund, Inc.

ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 PARK AVENUE 10TH FLOOR  
New York, NY 10017

NAME AND ADDRESS OF AGENT FOR SERVICE: Francis C. Poli  
280 PARK AVENUE 10TH FLOOR  
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2007 - 06/30/2008

Cohen & Steers Quality Income Realty Fund

-----  
AMERICAN CAMPUS COMMUNITIES, INC.

Agen

-----  
Security: 024835100  
Meeting Type: Annual  
Meeting Date: 08-May-2008  
Ticker: ACC  
ISIN: US0248351001  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	WILLIAM C. BAYLESS JR.	Mgmt	For
	R.D. BURCK	Mgmt	For
	G. STEVEN DAWSON	Mgmt	For
	CYDNEY C. DONNELL	Mgmt	For
	EDWARD LOWENTHAL	Mgmt	For
	BRIAN B. NICKEL	Mgmt	For
	SCOTT H. RECHLER	Mgmt	For
	WINSTON W. WALKER	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

02 RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT Mgmt For  
AUDITORS FOR 2008

-----  
AMERICAN LAND LEASE, INC. Agen

-----  
Security: 027118207  
Meeting Type: Annual  
Meeting Date: 30-Apr-2008  
Ticker: ANLPRA  
ISIN: US0271182075  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS L. RHODES BRUCE E. MOORE	Mgmt Mgmt	Withheld For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT AUDITORS FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For
03	TO APPROVE THE 2008 STOCK AWARD AND INCENTIVE PLAN.	Mgmt	Against

-----  
APARTMENT INVESTMENT AND MANAGEMENT CO. Agen

-----  
Security: 03748R101  
Meeting Type: Annual  
Meeting Date: 28-Apr-2008  
Ticker: AIV  
ISIN: US03748R1014  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES N. BAILEY TERRY CONSIDINE RICHARD S. ELLWOOD THOMAS L. KELTNER J. LANDIS MARTIN ROBERT A. MILLER THOMAS L. RHODES MICHAEL A. STEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP, TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

-----  
 ARCHSTONE-SMITH TRUST

Agen

Security: 039583109  
 Meeting Type: Special  
 Meeting Date: 21-Aug-2007  
 Ticker: ASN  
 ISIN: US0395831094  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE MERGER OF ARCHSTONE-SMITH TRUST WITH AND INTO RIVER ACQUISITION (MD), LP, OR ITS ASSIGNEE, PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF MAY 28, 2007, BY AND AMONG ARCHSTONE-SMITH TRUST, ARCHSTONE-SMITH OPERATING TRUST, RIVER HOLDING, LP, RIVER ACQUISITION (MD), LP, AND RIVER TRUST ACQUISITION (MD), LLC, AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER.	Mgmt	For
02	APPROVAL OF ANY ADJOURNMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE SPECIAL MEETING TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER.	Mgmt	Against

-----  
 AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101  
 Meeting Type: Annual  
 Meeting Date: 21-May-2008  
 Ticker: AVB  
 ISIN: US0534841012  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

-----  
 BIOMED REALTY TRUST, INC.

Agen

-----  
 Security: 09063H107  
 Meeting Type: Annual  
 Meeting Date: 21-May-2008  
 Ticker: BMR  
 ISIN: US09063H1077  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS PH.D. RICHARD I. GILCHRIST GARY A. KREITZER THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

-----  
 BOSTON PROPERTIES, INC.

Agen

-----  
 Security: 101121101  
 Meeting Type: Annual  
 Meeting Date: 12-May-2008  
 Ticker: BXP  
 ISIN: US1011211018  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR LAWRENCE S. BACOW ZOE BAIRD ALAN J. PATRICOF MARTIN TURCHIN	Mgmt Mgmt Mgmt Mgmt	Withheld Withheld Withheld Withheld
02	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS BOSTON PROPERTIES, INC.'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For
03	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE ANNUAL ELECTION OF DIRECTORS, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 18-Jun-2008  
 Ticker: BDN  
 ISIN: US1053682035

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN ANTHONY A. NICHOLS, SR. DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

BRITISH LD CO PLC

Agen

Security: G15540118  
 Meeting Type: AGM  
 Meeting Date: 13-Jul-2007  
 Ticker:  
 ISIN: GB0001367019

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	Receive the report of the Directors and the audited accounts for the YE 31 MAR 2007	Mgmt	For
2.	Declare a final dividend for the YE 31 MAR 2007	Mgmt	For
3.	Re-elect Mr. Robert Bowden as a Director	Mgmt	For
4.	Re-elect Mr. Colin Cowdery as a Director	Mgmt	For
5.	Re-elect Mr. John Travers as a Director	Mgmt	Against
6.	Re-appoint Deloitte & Touche LLP as the Auditors	Mgmt	For
7.	Authorize the Directors to fix the remuneration of the Auditors	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

8.	Approve the remuneration report	Mgmt	For
9.	Approve to renew the Directors' authority to allot unissued share capital or convertible securities of the Company, granted by shareholders on 14 JUL 2006 pursuant to Section 80 of the Companies Act 1985	Mgmt	For
S.10	Approve to waive the pre-emption rights held by existing shareholders which attach to future issue for cash of equity securities of Company by virtue of Section 89 of the Companies Act 1985	Mgmt	For
S.11	Authorize the Company to purchase its own shares pursuant to the Articles of Association of the Company	Mgmt	For
S.12	Amend the Company's Articles of Association to enable the Company to take advantage of new provisions in the Companies Act 2006 enabling communications by electronic means between the Company and its shareholders, including by way of a website	Mgmt	For
13.	Approve [as required by the Disclosure & Transparency Rules] the Company using electronic means to communicate with its shareholders	Mgmt	For
14.	Amend The British Land Company Long Term Incentive Plan [the LTIP]	Mgmt	For

-----  
CAMDEN PROPERTY TRUST

-----  
Agen

Security: 133131102  
Meeting Type: Annual  
Meeting Date: 06-May-2008  
Ticker: CPT  
ISIN: US1331311027  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER SCOTT S. INGRAHAM LEWIS A. LEVEY WILLIAM B. MCGUIRE, JR. WILLIAM F. PAULSEN D. KEITH ODEN F. GARDNER PARKER STEVEN A. WEBSTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

-----  
 CEDAR SHOPPING CENTERS, INC. Agen  
 -----

Security: 150602209  
 Meeting Type: Special  
 Meeting Date: 12-Sep-2007  
 Ticker: CDR  
 ISIN: US1506022094  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED COMMON STOCK	Mgmt	For
02	TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED PREFERRED STOCK AND PROHIBIT USE OF PREFERRED STOCK FOR ANTI-TAKEOVER PURPOSES	Mgmt	For

-----  
 CEDAR SHOPPING CENTERS, INC. Agen  
 -----

Security: 150602209  
 Meeting Type: Annual  
 Meeting Date: 17-Jun-2008  
 Ticker: CDR  
 ISIN: US1506022094  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAMELA N. HOOTKIN PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO AMEND THE 2004 STOCK INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

-----  
 COLONIAL PROPERTIES TRUST Agen  
 -----

Security: 195872106

# Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Type: Annual  
 Meeting Date: 23-Apr-2008  
 Ticker: CLP  
 ISIN: US1958721060

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WESTON M. ANDRESS CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL C.R. THOMPSON, III	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For For
02	TO APPROVE THE COLONIAL PROPERTIES TRUST 2008 OMNIBUS INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

DERWENT LONDON PLC, LONDON

Agen

Security: G27300105  
 Meeting Type: AGM  
 Meeting Date: 05-Jun-2008  
 Ticker:  
 ISIN: GB0002652740

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	Receive and adopt the report and the accounts for the YE 31 DEC 2007	Mgmt	For
2.	Approve the report of the remuneration Committee for the YE 31 DEC 2007	Mgmt	For
3.	Declare a final dividend of 15.0p per ordinary share for the YE 31 DEC 2007	Mgmt	For
4.	Re-elect Mr. J.C. Ivey as a Director	Mgmt	For
5.	Re-elect Mr. S.P. Silver as a Director	Mgmt	For
6.	Re-elect Mr. C.J. Odom as a Director	Mgmt	For



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

7.	Re-elect Mr. R.A. Farnes as a Director	Mgmt	For
8.	Re-elect Mr. S. J. Neathercoat as a Director	Mgmt	For
9.	Elect Mr. D.G. Silverman as a Director	Mgmt	For
10.	Re-appoint BDO Stoy Hayward LLP as the Auditor and authorize the Directors to determine its remuneration	Mgmt	For
11.	Grant authority for the allotment of relevant securities	Mgmt	For
S.12	Grant authority for the limited disapplication of pre-emption rights	Mgmt	For
S.13	Authorize the Company to exercise its power to purchase its own shares	Mgmt	For
S.14	Adopt the new Articles of Association	Mgmt	For
15.	Approve the changes to the Company's Performance Share Plan	Mgmt	For
16.	Grant authority for the implementation of a new Employee Share Option Plan	Mgmt	For

-----  
 DEVELOPERS DIVERSIFIED REALTY CORP.  
 -----

Agen

Security: 251591103  
 Meeting Type: Annual  
 Meeting Date: 13-May-2008  
 Ticker: DDR  
 ISIN: US2515911038  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEAN S. ADLER TERRANCE R. AHERN ROBERT H. GIDEL VICTOR B. MACFARLANE CRAIG MACNAB SCOTT D. ROULSTON BARRY A. SHOLEM WILLIAM B. SUMMERS, JR. SCOTT A. WOLSTEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO APPROVE THE 2008 DEVELOPERS DIVERSIFIED REALTY CORPORATION EQUITY-BASED AWARD PLAN.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO ADOPT A MAJORITY VOTE STANDARD IN UNCONTESTED ELECTIONS OF DIRECTORS.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

04	TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO CHANGE THE PAR VALUE OF THE COMPANY'S COMMON SHARES FROM WITHOUT PAR VALUE TO \$0.10 PAR VALUE PER SHARE.	Mgmt	For
05	TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

-----  
DIAMONDROCK HOSPITALITY CO

Agen

Security: 252784301  
Meeting Type: Annual  
Meeting Date: 24-Apr-2008  
Ticker: DRH  
ISIN: US2527843013

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

-----  
DIGITAL REALTY TRUST, INC.

Agen

Security: 253868202  
Meeting Type: Annual  
Meeting Date: 05-May-2008  
Ticker: DLRPRA  
ISIN: US2538682020

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD A. MAGNUSON MICHAEL F. FOUST LAURENCE A. CHAPMAN KATHLEEN EARLEY RUANN F. ERNST, PH.D.	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	DENNIS E. SINGLETON	Mgmt	For
02	RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2008	Mgmt	For

-----  
 EASTGROUP PROPERTIES, INC. Agen

Security: 277276101  
 Meeting Type: Annual  
 Meeting Date: 29-May-2008  
 Ticker: EGP  
 ISIN: US2772761019

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR D. PIKE ALOIAN H.C. BAILEY, JR. HAYDEN C. EAVES, III FREDRIC H. GOULD DAVID H. HOSTER II MARY E. MCCORMICK DAVID M. OSNOS LELAND R. SPEED	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO CONSIDER AND RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2008 FISCAL YEAR.	Mgmt	For

-----  
 EDUCATION REALTY TRUST, INC. Agen

Security: 28140H104  
 Meeting Type: Annual  
 Meeting Date: 20-May-2008  
 Ticker: EDR  
 ISIN: US28140H1041

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III JOHN L. FORD WENDELL W. WEAKLEY	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	TO CONSIDER AND VOTE UPON THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

EDR'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING  
FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,  
2008.

-----  
ENTERTAINMENT PROPERTIES TRUST

Agen

Security: 29380T105  
Meeting Type: Annual  
Meeting Date: 07-May-2008  
Ticker: EPR  
ISIN: US29380T1051  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. DRUTEN DAVID M. BRAIN	Mgmt Mgmt	For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008.	Mgmt	For

-----  
EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102  
Meeting Type: Annual  
Meeting Date: 21-May-2008  
Ticker: EXR  
ISIN: US30225T1025  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY* ANTHONY FANTICOLA** HUGH W. HORNE** SPENCER F. KIRK** JOSEPH D. MARGOLIS** ROGER B. PORTER** K. FRED SKOUSEN**	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE COMPANY'S 2004 LONG TERM INCENTIVE COMPENSATION PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED ACCOUNTING FIRM.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103  
 Meeting Type: Annual  
 Meeting Date: 20-May-2008  
 Ticker: FR  
 ISIN: US32054K1034

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL W. BRENNAN* MICHAEL G. DAMONE* KEVIN W. LYNCH* J.W.M. BRENNINKMEIJER**	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

GENERAL GROWTH PROPERTIES, INC.

Agen

Security: 370021107  
 Meeting Type: Annual  
 Meeting Date: 14-May-2008  
 Ticker: GGP  
 ISIN: US3700211077

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MATTHEW BUCKSBAUM BERNARD FREIBAUM BETH STEWART	Mgmt Mgmt Mgmt	For For Withheld
02	RATIFICATION OF THE SELECTION OF INDEPENDENT PUBLIC ACCOUNTANTS.	Mgmt	For
03	STOCKHOLDER PROPOSAL TO DECLASSIFY THE BOARD OF DIRECTORS.	Shr	For

GLIMCHER REALTY TRUST

Agen

Security: 379302102  
 Meeting Type: Annual  
 Meeting Date: 09-May-2008  
 Ticker: GRT

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

ISIN: US3793021029

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR TIMOTHY J. O'BRIEN* RICHARD F. CELESTE** WAYNE S. DORAN** MICHAEL P. GLIMCHER** ALAN R. WEILER***	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
03	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

GRAMERCY CAPITAL CORP.

Agen

Security: 384871109  
Meeting Type: Special  
Meeting Date: 13-Feb-2008  
Ticker: GKK  
ISIN: US3848711095

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE OF THE ISSUANCE OF SHARES OF GRAMERCY CAPITAL CORP. COMMON STOCK, PAR VALUE \$0.001 PER SHARE, IN THE MERGER OF GKK STARS ACQUISITION CORP., A MARYLAND CORPORATION AND INDIRECT SUBSIDIARY OF GRAMERCY CAPITAL CORP., WITH AND INTO AMERICAN FINANCIAL REALTY TRUST, AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
02	TO ADJOURN OR POSTPONE THE SPECIAL MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING TO APPROVE THE ISSUANCE OF SHARES OF GRAMERCY CAPITAL CORP. COMMON STOCK IN THE MERGERS AS CONTEMPLATED BY MERGER AGREEMENT.	Mgmt	For

GRAMERCY CAPITAL CORP.

Agen

Security: 384871109  
Meeting Type: Annual  
Meeting Date: 25-Jun-2008  
Ticker: GKK  
ISIN: US3848711095

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JEFFREY E. KELTER CHARLES S. LAVEN	Mgmt Mgmt	For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For
03	TO APPROVE AND RATIFY THE ADOPTION OF THE 2008 EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

HCP, INC.

Agen

Security: 40414L109  
Meeting Type: Annual  
Meeting Date: 24-Apr-2008  
Ticker: HCP  
ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT R. FANNING, JR. JAMES F. FLAHERTY III CHRISTINE N. GARVEY DAVID B. HENRY LAURALEE E. MARTIN MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS HCP'S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

HEALTH CARE REIT, INC.

Agen

Security: 42217K106  
Meeting Type: Annual  
Meeting Date: 01-May-2008  
Ticker: HCN  
ISIN: US42217K1060

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BALLARD, JR. PETER J. GRUA R. SCOTT TRUMBULL	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2008.	Mgmt	For

-----  
HIGHWOODS PROPERTIES, INC.

-----  
Agen

Security: 431284108  
Meeting Type: Annual  
Meeting Date: 15-May-2008  
Ticker: HIW  
ISIN: US4312841087

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS W. ADLER KAY N. CALLISON O. TEMPLE SLOAN, JR.	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For
03	APPROVAL OF A PROPOSED CHARTER AMENDMENT TO DECLASSIFY THE BOARD OF DIRECTORS.	Mgmt	For

-----  
HOME PROPERTIES, INC.

-----  
Agen

Security: 437306103  
Meeting Type: Annual  
Meeting Date: 01-May-2008  
Ticker: HME  
ISIN: US4373061039

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER	Mgmt Mgmt Mgmt Mgmt	For For For For



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	NORMAN P. LEENHOUTS	Mgmt	For
	NELSON B. LEENHOUTS	Mgmt	For
	EDWARD J. PETTINELLA	Mgmt	For
	CLIFFORD W. SMITH, JR.	Mgmt	For
	PAUL L. SMITH	Mgmt	For
	AMY L. TAIT	Mgmt	For
02	TO APPROVE THE COMPANY'S 2008 STOCK BENEFIT PLAN.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO THE COMPANY'S DEFERRED BONUS PLAN.	Mgmt	For
04	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008.	Mgmt	For

-----  
HOSPITALITY PROPERTIES TRUST

Agent

-----  
Security: 44106M102  
Meeting Type: Annual  
Meeting Date: 15-May-2008  
Ticker: HPT  
ISIN: US44106M1027  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN L. HARRINGTON* BARRY M. PORTNOY**	Mgmt Mgmt	Withheld Withheld

-----  
ING INDUSTRIAL FUND, SYDNEY NSW

Agent

-----  
Security: Q49469101  
Meeting Type: EGM  
Meeting Date: 17-Aug-2007  
Ticker:  
ISIN: AU000000IIF8  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
	PLEASE NOTE THAT THIS IS AN OGM. THANK YOU.	Non-Voting	No vote
S.1	Approve the amendments to the Constitution of the Fund set out in the Supplemental Deed Poll tabled at the meeting and signed by the Chairman at the meeting for the purpose of identification and authorize the responsible entity to execute the Supplemental Deed Poll and lodge it with the Australian Securities and Investments Commission	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

- |     |  |      |     |
|-----|--|------|-----|
| S.2 | Approve the issue of any ordinary units in the Fund on exercise of IIF Equity-linked Options or on any exchange of IIF Funding Trust Preference Units and IIF Subordinated Bonds [or, if Resolution 1 is approved and IIF Preference Units replace the IIF Subordinated Bonds, IIF Preference Units] | Mgmt | For |
| 3.  | Approve the issue of 2,000 Tranche 1 IIF Equity-linked Options exercisable into ordinary units in the Fund to JPMorgan Australia ENF Nominees No. 2 Pty Limited as trustee for JPMorgan Australia Exchangeable Note Funding Trust No. 2 on terms, as specified                                       | Mgmt | For |
| 4.  | Approve the issue of 2,000 Tranche 2 IIF Equity-linked Options exercisable into ordinary units in the Fund to JPMorgan Australia ENF Nominees No. 2 Pty Limited as trustee for JPMorgan Australia Exchangeable Note Funding Trust No. 2 on terms, as specified                                       | Mgmt | For |

-----  
 ING INDUSTRIAL FUND, SYDNEY NSW

Agen

Security: Q49469101  
 Meeting Type: AGM  
 Meeting Date: 16-Nov-2007  
 Ticker:  
 ISIN: AU000000IIF8  
 -----

- | Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
|        | PLEASE NOTE THAT THESE SHARES HAVE NO VOTING RIGHTS, SHOULD YOU WISH TO ATTEND THE MEETING PERSONALLY, YOU MAY APPLY FOR AN ENTRANCE CARD BY CONTACTING YOUR CLIENT REPRESENTATIVE. THANK YOU.                     | Non-Voting    | No vote       |
| 1.     | Receive a presentation on the results and activities of the Fund for the FYE 30 JUN 2007 and an update of the activities post 30 JUN 2007  | Non-Voting    | No vote       |
| 2.     | In accordance with the Corporations Act and the constitution of the Fund, the responsible Entity has appointed Mr. Richard Colless, the Chairman of ING Management Limited, to act as a Chairperson of the Meeting | Non-Voting    | No vote       |

-----  
 ING OFFICE FUND

Agen

Security: Q49560107  
 -----

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Type: AGM  
 Meeting Date: 16-Nov-2007  
 Ticker:  
 ISIN: AU000000IOF6

Prop.#	Proposal	Proposal Type	Proposal Vote
	PLEASE NOTE THAT THESE SHARES HAVE NO VOTING RIGHTS, SHOULD YOU WISH TO ATTEND THE MEETING PERSONALLY, YOU MAY APPLY FOR AN ENTRANCE CARD BY CONTACTING YOUR CLIENT REPRESENTATIVE. THANK YOU	Non-Voting	No vote
1.	Receive a presentation on the results and activities of the fund for the FYE 30 JUN 2007 and an update of the activities post 30 JUN 2007	Non-Voting	No vote
2.	Acknowledge the appointment of Mr. Richard Colless as Chairperson of the meeting	Non-Voting	No vote
3.	Appoint a person as a Corporate representative in accordance with the Company's Constitution, as specified	Non-Voting	No vote

INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200  
 Meeting Type: Annual  
 Meeting Date: 11-Jun-2008  
 Ticker: IRC  
 ISIN: US4574612002

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS JOEL D. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

ISTAR FINANCIAL INC.

Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Security: 45031U101  
 Meeting Type: Annual  
 Meeting Date: 28-May-2008  
 Ticker: SFI  
 ISIN: US45031U1016

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN GLENN R. AUGUST ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RE-AUTHORIZATION OF THE ISSUANCE OF COMMON STOCK EQUIVALENTS TO NON-EMPLOYEE DIRECTORS UNDER ISTAR FINANCIAL INC. NON-EMPLOYEE DIRECTORS' DEFERRAL PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

LIBERTY PROPERTY TRUST

Agen

Security: 531172104  
 Meeting Type: Annual  
 Meeting Date: 15-May-2008  
 Ticker: LRY  
 ISIN: US5311721048

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104  
 Meeting Type: Annual

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Date: 21-May-2008  
 Ticker: CLI  
 ISIN: US5544891048

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR NATHAN GANTCHER DAVID S. MACK WILLIAM L. MACK ALAN G. PHILIBOSIAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103  
 Meeting Type: Annual  
 Meeting Date: 20-May-2008  
 Ticker: MAA  
 ISIN: US59522J1034

Prop.#	Proposal	Proposal Type	Proposal Vote
01	AMENDMENT OF MID-AMERICA'S CHARTER TO MOVE FROM A STAGGERED BOARD STRUCTURE TO ANNUAL ELECTIONS FOR ALL DIRECTORS.	Mgmt	For
02	DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. RALPH HORN PHILIP W. NORWOOD	Mgmt Mgmt Mgmt Mgmt	For For For For
03	RATIFICATION OF ERNST & YOUNG LLP AS MID-AMERICA'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008.	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104  
 Meeting Type: Annual  
 Meeting Date: 02-May-2008  
 Ticker: NHP  
 ISIN: US6386201049

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR R. BRUCE ANDREWS CHARLES D. MILLER	Mgmt Mgmt	For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

-----  
 OMEGA HEALTHCARE INVESTORS, INC.

-----  
 Agen

Security: 681936100  
 Meeting Type: Annual  
 Meeting Date: 22-May-2008  
 Ticker: OHI  
 ISIN: US6819361006  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HAROLD J. KLOOSTERMAN C. TAYLOR PICKETT	Mgmt Mgmt	For For
02	RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP	Mgmt	For
03	APPROVAL OF THE AMENDMENTS TO THE 2004 STOCK INCENTIVE PLAN DESCRIBED IN PROPOSAL 3 IN THE ACCOMPANYING PROXY STATEMENT	Mgmt	For

-----  
 PARKWAY PROPERTIES, INC.

-----  
 Agen

Security: 70159Q104  
 Meeting Type: Annual  
 Meeting Date: 08-May-2008  
 Ticker: PKY  
 ISIN: US70159Q1040  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DANIEL P. FRIEDMAN ROGER P. FRIOU MARTIN L. GARCIA MICHAEL J. LIPSEY STEVEN G. ROGERS LELAND R. SPEED TROY A. STOVALL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	LENORE M. SULLIVAN	Mgmt	For
02	TO CONSIDER AND RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT ACCOUNTANTS OF THE COMPANY FOR THE 2008 FISCAL YEAR.	Mgmt	For

-----  
 SEGRO PLC (REIT), SLOUGH

Agem

-----  
 Security: G80277117  
 Meeting Type: AGM  
 Meeting Date: 20-May-2008  
 Ticker:  
 ISIN: GB00B1YFN979  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	Receive the statement of the accounts for the YE 31 DEC 2007 and the reports of the Directors and the Auditors thereon	Mgmt	For
2.	Declare the final dividend of the 14.7 pence [comprising a dividend of 9.0 pence and a property income distribution of 5.7 pence] per shares recommended by the Directors in respect of the YE 31 DEC 2007 payable on 23 MAY 2008 to holders of ordinary shares registered at the close of business on 18 APR 2008	Mgmt	For
3.	Approve the remuneration report of the Remuneration Committee for the YE 31 DEC 2007	Mgmt	For
4.	Re-elect Lord Blackwell who retires from the Board by rotation	Mgmt	For
5.	Re-elect Mr. Ian Coull who retires from the Board by rotation	Mgmt	For
6.	Re-elect Mr. David Sleath who retires from the Board by rotation	Mgmt	For
7.	Re-elect Mr. Thom Wernink who retires from the Board by rotation	Mgmt	For
8.	Re-appoint Deloitte & Young LLP as the Auditor to hold office until the conclusion of the next general meeting at which accounts are laid before the Company	Mgmt	For
9.	Authorize the Directors to determine the remuneration of the Auditors	Mgmt	For
10.	Authorize the Company and all the Companies that are subsidiaries of the Company, in accordance with Section 366 and 367 of the Companies Act 2006 [the 2006 Act], at the time at which this resolution is passed or at any time during	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

the period for which this resolution has effect are authorized to: i) make political donations to political parties or independent election candidates, as defined in Section 363 and 364 of the 2006 Act, not exceeding GBP 20,000 in total; ii) make political donations to political organizations other than political parties, as defined Section 363 and 364 of the 2006 Act, not exceeding GBP 20,000 in total; and iii) incur political expenditure as defined in Section 365 of the 2006 Act, not exceeding GBP 20,000 in total, in any event, the aggregate amount of political donations and political expenditure made or incurred by the Company and its subsidiaries pursuant to this resolution shall not exceed GBP 40,000; [Authority expires earlier the conclusion of the next AGM or 30 JUN 2009]

- |      |   |      |     |
|------|---|------|-----|
| S.11 | Approve to renew, in substitution for all existing unexercised authorities, the authority conferred on the Directors by Article 10[a] of the Company's Articles of Association [Authority expires earlier the conclusion of the next AGM or, if earlier, on 19 AUG 2009] [unless previously renewed, varied or revoked] and for that period, the Section 80 amount is GBP 28,444,573.35   | Mgmt | For |
| S.12 | Approve to renew, subject to the passing of resolution 11, and in substitution of all existing unexercised authorities, the authority conferred on the Directors by Articles 10[b] of the Articles of Association of the Company [Authority expires earlier the conclusion the next AGM of the Company or, if earlier, on 19 AUG 2009], [unless previously renewed, varied or revoked], and for the purposes of Article 10[b] of the Articles of Association of the Company, the Section 89 amount shall be GBP5, 907,771.32  | Mgmt | For |
| S.13 | Authorize the Company for the purpose of Section 166 of the 1985 Act to make market purchases [within the meaning of section 163 of that Act] of ordinary shares of 27 1/12 p each in the Capital of the Company provided that; (a) the maximum aggregate number of ordinary shares which may be purchased pursuant to this authority is GBP 11,815,542.64 [representing 10% of the issued ordinary shares of 27 1/12 p; (c) the maximum price which may be paid for each ordinary share [exclusive of expenses] must not be more than the higher of 105% of the average of the middle market quotation for an ordinary share as derived from the London Stock Exchange Daily Official List for the 5 business days immediately preceding the day on which such ordinary share is contracted to be purchased; and [ii] that stipulated by Article 5[1] of the Buy-back and Stabilization Regulations 2003; (d); [Authority expire at the conclusion of the next AGM of the Company or on 19 AUG 2009]; and the Company may make a contract to purchase its ordinary | Mgmt | For |



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

shares under this authority which would or might involve the Company purchasing its own shares after this authority expires

- |      |   |      |     |
|------|---|------|-----|
| S.14 | Approve the amendments to the Articles of Association of the Company as specified, with effect from the conclusion of the meeting   | Mgmt | For |
| 15.  | Adopt the SEGRO Plc 2008 Long Term Incentive Plan [the Plan], the principal terms as specified; and authorize the Directors to do all acts and things necessary or expedient to implement the Plan including making any changes to the draft rules of the Plan as the Directors consider necessary or desirable to obtain any approvals or to take account of any statutory, fiscal, exchange control or securities regulations either generally or in relation to any potential participants as long as the overall limits contained in the Plan continue to apply | Mgmt | For |

-----  
 SENIOR HOUSING PROPERTIES TRUST

Agen

Security: 81721M109  
 Meeting Type: Annual  
 Meeting Date: 15-May-2008  
 Ticker: SNH  
 ISIN: US81721M1099

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR F.N. ZEYTOONJIAN	Mgmt	Withheld

-----  
 SL GREEN REALTY CORP.

Agen

Security: 78440X101  
 Meeting Type: Annual  
 Meeting Date: 25-Jun-2008  
 Ticker: SLG  
 ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARC HOLLIDAY JOHN S. LEVY	Mgmt Mgmt	For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING	Mgmt	For

## Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,  
2008.

03	TO APPROVE AND RATIFY THE ADOPTION OF OUR 2008 EMPLOYEE STOCK PURCHASE PLAN IN ORDER TO INCREASE THE NUMBER OF SHARES THAT MAY BE ISSUED PURSUANT TO SUCH PLAN.	Mgmt	For
----	---	------	-----

-----  
SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108  
Meeting Type: Annual  
Meeting Date: 21-May-2008  
Ticker: SSS  
ISIN: US84610H1086

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	APPROVAL OF AMENDMENT TO THE DEFERRED COMPENSATION PLAN FOR DIRECTORS OF SOVRAN SELF STORAGE, INC.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2008.	Mgmt	For

-----  
SPIRIT FINANCE CORPORATION

Agen

Security: 848568309  
Meeting Type: Annual  
Meeting Date: 02-Jul-2007  
Ticker: SFC  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	PROPOSAL TO APPROVE THE MERGER OF REDFORD MERGER CO. WITH THE COMPANY ON SUBSTANTIALLY THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT AND PLAN OF MERGER DATED AS OF MARCH 12, 2007, BY AND AMONG REDFORD HOLDCO, LLC, REDFORD MERGER CO. AND THE COMPANY.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

02	DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK WILLIE R. BARNES LINDA J. BLESSING DENNIS E. MITCHEM PAUL F. OREFFICE JAMES R. PARISH KENNETH B. ROATH CASEY J. SYLLA SHELBY YASTROW	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
03	PROPOSAL TO CONSIDER THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For
04	PROPOSAL TO APPROVE ANY ADJOURNMENTS OF THE ANNUAL MEETING FOR THE PURPOSE, AMONG OTHERS, OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE ANNUAL MEETING TO APPROVE THE MERGER.	Mgmt	For

-----  
STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106  
Meeting Type: Annual  
Meeting Date: 22-May-2008  
Ticker: BEE  
ISIN: US86272T1060  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA KENNETH FISHER LAURENCE S. GELLER JAMES A. JEFFS SIR DAVID M.C. MICHELS WILLIAM A. PREZANT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For Withheld For
02	APPROVAL OF THE AMENDED AND RESTATED 2004 INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

-----  
THE MACERICH COMPANY

Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 29-May-2008  
 Ticker: MAC  
 ISIN: US5543821012

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: DANA K. ANDERSON	Mgmt	For
1B	ELECTION OF DIRECTOR: DIANA M. LAING	Mgmt	For
1C	ELECTION OF DIRECTOR: STANLEY A. MOORE	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2008.	Mgmt	For
03	BOARD PROPOSAL TO AMEND OUR CHARTER TO PROVIDE FOR THE DECLASSIFICATION OF OUR BOARD.	Mgmt	For

UDR, INC.

Agen

Security: 902653104  
 Meeting Type: Annual  
 Meeting Date: 30-May-2008  
 Ticker: UDR  
 ISIN: US9026531049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL ROBERT C. LARSON THOMAS R. OLIVER LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2008.	Mgmt	For

UNIBAIL-RODAMCO, PARIS

Agen

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

-----  
 Security: F95094110  
 Meeting Type: AGM  
 Meeting Date: 29-Apr-2008  
 Ticker:  
 ISIN: FR0000124711  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
	French Resident Shareowners must complete, sign and forward the Proxy Card directly to the sub custodian. Please contact your Client Service Representative to obtain the necessary card, account details and directions. The following applies to Non-Resident Shareowners: Proxy Cards: Voting instructions will be forwarded to the Global Custodians that have become Registered Intermediaries, on the Vote Deadline Date. In capacity as Registered Intermediary, the Global Custodian will sign the Proxy Card and forward to the local custodian. If you are unsure whether your Global Custodian acts as Registered Intermediary, please contact your representative	Non-Voting	No vote
	PLEASE NOTE THAT THIS AN MIX. THANK YOU.	Non-Voting	No vote
0.1	Approve the financial statements and statutory reports	Mgmt	For
0.2	Approve the consolidated financial statements and statutory reports	Mgmt	For
0.3	Approve the allocation of the income and dividends of EUR 7 per share	Mgmt	For
0.4	Approve the Special Auditors' report regarding related-party transactions	Mgmt	For
0.5	Re-elect Mr. Yves Lyon Caen as a Supervisory Board Member	Mgmt	For
0.6	Re-elect Mr. Henri Moulard as a Supervisory Board Member	Mgmt	For
0.7	Re-elect Mr. Bart Okkens as a Supervisory Board Member	Mgmt	For
0.8	Re-elect Mr. Robert ter Haar as a Supervisory Board Member	Mgmt	For
0.9	Elect Mr. Alec Pelmore as a Supervisory Board Member	Mgmt	For
0.10	Elect Mr. Mary Harris as a Supervisory Board Member	Mgmt	For
0.11	Ratify the change of the registered Office's Location to 7, place Du Chancelier Adenauer, 75016 Paris	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

0.12	Grant authority to repurchase of up to 10% of issued share capital	Mgmt	For
E.13	Approve the reduction in the share capital via cancellation of repurchased shares	Mgmt	For
E.14	Approve the Employee Stock Purchase Plan	Mgmt	For
E.15	Amend the Articles 9, 9 Bis, 13, 18 and 21 of Bylaws regarding shareholding disclosure thresholds, shareholder's identification, Supervisory Board Members, allocation of income	Mgmt	For
E.16	Grant authority to filing of the required documents/other formalities	Mgmt	For

-----  
URSTADT BIDDLE PROPERTIES INC.

Agen

-----  
Security: 917286205  
Meeting Type: Annual  
Meeting Date: 06-Mar-2008  
Ticker: UBA  
ISIN: US9172862057  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PETER HERRICK CHARLES D. URSTADT GEORGE J. VOJTA	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For
03	TO AMEND THE COMPANY'S RESTRICTED STOCK AWARD PLAN.	Mgmt	For

-----  
VENTAS, INC.

Agen

-----  
Security: 92276F100  
Meeting Type: Annual  
Meeting Date: 19-May-2008  
Ticker: VTR  
ISIN: US92276F1003  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	DEBRA A. CAFARO	Mgmt	For
	DOUGLAS CROCKER II	Mgmt	For
	RONALD G. GEARY	Mgmt	For
	JAY M. GELLERT	Mgmt	For
	ROBERT D. REED	Mgmt	For
	SHELI Z. ROSENBERG	Mgmt	For
	JAMES D. SHELTON	Mgmt	For
	THOMAS C. THEOBALD	Mgmt	For
02	DIRECTORS' PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2008.	Mgmt	For
03	DIRECTOR'S PROPOSAL: TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED CERTIFICATE OF INCORPORATION TO ELIMINATE THE BOARD'S ABILITY TO GRANT WAIVERS FROM THE CONSTRUCTIVE OWNERSHIP LIMITATIONS IN ARTICLE X THEREOF RELATING TO VENTA'S STATUS AS A QUALIFIED REAL ESTATE INVESTMENT TRUST UNDER U.S. FEDERAL INCOME TAX LAW.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109  
 Meeting Type: Annual  
 Meeting Date: 15-May-2008  
 Ticker: VNO  
 ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANTHONY W. DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD G. TARGAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
03	SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES.	Shr	For

VORNADO REALTY TRUST

Agen

Security: 929042877  
 Meeting Type: Annual  
 Meeting Date: 15-May-2008  
 Ticker: VNOPRI  
 ISIN: US9290428773

## Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANTHONY W. DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD G. TARGAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
03	SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES.	Shr	For

\* Management position unknown

### SIGNATURES

Pursuant to the requirements of the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

(Registrant)	Cohen & Steers Quality Income Realty Fund, Inc.
By (Signature)	/s/ Adam M. Derechin
Name	Adam M. Derechin
Title	President
Date	08/21/2008