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COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 18, 2010

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: 07/01/2009 - 06/30/2010

Cohen & Steers Quality Income Realty Fund

APARTMENT INVESTMENT AND MANAGEMENT CO. -----

Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 26-Apr-2010
Ticker: AIV
ISIN: US03748R1014

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: JAMES N. BAILEY | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: TERRY CONSIDINE | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: RICHARD S. ELLWOOD | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: THOMAS L. KELTNER | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: J. LANDIS MARTIN | Mgmt | For |

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| | | | |
|----|---|------|-----|
| 1F | ELECTION OF DIRECTOR: ROBERT A. MILLER | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: KATHLEEN M. NELSON | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: MICHAEL A. STEIN | Mgmt | For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 ASSOCIATED ESTATES REALTY CORPORATION

Agen

Security: 045604105
 Meeting Type: Annual
 Meeting Date: 05-May-2010
 Ticker: AEC
 ISIN: US0456041054

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR ALBERT T. ADAMS JAMES M. DELANEY JEFFREY I. FRIEDMAN MICHAEL E. GIBBONS MARK L. MILSTEIN JAMES A. SCHOFF RICHARD T. SCHWARZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO APPROVE THE AMENDMENT TO ASSOCIATED ESTATES REALTY CORPORATION'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES OF THE COMPANY FROM 41,000,000 TO 91,000,000, WHICH RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF AUTHORIZED SHARES OF THE COMPANY FROM 50,000,000 TO 100,000,000. | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 19-May-2010
 Ticker: AVB
 ISIN: US0534841012

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER | 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 AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 BIOMED REALTY TRUST, INC.

 Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 26-May-2010
 Ticker: BMR
 ISIN: US09063H1077

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1 | 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 |
| 2 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 BOSTON PROPERTIES, INC.

 Agen

Security: 101121101
 Meeting Type: Annual
 Meeting Date: 18-May-2010
 Ticker: BXP
 ISIN: US1011211018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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| | | | |
|---|---|----------------------|-------------------|
| 1 | DIRECTOR MORTIMER B. ZUCKERMAN CAROL B. EINIGER DR. JACOB A. FRENKEL | Mgmt Mgmt Mgmt | For For For |
| 2 | TO APPROVE AN AMENDMENT TO OUR AMENDED AND RESTATED CERTIFICATE OF INCORPORATION RELATING TO THE ELECTION OF DIRECTORS. | Mgmt | For |
| 3 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 4 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE MEETING. | Shr | Against |
| 5 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF PROPERLY PRESENTED AT THE ANNUAL MEETING. | Shr | Against |

BR PROPERTIES SA

Agen

Security: P59656101
Meeting Type: AGM
Meeting Date: 23-Apr-2010
Ticker:
ISIN: BRBRPRACNOR9

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| - | IMPORTANT MARKET PROCESSING REQUIREMENT: A BENEFICIAL OWNER SIGNED POWER OF ATTORNEY (POA) IS REQUIRED IN ORDER TO LODGE AND EXECUTE YOUR VOTING INSTRUCTIONS IN THIS MARKET. ABSENCE OF A POA, MAY CAUSE YOUR INSTRUCTIONS TO BE REJECTED. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR CLIENT SERVICE REPRESENTATIVE | Non-Voting | No vote |
| - | PLEASE NOTE THAT VOTES 'IN FAVOR' AND 'AGAINST' IN THE SAME AGENDA ITEM ARE NOT ALLOWED. ONLY VOTES IN FAVOR AND/OR ABSTAIN OR AGAINST AND/ OR ABSTAIN ARE ALLOWED. THANK YOU | Non-Voting | No vote |
| I | Approve the Board of Directors annual report, the financial statements and Independent Auditors report relating to FYE 31 DEC 2009 | Mgmt | For |
| II | Approve the destination of the year end results of 2009 and the distribution of dividends | Mgmt | For |
| III | Approve to decide on the newspapers in which Company notices will be published | Mgmt | For |

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BR PROPERTIES SA

Agen

Security: P59656101
 Meeting Type: EGM
 Meeting Date: 23-Apr-2010
 Ticker:
 ISIN: BRBRPRACNOR9

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| | IMPORTANT MARKET PROCESSING REQUIREMENT: A BENEFICIAL OWNER SIGNED POWER OF ATTORNEY (POA) IS REQUIRED IN ORDER TO LODGE AND EXECUTE YOUR VOTING INSTRUCTIONS IN THIS MARKET. ABSENCE OF A POA, MAY CAUSE YOUR INSTRUCTIONS TO BE REJECTED. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR CLIENT SERVICE REPRESENTATIVE | Non-Voting | No vote |
| | PLEASE NOTE THAT VOTES 'IN FAVOR' AND 'AGAINST' IN THE SAME AGENDA ITEM ARE NOT ALLOWED. ONLY VOTES IN FAVOR AND/OR ABSTAIN OR AGAINST AND/OR ABSTAIN ARE ALLOWED. THANK YOU | Non-Voting | No vote |
| I | Approve to set the global remuneration of the Company Directors | Mgmt | For |

BRE PROPERTIES, INC.

Agen

Security: 05564E106
 Meeting Type: Annual
 Meeting Date: 18-May-2010
 Ticker: BRE
 ISIN: US05564E1064

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1 | DIRECTOR IRVING F. LYONS, III PAULA F. DOWNEY EDWARD F. LANGE, JR. CHRISTOPHER J. MCGURK MATTHEW T. MEDEIROS CONSTANCE B. MOORE JEANNE R. MYERSON JEFFREY T. PERO THOMAS E. ROBINSON DENNIS E. SINGLETON THOMAS P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 2 | TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED | Mgmt | For |

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1999 BRE STOCK INCENTIVE PLAN TO INCREASE THE
 MAXIMUM NUMBER OF SHARES RESERVED FOR ISSUANCE
 THEREUNDER FROM 4,500,000 SHARES TO 5,250,000
 SHARES.

| | | | |
|---|---|------|-----|
| 3 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY. | Mgmt | For |
|---|---|------|-----|

 BROOKDALE SENIOR LIVING INC.

 Agen

Security: 112463104
 Meeting Type: Annual
 Meeting Date: 15-Jun-2010
 Ticker: BKD
 ISIN: US1124631045

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1 | DIRECTOR JACKIE M. CLEGG TOBIA IPPOLITO JAMES R. SEWARD | Mgmt Mgmt Mgmt | For For For |
| 2 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE 2010 FISCAL YEAR. | Mgmt | For |

 BROOKFIELD PROPERTIES CORPORATION

 Agen

Security: 112900105
 Meeting Type: Annual and Special
 Meeting Date: 05-May-2010
 Ticker: BPO
 ISIN: CA1129001055

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--------------------------------------|---------------------------------|
| A | THE SPECIAL RESOLUTION TO DECREASE THE NUMBER OF DIRECTORS FROM 12 TO 10, AS MORE PARTICULARLY DESCRIBED IN THE CORPORATION'S MANAGEMENT PROXY CIRCULAR DATED MARCH 8, 2010; | Mgmt | For |
| B | DIRECTOR MR. GORDON E. ARNELL MR. WILLIAM T. CAHILL MR. RICHARD B. CLARK MR. JACK L. COCKWELL MR. RODERICK D. FRASER | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |

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| | | | |
|---|---|------|-----|
| | MR. PAUL D. MCFARLANE | Mgmt | For |
| | MR. ALLAN S. OLSON | Mgmt | For |
| | MR. ROBERT L. STELZL | Mgmt | For |
| | MS. DIANA L. TAYLOR | Mgmt | For |
| | MR. JOHN E. ZUCCOTTI | Mgmt | For |
| C | THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS AUDITORS AND AUTHORIZING THE DIRECTORS TO FIX THE AUDITORS' REMUNERATION. | Mgmt | For |

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
Meeting Type: Annual
Meeting Date: 03-May-2010
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 KELVIN R. WESTBROOK | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
Meeting Type: Annual
Meeting Date: 28-Apr-2010
Ticker: CLP
ISIN: US1958721060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 1 | DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT | Mgmt Mgmt Mgmt Mgmt | For For For For |

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| | | | |
|---|---|------|-----|
| | JAMES K. LOWDER | Mgmt | For |
| | THOMAS H. LOWDER | Mgmt | For |
| | HERBERT A. MEISLER | Mgmt | For |
| | CLAUDE B. NEILSEN | Mgmt | For |
| | HAROLD W. RIPPS | Mgmt | For |
| | JOHN W. SPIEGEL | Mgmt | For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

COUSINS PROPERTIES INCORPORATED

Agen

Security: 222795106
Meeting Type: Annual
Meeting Date: 04-May-2010
Ticker: CUZ
ISIN: US2227951066

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ERSKINE B. BOWLES TOM G. CHARLESWORTH JAMES D. EDWARDS L.L. GELLERSTEDT, III LILLIAN C. GIORNELLI S. TAYLOR GLOVER JAMES H. HANCE, JR. W.B. HARRISON, JR. WILLIAM PORTER PAYNE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For Withheld For For For For |
| 02 | PROPOSAL TO AMEND THE COMPANY'S RESTATED AND AMENDED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE FROM 150 MILLION TO 250 MILLION SHARES. | Mgmt | For |
| 03 | PROPOSAL TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103
Meeting Type: Annual
Meeting Date: 11-May-2010
Ticker: DDR
ISIN: US2515911038

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: TERRANCE R. AHERN | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: JAMES C. BOLAND | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: THOMAS FINNE | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: ROBERT H. GIDEL | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: DANIEL B. HURWITZ | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: VOLKER KRAFT | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: VICTOR B. MACFARLANE | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: CRAIG MACNAB | Mgmt | For |
| 1I | ELECTION OF DIRECTOR: SCOTT D. ROULSTON | Mgmt | For |
| 1J | ELECTION OF DIRECTOR: BARRY A. SHOLEM | Mgmt | For |
| 1K | ELECTION OF DIRECTOR: WILLIAM B. SUMMERS, JR. | Mgmt | For |
| 1L | ELECTION OF DIRECTOR: SCOTT A. WOLSTEIN | Mgmt | For |
| 02 | TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT ACCOUNTANTS FOR OUR FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 DEXUS PROPERTY GROUP

Agen

Security: Q3190P100
 Meeting Type: AGM
 Meeting Date: 26-Oct-2009
 Ticker:
 ISIN: AU000000DXS1

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| | VOTING EXCLUSIONS APPLY TO THIS MEETING FOR PROPOSALS 4 AND VOTES CAST BY ANY INDIVIDUAL OR RELATED PARTY WHO BENEFIT FROM THE PASSING OF THE PROPOSAL/S WILL BE DISREGARDED. HENCE, IF YOU HAVE OBTAINED BENEFIT OR DO EXPECT TO OBTAIN FUTURE BENEFIT YOU SHOULD NOT VOTE [OR VOTE "ABSTAIN"] FOR THE RELEVANT PROPOSAL ITEMS. | Non-Voting | No vote |
| | To present the Directors' report, financial statements and independent Auditor's report for the FYE 30 JUN 2009 | Non-Voting | No vote |
| 1. | Ratify, the continuing appointment of Christopher T. Beare as a Director of Dexus Funds Management | Mgmt | For |

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- Limited
- | | | | |
|----|--|------|-----|
| 2. | Ratify, the initial appointment of John C. Conde AO as a Director of Dexus Funds Management Limited | Mgmt | For |
| 3. | Ratify, the initial appointment of Peter B. St. George as a Director of Dexus Funds Management Limited | Mgmt | For |
| 4. | Ratify, for the purposes of ASX Listing Rule 7.1 and 7.4, the issue of 138,500,000 stapled securities, each comprising a unit in each of Dexus Diversified Trust, Dexus Industrial Trust, Dexus Office Trust and Dexus Operations Trust, [Security] to certain institutional and sophisticated investors at AUD 0.65 per Security issued on 21 APR 2009 as specified | Mgmt | For |
| 5. | Adopt the remuneration report for the FYE 30 JUN 2009 | Mgmt | For |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
Meeting Type: Annual
Meeting Date: 27-Apr-2010
Ticker: DLR
ISIN: US2538681030

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR RICHARD A. MAGNUSON MICHAEL F. FOUST LAURENCE A. CHAPMAN KATHLEEN EARLEY RUANN F. ERNST, PH.D. DENNIS E. SINGLETON ROBERT H. ZERBST | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2010. | Mgmt | For |

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
Meeting Type: Annual
Meeting Date: 27-May-2010
Ticker: DEI
ISIN: US25960P1093

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER LESLIE E. BIDER G. SELASSIE MEHRETEAB THOMAS E. O'HERN DR. ANDREA RICH WILLIAM WILSON III | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
Meeting Type: Annual
Meeting Date: 19-May-2010
Ticker: DFT
ISIN: US26613Q1067

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR MARK AMIN MICHAEL A. COKE LAMMOT J. DU PONT THOMAS D. ECKERT HOSSEIN FATEH FREDERIC V. MALEK JOHN H. TOOLE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. | Mgmt | For |

EASTGROUP PROPERTIES, INC.

Agen

Security: 277276101
Meeting Type: Annual
Meeting Date: 26-May-2010
Ticker: EGP
ISIN: US2772761019

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| 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 2010 FISCAL YEAR. | Mgmt | For |

 EDUCATION REALTY TRUST, INC.

Agen

 Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 19-May-2010
 Ticker: EDR
 ISIN: US28140H1041

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1 | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL RANDALL L. CHURCHEY JOHN L. FORD HOWARD A. SILVER WENDELL W. WEAKLEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 3 | TO APPROVE THE EDUCATION REALTY TRUST, INC. EMPLOYEE STOCK PURCHASE PLAN. | Mgmt | For |

 EQUITY LIFESTYLE PROPERTIES, INC.

Agen

 Security: 29472R108
 Meeting Type: Annual
 Meeting Date: 11-May-2010
 Ticker: ELS
 ISIN: US29472R1086

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR PHILIP CALIAN DAVID CONTIS THOMAS DOBROWSKI THOMAS HENEGHAN SHELI ROSENBERG HOWARD WALKER GARY WATERMAN SAMUEL ZELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. | Mgmt | For |

EQUITY RESIDENTIAL

Agen

Security: 29476L107
Meeting Type: Annual
Meeting Date: 16-Jun-2010
Ticker: EQR
ISIN: US29476L1070

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE BOONE A. KNOX JOHN E. NEAL DAVID J. NEITHERCUT MARK S. SHAPIRO GERALD A. SPECTOR B. JOSEPH WHITE SAMUEL ZELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 03 | SHAREHOLDER PROPOSAL RELATING TO A CHANGE IN THE VOTING STANDARD FOR TRUSTEE ELECTIONS. | Shr | For |

EXTRA SPACE STORAGE INC.

Agen

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Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 19-May-2010
 Ticker: EXR
 ISIN: US30225T1025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1 | DIRECTOR SPENCER F. KIRK ANTHONY FANTICOLA HUGH W. HORNE JOSEPH D. MARGOLIS ROGER B. PORTER K. FRED SKOUSEN KENNETH M. WOOLLEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2 | RATIFICATION OF OUR AUDIT COMMITTEE'S SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

FABEGE AB

Agen

Security: W7888D108
 Meeting Type: AGM
 Meeting Date: 24-Mar-2010
 Ticker:
 ISIN: SE0000950636

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| - | PLEASE NOTE THAT NOT ALL SUB CUSTODIANS IN SWEDEN ACCEPT ABSTAIN AS A VALID VOTE OPTION. THANK YOU | Non-Voting | No vote |
| - | MARKET RULES REQUIRE DISCLOSURE OF BENEFICIAL OWNER INFORMATION FOR ALL VOTED ACCOUNTS. IF AN ACCOUNT HAS MULTIPLE BENEFICIAL OWNERS, YOU WILL NEED TO PROVIDE THE BREAKDOWN OF EACH BENEFICIAL OWNER NAME, ADDRESS AND SHARE POSITION TO YOUR CLIENT SERVICE REPRESENTATIVE. THIS INFORMATION IS REQUIRED IN ORDER FOR YOUR VOTE TO BE LODGED | Non-Voting | No vote |
| - | IMPORTANT MARKET PROCESSING REQUIREMENT: A BENEFICIAL OWNER SIGNED POWER OF ATTORNEY (POA) IS REQUIRED IN ORDER TO LODGE AND EXECUTE YOUR VOTING INSTRUCTIONS IN THIS MARKET. ABSENCE OF A POA, MAY CAUSE YOUR INSTRUCTIONS TO BE REJECTED. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR CLIENT SERVICE REPRESENTATIVE | Non-Voting | No vote |
| 1 | Opening of the Meeting | Non-Voting | No vote |

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| | | | |
|-----|---|------------|---------|
| 2 | Election of Erik Paulsson as a Chairman for the meeting | Mgmt | For |
| 3 | Preparation and approval of voting list | Non-Voting | No vote |
| 4 | Approval of the agenda | Non-Voting | No vote |
| 5 | Election of one or two persons to verify the minutes | Non-Voting | No vote |
| 6 | Determination of whether the Meeting has been duly convened | Non-Voting | No vote |
| 7 | Presentation of the Annual Report and the Auditors' Report, as well as the Consolidated Financial Statements and the Consolidated Auditor's Report | Non-Voting | No vote |
| 8.A | Adopt the Profit and Loss Account and Balance Sheet as well as the Consolidated Profit and Loss Account and Consolidated Balance Sheet | Mgmt | For |
| 8.B | Approve the allocation of the Company' profit in accordance with the adopted Balance Sheet, the AGM decides a dividend of SEK 2 per share for 2009 | Mgmt | For |
| 8.C | Grant discharge from liability of the Board of Directors and the Chief Executive Officer | Mgmt | For |
| 8.D | Approve the proposed record date for payment of the dividend is 29 MAR 2010, should the Shareholders attending the AGM approve the said proposal, the dividend is estimated to be distributed by Euroclear Sweden AB on 01 APR 2010 | Mgmt | For |
| 9 | Approve the reduction of share capital through withdrawal of treasury shares and bonus issue | Mgmt | For |
| 10 | Appointment of eight Directors with no deputies | Mgmt | For |
| 11 | Approve the payment of Directors' remuneration at the same amounts as last year, a total of SEK 2,445,000 to be divided as specified: SEK 375,000 to the Chairman of the Board, SEK 185,000 to each non-executive Director, SEK 835,000 to Erik Paulsson as a separate fee for assisting senior management on two projects and SEK 125,000 for work in the Audit Committee and the Auditors fees in accordance with the approved invoice(s) | Mgmt | For |
| 12 | Re-elect Gote Dahlin, Christian Hermelin, Martha Josefsson, Mats Qviberg, Erik Paulsson and Svante Paulsson as the Directors and Oscar Engelbert, Par Nuder as the New Directors; re-elect Erik Paulson as the Chairman of the Board | Mgmt | For |

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| | | | |
|----|--|------------|---------|
| 13 | Approve the specified guidelines for the procedure for appointing the Nominating Committee | Mgmt | For |
| 14 | Approve the specified guidelines for the remuneration to the Company Management | Mgmt | For |
| 15 | Authorize the Board, for a period ending no later than the next AGM, to acquire shares in the Company and transfer shares to other parties; share buybacks are subject to a limit of 10% of the total number of outstanding shares at any time and may be made on the Stockholm Exchange, the right to transfer shares is subject to a limit of 10% of all outstanding shares at any time; derogating from the pre-emption rights of existing shareholders, such transfer may be made to third parties in connection with the acquisition of property or businesses, but not on the Stockholm Exchange; payment for transferred shares may only be made in CONTD | Mgmt | For |
| - | ..CONTD cash, in kind, by offset or in another manner subject to terms and conditions, the authorization is designed to enable the Company to continuously adapt its capital requirements and thereby improve shareholder value, and to enable the transfer of shares as a means of funding the acquisition of property or businesses, by payment in shares owned by the Company treasury shares | Non-Voting | No vote |
| 16 | Other items | Non-Voting | No vote |
| 17 | Conclusion of the meeting | Non-Voting | No vote |

 FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747206
 Meeting Type: Annual
 Meeting Date: 04-May-2010
 Ticker: FRT
 ISIN: US3137472060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1 | DIRECTOR JON E. BORTZ DAVID W. FAEDER KRISTIN GAMBLE | Mgmt Mgmt Mgmt | For For For |
| 2 | TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

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| | | | |
|---|--|------|---------|
| 3 | TO APPROVE OUR 2010 PERFORMANCE INCENTIVE PLAN TO PROVIDE FOR THE ISSUANCE OF UP TO 3,250,000 SHARES TO BE ISSUED TO OUR TRUSTEES, EXECUTIVE OFFICERS, EMPLOYEES AND OTHERS FOR A PERIOD OF TEN YEARS. | Mgmt | For |
| 4 | TO CONSIDER AND ACT UPON A SHAREHOLDER PROPOSAL REQUESTING THAT OUR BOARD OF TRUSTEES PREPARE BY DECEMBER 2010 A SOCIAL AND ENVIRONMENTAL SUSTAINABILITY REPORT IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE GLOBAL REPORTING INITIATIVE, IF PROPERLY COMING BEFORE THE ANNUAL MEETING OR ANY ADJOURNMENT. | Shr | Against |

 FOREST CITY ENTERPRISES, INC.

 Agen

Security: 345550107
 Meeting Type: Annual
 Meeting Date: 16-Jun-2010
 Ticker: FCEA
 ISIN: US3455501078

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|------------------------------------|
| 01 | DIRECTOR M.P. ESPOSITO, JR. JOAN K. SHAFRAN LOUIS STOKES STAN ROSS | Mgmt Mgmt Mgmt Mgmt | For Withheld Withheld For |
| 02 | THE PROPOSED AMENDMENT OF THE AMENDED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF CLASS A COMMON STOCK. | Mgmt | For |
| 03 | THE PROPOSED AMENDMENT OF THE AMENDED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK. | Mgmt | Against |
| 04 | THE PROPOSED AMENDMENT OF THE CODE OF REGULATIONS TO ALLOW THE BOARD OF DIRECTORS TO AMEND THE CODE OF REGULATIONS TO THE EXTENT PERMITTED BY LAW. | Mgmt | For |
| 05 | THE PROPOSED AMENDMENT AND RESTATEMENT OF THE 1994 STOCK PLAN. | Mgmt | For |
| 06 | THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING JANUARY 31, 2011. | Mgmt | For |

 GREAT EAGLE HOLDINGS LTD

 Agen

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 Security: G4069C148
 Meeting Type: SGM
 Meeting Date: 07-May-2010
 Ticker:
 ISIN: BMG4069C1486

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| | PLEASE NOTE THAT SHAREHOLDERS ARE ALLOWED TO VOTE 'IN FAVOR' OR 'AGAINST' FOR ALL RESOLUTION NUMERS. THANK YOU. | Non-Voting | No vote |
| | PLEASE NOTE THAT THE COMPANY NOTICE IS AVAILABLE BY CLICKING ON THE URL LINK: http://www.hkexnews.hk/listedco/listconews/sehk/20100420/LTN2 | Non-Voting | No vote |
| 1. | Approve and ratify the terms of the Acquisition, the entering into of the Sale and Purchase Agreement, the Shareholders' Agreement, the provisions of the Corporate Guarantee and the Share Mortgage, the payment of the Procurement Fee under the Sale and Purchase Agreement and the transactions contemplated thereunder as specified | Mgmt | For |
| 2. | Approve and ratify the terms and the giving of Indemnity and the transactions contemplated thereunder as specified in the Notice of the Special General Meeting contained in the Circular to Shareholders dated 21 APR 2010 | Mgmt | For |

 GREAT EAGLE HOLDINGS LTD

Security: G4069C148
 Meeting Type: AGM
 Meeting Date: 12-May-2010
 Ticker:
 ISIN: BMG4069C1486

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| - | PLEASE NOTE THAT SHAREHOLDERS ARE ALLOWED TO VOTE 'IN FAVOR' OR 'AGAINST' FOR ALL RESOLUTION NUMERS. THANK YOU. | Non-Voting | No vote |
| 1 | Receive the audited financial statements of the Company for the YE 31 DEC 2009 together with the reports of the Directors and Auditors thereon | Mgmt | For |
| 2 | Declare a payment of final dividend HKD 35 cents per share | Mgmt | For |
| 3.i | Re-elect Mr. Lo Kai Shui as a Director | Mgmt | Against |

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| | | | |
|-------|--|------------|---------|
| 3.ii | Re-elect Madam Law Wai Duen as a Director. | Mgmt | For |
| 3.iii | Re-elect Mr. Lo Hong Sui, Antony as a Director. | Mgmt | For |
| 3.iv | Re-elect Mrs. Lee Pui Ling, Angelina a as Director | Mgmt | For |
| 3.v | Re-elect Mr. Zhu Qi as a Director | Mgmt | For |
| 4 | Approve to fix a maximum number of Directors at fifteen and authorize the Directors to appoint additional Directors up to such maximum number | Mgmt | For |
| 5 | Approve to fix a fee of HKD 120,000 per annum as ordinary remuneration payable to each Director for the YE 31 DEC 2010 | Mgmt | For |
| 6 | Re-appoint Messrs. Deloitte Touche Tohmatsu as the Company's Auditor and authorize the Board of Directors to fix Auditor's remuneration | Mgmt | For |
| 7 | Authorize the Directors of the Company during the Relevant Period (as specified) of all the powers of the Company to repurchase ordinary shares in the capital of the Company (Shares) on The Stock Exchange of Hong Kong Limited ("Stock Exchange") or on any other Stock Exchange on which the securities of the Company may be listed and recognized by the Securities and Futures Commission and the Stock Exchange for this purpose, subject to and in accordance with all applicable laws and the requirements of the Rules Governing the Listing of Securities on the Stock Exchange or any other Stock Exchange as amended from time to time; (b) the aggregate nominal amount of the Shares which the Company is authorized to repurchase pursuant to the approval in CONTD | Mgmt | For |
| - | ..CONTD Paragraph (a) of this resolution, shall not exceed 10% of the aggregate nominal amount of the Shares in issue at the date of passing this resolution, and the said authority pursuant to Paragraph (a) of this resolution shall be limited accordingly; and Authority expires the earlier of the conclusion of the next AGM or the expiration of the period within which the next AGM is to be held by law | Non-Voting | No vote |
| 8 | Authorize the Directors of the Company during the Relevant Period (as specified) of all the powers of the Company to allot, issue and deal with additional Shares in the capital of the Company and to make or grant offers, agreements and options which would or might require the exercise of such power; (b) the approval in Paragraph (a) of this resolution shall authorize the Directors of the Company during the Relevant Period to | Mgmt | Against |

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make or grant offers, agreements and options which would or might require the exercise of such powers after the end of the Relevant Period; (c) the aggregate nominal amount of share capital allotted, issued or dealt with or agreed conditionally or unconditionally to be allotted, issued or dealt with (whether pursuant to an option ..CONTD

- | | | | |
|---|--|------------|---------|
| - | <p>CONTD or otherwise) by the Directors of the Company pursuant to the approval in Paragraph (a) of this resolution, otherwise than pursuant to (i) a rights issue (as specified), (ii) the exercise of the subscription or conversion rights attaching to any warrants, convertible bonds or other securities issued by the Company which are convertible into shares of the Company, (iii) any Share Option Scheme or similar arrangement for the time being adopted for the grant or issue to participants of shares or rights to acquire shares in the capital of the Company, or (iv) any scrip dividend or similar arrangement providing for the allotment of shares in lieu of the whole or part of a dividend on shares of the Company in accordance with the Bye-laws of the Company, shall not exceed the 20% of the aggregate CONTD</p> | Non-Voting | No vote |
| - | <p>CONTD nominal amount of the share capital of the Company in issue as at the date of the passing of this resolution and the said approval shall be limited accordingly; and Authority expires the earlier of the conclusion of the next AGM or the expiration of the period within which the next AGM is to be held by law</p> | Non-Voting | No vote |
| 9 | <p>Approve, conditional upon the passing of Resolutions 7 and 8 set out in this notice convening this meeting, the aggregate nominal amount of the shares which are repurchased or otherwise acquired by the Company pursuant to Resolution 7 shall be added to the aggregate nominal amount of the shares which may be issued pursuant to Resolution 8, provided that such an amount shall not exceed 10% of the aggregate nominal amount of the share capital of the Company in issue as at the date of the passing of this resolution</p> | Mgmt | Against |

HAMMERSON PLC R.E.I.T., LONDON

Agen

Security: G4273Q107
Meeting Type: AGM
Meeting Date: 29-Apr-2010
Ticker:
ISIN: GB0004065016

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1 | Receive the Directors annual report and financial statements | Mgmt | For |
| 2 | Approve the remuneration report | Mgmt | For |
| 3 | Re-elect David Atkins as a Director | Mgmt | For |
| 4 | Re-elect David Edmonds as a Director | Mgmt | For |
| 5 | Re-elect Jacques Espinasse as a Director | Mgmt | For |
| 6 | Re-elect John Hirst as a Director | Mgmt | For |
| 7 | Re-elect Simon Melliss as a Director | Mgmt | For |
| 8 | Election of Terry Duddy as a Director | Mgmt | For |
| 9 | Re-appoint the Auditors, Deloitte LLP | Mgmt | For |
| 10 | Authorize the Directors to agree the Auditors remuneration | Mgmt | For |
| 11 | Authorize the Directors to allot securities, pursuant to section 551 of the Companies Act 2006 | Mgmt | For |
| S.12 | Approve to empower the Directors pursuant to sections 570 and 573 of the Companies Act 2006 to allot equity securities as though section 56 1 of that Act did not apply to such allotment | Mgmt | For |
| S.13 | Authorize the market purchases by the company of its shares | Mgmt | For |
| S.14 | Authorize the Company to hold General Meetings other than AGM's of 14days notice | Mgmt | For |
| S.15 | Adopt the new Articles of Association | Mgmt | For |

HCP, INC.

Agen

Security: 40414L109
 Meeting Type: Annual
 Meeting Date: 22-Apr-2010
 Ticker: HCP
 ISIN: US40414L1098

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-----------------------------------|---------------|---------------|
| 01 | DIRECTOR JAMES F. FLAHERTY III | Mgmt | For |

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| | | | |
|----|---|------|-----|
| | CHRISTINE N. GARVEY | Mgmt | For |
| | DAVID B. HENRY | Mgmt | For |
| | LAURALEE E. MARTIN | Mgmt | For |
| | MICHAEL D. MCKEE | Mgmt | For |
| | HAROLD M. MESSMER, JR. | Mgmt | For |
| | PETER L. RHEIN | Mgmt | For |
| | KENNETH B. ROATH | Mgmt | For |
| | RICHARD M. ROSENBERG | Mgmt | For |
| | JOSEPH P. SULLIVAN | Mgmt | For |
| 02 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 03 | TO CONSIDER A STOCKHOLDER PROPOSAL REGARDING A MAJORITY VOTE STANDARD FOR DIRECTOR ELECTIONS, IF PROPERLY PRESENTED AT THE MEETING. | Shr | For |

HERSHA HOSPITALITY TRUST

----- Agen

Security: 427825104
Meeting Type: Annual
Meeting Date: 19-May-2010
Ticker: HT
ISIN: US4278251040

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 01 | DIRECTOR JAY H. SHAH THOMAS A. CAPELLO THOMAS J. HUTCHISON III DONALD J. LANDRY | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | APPROVAL OF AMENDMENTS TO THE 2008 EQUITY INCENTIVE PLAN. | Mgmt | For |

HONGKONG LD HLDGS LTD

----- Agen

Security: G4587L109
Meeting Type: AGM
Meeting Date: 05-May-2010
Ticker:
ISIN: BMG4587L1090

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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| | | | |
|---|--|------|---------|
| 1 | Receive the financial statements for 2009 and to declare a final dividend | Mgmt | Against |
| 2 | Re-elect Lord Leach of Fairford as a Director | Mgmt | Against |
| 3 | Re-elect Dr. Richard Lee as a Director | Mgmt | Against |
| 4 | Re-elect Y.K. Pang as a Director | Mgmt | For |
| 5 | Re-elect James Watkins as a Director | Mgmt | Against |
| 6 | Re-elect John R. Witt as a Director | Mgmt | Against |
| 7 | Re-appoint the Auditors and authorize the Directors to fix their remuneration | Mgmt | Against |
| 8 | Approve to renew the general mandate to the Directors to issue new shares | Mgmt | Against |
| 9 | Approve to renew the general mandate to the Directors to purchase the Company's shares | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 15-Apr-2010
Ticker: HPT
ISIN: US44106M1027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO ELECT WILLIAM A. LAMKIN AS THE INDEPENDENT TRUSTEE IN GROUP III. | Mgmt | Against |
| 02 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO CHANGE THE VOTE REQUIRED TO ELECT TRUSTEES IN UNCONTESTED ELECTIONS TO THE AFFIRMATIVE VOTE OF A MAJORITY OF THE VOTES CAST. | Mgmt | Against |
| 03 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO DELETE CERTAIN RESTRICTIONS UPON THE TIMING OF OUR COMMUNICATIONS WITH SHAREHOLDERS. | Mgmt | For |
| 04 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 05 | TO CONSIDER AND VOTE UPON A SHAREHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, REGARDING OUR CLASSIFIED BOARD STRUCTURE. | Shr | For |
| 06 | TO CONSIDER AND VOTE UPON A SHAREHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, REGARDING | Shr | For |

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SUPERMAJORITY VOTE REQUIREMENTS.

 HOST HOTELS & RESORTS, INC.

Agen

 Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 Ticker: HST
 ISIN: US44107P1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: ROBERT M. BAYLIS | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: WILLARD W. BRITTAIN, JR. | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: TERENCE C. GOLDEN | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: ANN M. KOROLOGOS | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: RICHARD E. MARRIOTT | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: JOHN B. MORSE, JR. | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: GORDON H. SMITH | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: W. EDWARD WALTER | Mgmt | For |
| 02 | RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2010. | Mgmt | For |

 ING OFFICE FUND

Agen

 Security: Q49560107
 Meeting Type: AGM
 Meeting Date: 30-Nov-2009
 Ticker:
 ISIN: AU000000IOF6

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| | PLEASE NOTE THAT THIS IS AN INFORMATION MEETING. 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 |
| | Receive a presentation on the results and activities of the Fund for the FYE 30 JUN 2009 and an update of the activities post 30 JUN 2009 | Non-Voting | No vote |

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KILROY REALTY CORPORATION

Agen

Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: KRC
 ISIN: US49427F1084

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR JOHN B. KILROY, SR. JOHN B. KILROY, JR. EDWARD F. BRENNAN, PH.D. WILLIAM P. DICKEY SCOTT S. INGRAHAM DALE F. KINSELLA | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | AMENDMENT TO KILROY REALTY 2006 INCENTIVE AWARD PLAN | Mgmt | Against |

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
 Meeting Type: Annual
 Meeting Date: 05-May-2010
 Ticker: KIM
 ISIN: US49446R1095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS D. HENRY F.P. HUGHES F. LOURENSO R. SALTZMAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | THE APPROVAL OF THE COMPANY'S 2010 EQUITY PARTICIPATION PLAN AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 03 | THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS Mgmt LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. | | For |

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LEXINGTON REALTY TRUST

Agen

Security: 529043101
 Meeting Type: Annual
 Meeting Date: 18-May-2010
 Ticker: LXP
 ISIN: US5290431015

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR E. ROBERT ROSKIND T. WILSON EGLIN CLIFFORD BROSER HAROLD FIRST RICHARD FRARY JAMES GROSFELD KEVIN W. LYNCH | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 03 | TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE 2010 ANNUAL MEETING, INCLUDING ANY ADJOURNMENT OR POSTPONEMENT THEREOF. | Mgmt | Against |

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: LRY
 ISIN: US5311721048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR J. ANTHONY HAYDEN M. LEANNE LACHMAN STEPHEN D. STEINOUR | Mgmt Mgmt Mgmt | For For For |
| 02 | APPROVAL OF THE PROPOSAL TO ELIMINATE THE CLASSIFICATION OF OUR BOARD OF TRUSTEES. | Mgmt | For |
| 03 | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. | Mgmt | For |

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 LTC PROPERTIES, INC. Agen

Security: 502175102
 Meeting Type: Annual
 Meeting Date: 27-May-2010
 Ticker: LTC
 ISIN: US5021751020

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ANDRE C. DIMITRIADIS BOYD W. HENDRICKSON EDMUND C. KING DEVRA G. SHAPIRO WENDY L. SIMPSON TIMOTHY J. TRICHE, M.D. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | RATIFICATION OF THE COMPANY'S INDEPENDENT AUDITORS. | Mgmt | For |

 MACK-CALI REALTY CORPORATION Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 25-May-2010
 Ticker: CLI
 ISIN: US5544891048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR ALAN S. BERNIKOW KENNETH M. DUBERSTEIN VINCENT TESE ROY J. ZUCKERBERG | 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, 2010. | Mgmt | For |

 MFA FINANCIAL, INC. Agen

Security: 55272X102
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: MFA
 ISIN: US55272X1028

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1 | DIRECTOR STEWART ZIMMERMAN JAMES A. BRODSKY ALAN L. GOSULE | Mgmt Mgmt Mgmt | For For For |
| 2 | APPROVAL OF MFA'S 2010 EQUITY COMPENSATION PLAN WHICH AMENDS AND RESTATES MFA'S AMENDED AND RESTATED 2004 EQUITY COMPENSATION PLAN | Mgmt | For |
| 3 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS MFA'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010 | Mgmt | For |

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
Meeting Type: Annual
Meeting Date: 04-May-2010
Ticker: NHP
ISIN: US6386201049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR DAVID R. BANKS DOUGLAS M. PASQUALE ROBERT D. PAULSON | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 03 | APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE NATIONWIDE HEALTH PROPERTIES, INC. 2005 PERFORMANCE INCENTIVE PLAN. | Mgmt | For |

POST PROPERTIES, INC.

Agen

Security: 737464107
Meeting Type: Annual
Meeting Date: 19-May-2010
Ticker: PPS
ISIN: US7374641071

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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| | | Type | |
|---|---|--|---|
| 1 | DIRECTOR ROBERT C. GODDARD, III DOUGLAS CROCKER II DAVID P. STOCKERT HERSCHEL M. BLOOM WALTER M. DERISO, JR. RUSSELL R. FRENCH DALE ANNE REISS STELLA F. THAYER RONALD DE WAAL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2010. | Mgmt | For |

PROLOGIS

Agen

Security: 743410102
Meeting Type: Annual
Meeting Date: 14-May-2010
Ticker: PLD
ISIN: US7434101025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR STEPHEN L. FEINBERG GEORGE L. FOTIADES CHRISTINE N. GARVEY LAWRENCE V. JACKSON DONALD P. JACOBS IRVING F. LYONS III WALTER C. RAKOWICH D. MICHAEL STEUERT J. ANDRE TEIXEIRA ANDREA M. ZULBERTI | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | APPROVE AND ADOPT AN AMENDMENT TO THE PROLOGIS 2006 LONG-TERM INCENTIVE PLAN - INCREASE AUTHORIZED SHARES AND CERTAIN INDIVIDUAL GRANT LIMITS | Mgmt | For |
| 03 | APPROVE AND ADOPT AMENDMENTS TO CERTAIN PROLOGIS EQUITY INCENTIVE PLANS - ALLOW FOR A ONE-TIME SHARE OPTION EXCHANGE PROGRAM FOR EMPLOYEES, OTHER THAN NAMED EXECUTIVE OFFICERS AND TRUSTEES | Mgmt | For |
| 04 | RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM | Mgmt | For |

PS BUSINESS PARKS, INC.

Agen

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Security: 69360J107
 Meeting Type: Annual
 Meeting Date: 03-May-2010
 Ticker: PSB
 ISIN: US69360J1079

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR RONALD L. HAVNER, JR. JOSEPH D. RUSSELL, JR. R. WESLEY BURNS JENNIFER H. DUNBAR ARTHUR M. FRIEDMAN JAMES H. KROPP HARVEY LENKIN SARA G. LEWIS MICHAEL V. MCGEE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS, TO AUDIT THE ACCOUNTS OF PS BUSINESS PARKS, INC. FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 Ticker: PSA
 ISIN: US74460D1090

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1 | DIRECTOR B. WAYNE HUGHES RONALD L. HAVNER, JR. DANN V. ANGELOFF WILLIAM C. BAKER JOHN T. EVANS TAMARA HUGHES GUSTAVSON URI P. HARKHAM B. WAYNE HUGHES, JR. HARVEY LENKIN AVEDICK B. POLADIAN GARY E. PRUITT RONALD P. SPOGLI DANIEL C. STATON | 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 |
| 2 | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR | Mgmt | For |

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ENDING DECEMBER 31, 2010.

 RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 08-Jun-2010
 Ticker: RPT
 ISIN: US7514522025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR DENNIS GERSHENSON ROBERT A. MEISTER MICHAEL A. WARD | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. | Mgmt | For |
| 03 | APPROVAL OF THE AMENDMENT TO THE DECLARATION OF TRUST TO DECLASSIFY THE BOARD OF TRUSTEES. EACH OF PROPOSAL 3 AND PROPOSAL 4 WILL BE IMPLEMENTED ONLY IF BOTH PROPOSALS ARE APPROVED BY THE APPLICABLE REQUIRED SHAREHOLDER VOTE. | Mgmt | For |
| 04 | APPROVAL OF THE AMENDMENT TO THE BYLAWS TO INCREASE THE PERCENTAGE OF VOTES NECESSARY FOR SHAREHOLDERS TO REQUIRE THE TRUST TO CALL A SPECIAL SHAREHOLDER MEETING. EACH OF PROPOSAL 3 AND PROPOSAL 4 WILL BE IMPLEMENTED ONLY IF BOTH PROPOSALS ARE APPROVED BY THE APPLICABLE REQUIRED SHAREHOLDER VOTE. | Mgmt | For |

 RAYONIER INC.

Agen

Security: 754907103
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: RYN
 ISIN: US7549071030

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: C. DAVID BROWN, II | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: JOHN E. BUSH | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: LEE M. THOMAS | Mgmt | For |

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| | | | |
|----|---|------|-----|
| 1D | ELECTION OF DIRECTOR: PAUL G. KIRK, JR. | Mgmt | For |
| 2 | APPROVAL OF AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED COMMON SHARES | Mgmt | For |
| 3 | APPROVAL OF CERTAIN AMENDMENTS TO THE RAYONIER INCENTIVE STOCK PLAN | Mgmt | For |
| 4 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY | Mgmt | For |

 REGENCY CENTERS CORPORATION

Agen

Security: 758849103
 Meeting Type: Annual
 Meeting Date: 04-May-2010
 Ticker: REG
 ISIN: US7588491032

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1 | DIRECTOR | | |
| | MARTIN E. STEIN, JR. | Mgmt | For |
| | RAYMOND L. BANK | Mgmt | For |
| | C. RONALD BLANKENSHIP | Mgmt | For |
| | A.R. CARPENTER | Mgmt | For |
| | J. DIX DRUCE | Mgmt | For |
| | MARY LOU FIALA | Mgmt | For |
| | BRUCE M. JOHNSON | Mgmt | For |
| | DOUGLAS S. LUKE | Mgmt | For |
| | JOHN C. SCHWEITZER | Mgmt | For |
| | BRIAN M. SMITH | Mgmt | For |
| | THOMAS G. WATTLES | Mgmt | For |
| 2 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 S.L. GREEN REALTY CORP.

Agen

Security: 78440X101
 Meeting Type: Annual
 Meeting Date: 15-Jun-2010
 Ticker: SLG
 ISIN: US78440X1019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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| | | | |
|----|--|------|-----|
| 01 | DIRECTOR EDWIN T. BURTON, III | Mgmt | For |
| 02 | TO APPROVE OUR SECOND AMENDED AND RESTATED 2005 STOCK OPTION AND INCENTIVE PLAN. | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 SEGRO PLC (REIT), SLOUGH

 Agen

Security: G80277141
 Meeting Type: AGM
 Meeting Date: 29-Apr-2010
 Ticker:
 ISIN: GB00B5ZN1N88

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------|---------------|
| 1 | Receive the financial statements for the YE 31 DEC 2009 | Mgmt | For |
| 2 | Declare a final dividend of 9.4 pence per ordinary share | Mgmt | For |
| 3 | Approve the remuneration report for the YE 31 DEC 2009 | Mgmt | For |
| 4 | Re-elect Ian Coull as a Director | Mgmt | For |
| 5 | Re-elect David Sleath as a Director | Mgmt | For |
| 6 | Re-elect Thom Wernink as a Director | Mgmt | For |
| 7 | Re-appoint Deloitte LLP as the Auditors of the Company | Mgmt | For |
| 8 | Authorize the Directors to determine the remuneration of the auditors | Mgmt | For |
| S.9 | Grant authority for the political donations under the Companies Act 2006 | Mgmt | For |
| S.10 | Approve to confer on the Directors a general authority to allot ordinary shares | Mgmt | For |
| S.11 | Approve to disapply statutory pre-emption rights relating to ordinary shares allotted under to the authority granted by resolution 10 | Mgmt | For |
| S.12 | Approve to confer on the Directors an additional authority to allot ordinary shares in connection with a rights issue | Mgmt | For |

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| | | | |
|------|---|------|---------|
| S.13 | Approve to disapply statutory pre-emption rights relating to ordinary shares allotted under to the authority granted in resolution 12 | Mgmt | Against |
| S.14 | Authorize the Company to make market purchases of its ordinary shares | Mgmt | For |
| S.15 | Approve to enable a general meeting other than an AGM to be held on not less than 14 clear days' notice | Mgmt | For |
| S.16 | Adopt the new Articles of Association | Mgmt | For |
| S.17 | Authorize the Directors to pay scrip dividends | Mgmt | For |

 SENIOR HOUSING PROPERTIES TRUST

 Agen

Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 12-May-2010
 Ticker: SNH
 ISIN: US81721M1099

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP II: NOMINEE: JOHN L. HARRINGTON | Mgmt | Against |
| 02 | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE IN GROUP II: NOMINEE: ADAM D. PORTNOY | Mgmt | Against |
| 03 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

 SIMON PROPERTY GROUP, INC.

 Agen

Security: 828806109
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 Ticker: SPG
 ISIN: US8288061091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN | Mgmt | For |

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| | | | |
|----|---|------|-----|
| 1B | ELECTION OF DIRECTOR: LINDA WALKER BYNOE | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: LARRY C. GLASSCOCK | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: KAREN N. HORN, PH.D. | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: ALLAN HUBBARD | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D. | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: J. ALBERT SMITH, JR. | Mgmt | For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. | Mgmt | For |

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 26-May-2010
 Ticker: SSS
 ISIN: US84610H1086

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS ANTHONY P. GAMMIE CHARLES E. LANNON JAMES R. BOLDT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2010. | Mgmt | For |

SUNSTONE HOTEL INVESTORS, INC.

Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 05-May-2010
 Ticker: SHO
 ISIN: US8678921011

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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| | | | |
|----|--|--|---|
| 01 | DIRECTOR ROBERT A. ALTER ARTHUR L. BUSER, JR. LEWIS N. WOLFF Z. JAMIE BEHAR THOMAS A. LEWIS KEITH M. LOCKER KEITH P. RUSSELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 03 | APPROVAL OF AMENDMENTS TO THE 2004 LONG-TERM INCENTIVE PLAN (I) TO PROVIDE FOR AN INCREASE IN THE NUMBER OF AUTHORIZED SHARES TO BE ISSUED UNDER THE 2004 LONG-TERM INCENTIVE PLAN BY 2,200,000 SHARES AND (II) TO PROHIBIT REPRICING OF STOCK OPTIONS AND STOCK APPRECIATION RIGHTS WITHOUT THE APPROVAL OF A MAJORITY OF THE COMPANY'S STOCKHOLDERS. | Mgmt | For |

THE MACERICH COMPANY

Agen

Security: 554382101
Meeting Type: Annual
Meeting Date: 27-May-2010
Ticker: MAC
ISIN: US5543821012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: ARTHUR M. COPPOLA | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: EDWARD C. COPPOLA | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: JAMES S. COWNIE | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: FRED S. HUBBELL | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: MASON G. ROSS | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: DR. WILLIAM P. SEXTON | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2010 | Mgmt | For |

U-STORE-IT TRUST

Agen

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Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 02-Jun-2010
 Ticker: YSI
 ISIN: US91274F1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI HAROLD S. HALLER, PH.D. DANIEL B. HURWITZ DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE JOHN F. REMONDI | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |
| 03 | AMENDMENT AND RESTATEMENT OF THE COMPANY'S 2007 EQUITY INCENTIVE PLAN. | Mgmt | For |

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 14-May-2010
 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 LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | Withheld For For Withheld Withheld Withheld 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, 2010. | Mgmt | For |

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URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 09-Mar-2010
 Ticker: UBA
 ISIN: US9172862057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|----------------------------------|
| 01 | DIRECTOR WILLING L. BIDDLE E. VIRGIL CONWAY ROBERT J. MUELLER | Mgmt Mgmt Mgmt | Withheld Withheld Withheld |
| 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 DIVIDEND REINVESTMENT AND SHARE PURCHASE PLAN. | Mgmt | For |
| 04 | TO AMEND THE COMPANY'S RESTRICTED STOCK AWARD PLAN. | Mgmt | For |

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 30-Apr-2010
 Ticker: VTR
 ISIN: US92276F1003

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II RONALD G. GEARY JAY M. GELLERT ROBERT D. REED SHELI Z. ROSENBERG JAMES D. SHELTON THOMAS C. THEOBALD | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2010 | Mgmt | For |
| 03 | ADOPTION OF A MAJORITY VOTE STANDARD FOR THE ELECTION OF DIRECTORS | Shr | For |

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VORNADO REALTY TRUST

Agen

Security: 929042109
 Meeting Type: Annual
 Meeting Date: 13-May-2010
 Ticker: VNO
 ISIN: US9290421091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 01 | DIRECTOR CANDACE K. BEINECKE ROBERT P. KOGOD DAVID MANDELBAUM RICHARD R. WEST | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | APPROVAL OF THE 2010 OMNIBUS SHARE PLAN. | Mgmt | For |
| 04 | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES. | Shr | For |
| 05 | SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN. | Shr | Against |
| 06 | SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES. | Shr | For |

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 Ticker: WRI
 ISIN: US9487411038

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR STANFORD ALEXANDER ANDREW M. ALEXANDER JAMES W. CROWNOVER ROBERT J. CRUIKSHANK MELVIN A. DOW STEPHEN A. LASHER DOUGLAS W. SCHNITZER C. PARK SHAPER MARC J. SHAPIRO | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | APPROVAL TO AMEND OUR SIXTH AMENDED AND RESTATED | Mgmt | For |

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DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES OF BENEFICIAL INTEREST FROM 150,000,000 TO 275,000,000.

| | | | |
|----|---|------|-----|
| 03 | APPROVAL AND ADOPTION OF THE WEINGARTEN REALTY INVESTORS 2010 LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 04 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt | For |

WEYERHAEUSER COMPANY

Agem

Security: 962166104
Meeting Type: Annual
Meeting Date: 15-Apr-2010
Ticker: WY
ISIN: US9621661043

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: RICHARD H. SINKFIELD | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: D. MICHAEL STEUERT | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: KIM WILLIAMS | Mgmt | For |
| 02 | PROPOSAL TO AMEND THE ARTICLES OF INCORPORATION TO DECLASSIFY THE BOARD AND REMOVE SUPERMAJORITY VOTING PROVISIONS | Mgmt | For |
| 03 | PROPOSAL TO APPROVE THE ISSUANCE OF COMMON SHARES | Mgmt | For |
| 04 | PROPOSAL TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE NUMBER OF AUTHORIZED SHARES | Mgmt | For |
| 05 | PROPOSAL TO AMEND THE ARTICLES OF INCORPORATION TO IMPOSE OWNERSHIP AND TRANSFER RESTRICTIONS | Mgmt | For |
| 06 | SHAREHOLDER PROPOSAL ON THE RIGHT TO CALL SPECIAL MEETINGS | Shr | Against |
| 07 | SHAREHOLDER PROPOSAL ON AN FSC CERTIFICATION REPORT | Shr | Against |
| 08 | APPROVAL, ON AN ADVISORY BASIS, OF THE APPOINTMENT OF AUDITORS | Mgmt | For |

WHARF HLDGS LTD

Agem

Security: Y8800U127

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Meeting Type: AGM
 Meeting Date: 08-Jun-2010
 Ticker:
 ISIN: HK0004000045

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| CMMT | PLEASE NOTE IN THE HONG KONG MARKET THAT A VOTE OF "ABSTAIN" WILL BE TREATED THE SAME AS A "TAKE NO ACTION" VOTE. | Non-Voting | No vote |
| CMMT | PLEASE NOTE THAT IMPORTANT ADDITIONAL MEETING INFORMATION IS AVAILABLE BY CLICKING ON THE MATERIAL URL LINK - http://www.hkexnews.hk/listedco/listconews/sehk/20100423/LTN20100423452.pdf | Non-Voting | No vote |
| 1 | Adopt the financial statements and the reports of the Directors and the Auditors for the FYE 31 DEC 2009 | Mgmt | For |
| 2 | Declare a final dividend for the FYE 31 DEC 2009 | Mgmt | For |
| 3.A | Re-elect Professor Edward K. Y. Chen, a retiring Director, as a Director | Mgmt | For |
| 3.B | Re-elect Dr. Raymond K. F. Ch'ien, a retiring Director, as a Director | Mgmt | Against |
| 3.C | Re-elect Mr. T. Y. Ng, a retiring Director, as a Director | Mgmt | For |
| 4 | Re-appoint KPMG as the Auditors of the Company and authorize the Directors to fix their remuneration | Mgmt | For |
| 5 | Authorize the Directors for share repurchases by the Company | Mgmt | For |
| 6 | Authorize the Directors for the issue of shares | Mgmt | Against |
| 7 | Approve the addition of repurchased securities to the share issue general mandate stated under Resolution 6 | Mgmt | Against |

* 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

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| | |
|-------|------------------|
| Name | Adam M. Derechin |
| Title | President |
| Date | 08/18/2010 |