

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 10, 2012

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: Tina M. Payne
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: 07/01/2011 - 06/30/2012

Cohen & Steers Quality Income Realty Fund

ACADIA REALTY TRUST

Agen

Security: 004239109
Meeting Type: Annual
Meeting Date: 16-May-2012
Ticker: AKR
ISIN: US0042391096

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: KENNETH F. BERNSTEIN | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: DOUGLAS CROCKER II | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: LORRENCE T. KELLAR | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: WENDY LUSCOMBE | Mgmt | For |

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| | | | |
|-----|---|------|-----|
| 1E. | ELECTION OF DIRECTOR: WILLIAM T. SPITZ | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: LEE S. WIELANSKY | Mgmt | For |
| 2. | THE RATIFICATION OF THE APPOINTMENT OF BDO USA, LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2012 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION. | Mgmt | For |
| 4. | TO CONSIDER AND ACT UPON A PROPOSAL TO APPROVE THE ACADIA REALTY TRUST AMENDED AND RESTATED 2006 SHARE INCENTIVE PLAN. | Mgmt | For |

 ALEXANDRIA REAL ESTATE EQUITIES, INC.

 Agen

Security: 015271109
 Meeting Type: Annual
 Meeting Date: 21-May-2012
 Ticker: ARE
 ISIN: US0152711091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR JOEL S. MARCUS RICHARD B. JENNINGS JOHN L. ATKINS, III MARIA C. FREIRE RICHARD H. KLEIN JAMES H. RICHARDSON MARTIN A. SIMONETTI | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | TO CAST A NON-BINDING, ADVISORY VOTE ON A RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |

 APARTMENT INVESTMENT AND MANAGEMENT CO.

 Agen

Security: 03748R101
 Meeting Type: Annual

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Meeting Date: 30-Apr-2012
 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: THOMAS L. KELTNER | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: J. LANDIS MARTIN | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: ROBERT A. MILLER | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: KATHLEEN M. NELSON | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: MICHAEL A. STEIN | Mgmt | For |
| 2 | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |

ASSOCIATED ESTATES REALTY CORPORATION

Agen

Security: 045604105
 Meeting Type: Annual
 Meeting Date: 09-May-2012
 Ticker: AEC
 ISIN: US0456041054

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR ALBERT T. ADAMS JEFFREY I. FRIEDMAN MICHAEL E. GIBBONS MARK L. MILSTEIN JAMES J. SANFILIPPO JAMES A. SCHOFF RICHARD T. SCHWARZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |

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 AVALONBAY COMMUNITIES, INC. Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 23-May-2012
 Ticker: AVB
 ISIN: US0534841012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR BRYCE BLAIR ALAN B. BUCKELEW 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 Mgmt | For For For For For For For For For |
| 2. | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | TO ADOPT A RESOLUTION APPROVING, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION AND ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION SET FORTH IN THE PROXY STATEMENT. | Mgmt | For |
| 4. | TO CAST A VOTE ON A STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF THE PROPOSAL IS PROPERLY PRESENTED AT THE ANNUAL MEETING OF STOCKHOLDERS. THE BOARD OF DIRECTORS RECOMMENDS A VOTE "AGAINST" ABOVE PROPOSAL 4. | Shr | Against |

 BIOMED REALTY TRUST, INC. Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 30-May-2012
 Ticker: BMR
 ISIN: US09063H1077

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| 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, 2012. | Mgmt | For |
| 3 | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | For |

BOSTON PROPERTIES, INC.

Agem

Security: 101121101
Meeting Type: Annual
Meeting Date: 15-May-2012
Ticker: BXP
ISIN: US1011211018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: LAWRENCE S. BACOW | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: ZOE BAIRD BUDINGER | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: DOUGLAS T. LINDE | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: ALAN J. PATRICOFF | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: MARTIN TURCHIN | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: DAVID A. TWARDOCK | Mgmt | For |
| 2 | TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |
| 3 | TO APPROVE THE BOSTON PROPERTIES, INC. 2012 STOCK OPTION AND INCENTIVE PLAN. | Mgmt | For |
| 4 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER | Mgmt | For |

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31, 2012.

BRE PROPERTIES, INC.

Agen

Security: 05564E106
Meeting Type: Annual
Meeting Date: 15-May-2012
Ticker: BRE
ISIN: US05564E1064

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1 | DIRECTOR IRVING F. LYONS, III PAULA F. DOWNEY 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 | For For For For For For For For For For |
| 2 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY. | Mgmt | For |
| 3 | TO APPROVE, BY NON-BINDING ADVISORY VOTE, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY. | Mgmt | For |

BROOKFIELD OFFICE PROPERTIES INC.

Agen

Security: 112900105
Meeting Type: Annual
Meeting Date: 03-May-2012
Ticker: BPO
ISIN: CA1129001055

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| A | DIRECTOR MR. GORDON E. ARNELL MR. WILLIAM T. CAHILL MR. CHRISTIE J.B. CLARK MR. RICHARD B. CLARK MR. JACK L. COCKWELL MR. J. BRUCE FLATT MR. MICHAEL HEGARTY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For Withheld For |

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| | | | |
|---|---|------|-----|
| | MR. PAUL J. MASSEY JR. | Mgmt | For |
| | MR. F. ALLAN MCDONALD | Mgmt | For |
| | MR. ROBERT L. STELZL | Mgmt | For |
| | MR. JOHN E. ZUCCOTTI | Mgmt | For |
| B | THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS AUDITORS AND AUTHORIZING THE DIRECTORS TO FIX THE AUDITORS' REMUNERATION. | Mgmt | For |
| C | THE ADVISORY RESOLUTION ON THE CORPORATION'S APPROACH TO EXECUTIVE COMPENSATION. | Mgmt | For |

 CAMPUS CREST COMMUNITIES, INC.

Agen

Security: 13466Y105
 Meeting Type: Annual
 Meeting Date: 23-Apr-2012
 Ticker: CCG
 ISIN: US13466Y1055

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR TED W. ROLLINS MICHAEL S. HARTNETT N. ANTHONY COLES RICHARD S. KAHLBAUGH DENIS MCGLYNN WILLIAM G. POPEO DANIEL L. SIMMONS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |

 CUBESMART

Agen

Security: 229663109
 Meeting Type: Annual
 Meeting Date: 30-May-2012
 Ticker: CUBE
 ISIN: US2296631094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
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|----|--|--|--|
| 1. | DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE JOHN F. REMONDI JEFFREY F. ROGATZ JOHN W. FAIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | RATIFY THE APPOINTMENT OF KPMG LLP AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2012. | Mgmt | For |
| 3. | TO APPROVE, BY NON-BINDING ADVISORY VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |

DDR CORP.

Agent

Security: 23317H102
Meeting Type: Annual
Meeting Date: 15-May-2012
Ticker: DDR
ISIN: US23317H1023

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.A | ELECTION OF DIRECTOR: TERRANCE R. AHERN | Mgmt | For |
| 1.B | ELECTION OF DIRECTOR: JAMES C. BOLAND | Mgmt | For |
| 1.C | ELECTION OF DIRECTOR: THOMAS FINNE | Mgmt | For |
| 1.D | ELECTION OF DIRECTOR: ROBERT H. GIDEL | Mgmt | For |
| 1.E | ELECTION OF DIRECTOR: DANIEL B. HURWITZ | Mgmt | For |
| 1.F | ELECTION OF DIRECTOR: VOLKER KRAFT | Mgmt | For |
| 1.G | ELECTION OF DIRECTOR: REBECCA L. MACCARDINI | Mgmt | For |
| 1.H | ELECTION OF DIRECTOR: VICTOR B. MACFARLANE | Mgmt | For |
| 1.I | ELECTION OF DIRECTOR: CRAIG MACNAB | Mgmt | For |
| 1.J | ELECTION OF DIRECTOR: SCOTT D. ROULSTON | Mgmt | For |
| 1.K | ELECTION OF DIRECTOR: BARRY A. SHOLEM | Mgmt | For |
| 2. | RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT ACCOUNTANTS FOR FISCAL YEAR ENDING DECEMBER 31, 2012 | Mgmt | For |
| 3. | SHAREHOLDER ADVISORY VOTE TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED | Mgmt | For |

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EXECUTIVE OFFICERS

| | | | |
|----|--|------|-----|
| 4. | APPROVAL OF THE 2012 EQUITY AND INCENTIVE COMPENSATION PLAN. | Mgmt | For |
|----|--|------|-----|

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
 Meeting Type: Annual
 Meeting Date: 23-Apr-2012
 Ticker: DLR
 ISIN: US2538681030

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: MICHAEL F. FOUST | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: LAURENCE A. CHAPMAN | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: KATHLEEN EARLEY | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: RUANN F. ERNST, PH.D. | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: DENNIS E. SINGLETON | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: ROBERT H. ZERBST | Mgmt | For |
| 2. | RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 24-May-2012
 Ticker: DEI
 ISIN: US25960P1093

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1. | DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER | Mgmt Mgmt Mgmt | For For For |

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| | | | |
|----|---|------|-----|
| | CHRISTOPHER H. ANDERSON | Mgmt | For |
| | LESLIE E. BIDER | Mgmt | For |
| | DR. DAVID T. FEINBERG | Mgmt | For |
| | THOMAS E. O'HERN | Mgmt | For |
| | DR. ANDREA RICH | Mgmt | For |
| | WILLIAM E. SIMON, JR. | Mgmt | For |
| 2. | TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
Meeting Type: Annual
Meeting Date: 30-May-2012
Ticker: DFT
ISIN: US26613Q1067

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1 | DIRECTOR MICHAEL A. COKE LAMMOT J. DU PONT THOMAS D. ECKERT HOSSEIN FATEH JONATHAN G. HEILIGER FREDERIC V. MALEK JOHN T. ROBERTS, JR. JOHN H. TOOLE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2 | ADVISORY VOTE ON EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE). | Mgmt | For |
| 3 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 16-May-2012
Ticker: EDR
ISIN: US28140H1041

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
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| | | | |
|----|---|--|---|
| 1. | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III 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, 2012. | Mgmt | For |
| 3. | TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

EQUITY LIFESTYLE PROPERTIES, INC.

Agen

Security: 29472R108
Meeting Type: Annual
Meeting Date: 08-May-2012
Ticker: ELS
ISIN: US29472R1086

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | 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 |
| 2. | THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |
| 3. | APPROVAL OF OUR EXECUTIVE COMPENSATION AS DISCLOSED IN THE PROXY STATEMENT. | Mgmt | For |
| 4. | APPROVAL OF THE CONVERTIBILITY APPROVAL FEATURE OF THE COMPANY'S SERIES A PREFERRED STOCK. | Mgmt | For |
| 5. | APPROVAL OF AN AMENDMENT TO THE COMPANY'S ARTICLES OF AMENDMENT AND RESTATEMENT INCREASING THE AMOUNT OF PREFERRED STOCK THE COMPANY IS AUTHORIZED TO ISSUE TO 20,000,000 SHARES. | Mgmt | Against |

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 EQUITY RESIDENTIAL

Agen

Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 21-Jun-2012
 Ticker: EQR
 ISIN: US29476L1070

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE MARY KAY HABEN BRADLEY A. KEYWELL 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 Mgmt | For For For For For For For For For For For |
| 2. | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | ADVISORY APPROVAL OF EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | SHAREHOLDER PROPOSAL RELATING TO SUSTAINABILITY REPORTING. | Shr | Against |

 ESSEX PROPERTY TRUST, INC.

Agen

Security: 297178105
 Meeting Type: Annual
 Meeting Date: 15-May-2012
 Ticker: ESS
 ISIN: US2971781057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 1. | DIRECTOR GEORGE M. MARCUS GARY P. MARTIN MICHAEL J. SCHALL | Mgmt Mgmt Mgmt | For For For |
| 2. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP | Mgmt | For |

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AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2012.

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|----|---|------|---------|
| 3. | TO APPROVE THE ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF. | Mgmt | Against |

 EXTRA SPACE STORAGE INC.

 Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 22-May-2012
 Ticker: EXR
 ISIN: US30225T1025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | 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 |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | ADVISORY VOTE ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | For |

 FEDERAL REALTY INVESTMENT TRUST

 Agen

Security: 313747206
 Meeting Type: Annual
 Meeting Date: 02-May-2012
 Ticker: FRT
 ISIN: US3137472060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1 | DIRECTOR JON E. BORTZ DAVID W. FAEDER | Mgmt Mgmt | For For |

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| | | | |
|---|--|------|-----|
| | KRISTIN GAMBLE | Mgmt | For |
| | GAIL P. STEINEL | Mgmt | For |
| | WARREN M. THOMPSON | Mgmt | For |
| | JOSEPH S. VASSALLUZZO | Mgmt | For |
| | DONALD C. WOOD | Mgmt | For |
| 2 | THE RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3 | AN ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

 FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

 Security: 32054K103
 Meeting Type: Annual
 Meeting Date: 10-May-2012
 Ticker: FR
 ISIN: US32054K1034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1. | DIRECTOR JOHN RAU W. ED TYLER | Mgmt Mgmt | For For |
| 2. | TO APPROVE, ON AN ADVISORY (I.E. NON-BINDING) BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT FOR THE 2012 ANNUAL MEETING. | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

 GENERAL GROWTH PROPERTIES, INC

Agen

 Security: 370023103
 Meeting Type: Annual
 Meeting Date: 27-Apr-2012
 Ticker: GGP
 ISIN: US3700231034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
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| | | | |
|----|---|--|--|
| 1. | DIRECTOR RICHARD B. CLARK MARY LOU FIALA J. BRUCE FLATT JOHN K. HALEY CYRUS MADON SANDEEP MATHRANI DAVID J. NEITHERCUT MARK R. PATTERSON JOHN G. SCHREIBER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2. | RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO THE NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 4. | APPROVAL OF AMENDED AND RESTATED EMPLOYEE STOCK PURCHASE PLAN. | Mgmt | For |

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 26-Apr-2012
Ticker: HCP
ISIN: US40414L1098

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: JAMES F. FLAHERTY III | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: CHRISTINE N. GARVEY | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: DAVID B. HENRY | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: LAURALEE E. MARTIN | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: MICHAEL D. MCKEE | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: PETER L. RHEIN | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: KENNETH B. ROATH | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN | Mgmt | For |
| 2. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

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HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
 Meeting Type: Annual
 Meeting Date: 24-May-2012
 Ticker: HT
 ISIN: US4278251040

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF TRUSTEE: JAY H. SHAH | Mgmt | For |
| 1B. | ELECTION OF TRUSTEE: DANIEL R. ELSZTAIN | Mgmt | For |
| 1C. | ELECTION OF TRUSTEE: DONALD L. LANDRY | Mgmt | For |
| 1D. | ELECTION OF TRUSTEE: MICHAEL A. LEVEN | Mgmt | For |
| 1E. | ELECTION OF TRUSTEE: THOMAS J. HUTCHISON III | Mgmt | For |
| 2. | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS | Mgmt | For |
| 3. | THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
 Meeting Type: Annual
 Meeting Date: 09-May-2012
 Ticker: HPT
 ISIN: US44106M1027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1. | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP II: BRUCE M. GANS, M.D. | Mgmt | Against |
| 2. | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE IN GROUP II: ADAM D. PORTNOY | Mgmt | Against |
| 3. | TO APPROVE THE ADOPTION OF THE HOSPITALITY PROPERTIES TRUST 2012 EQUITY COMPENSATION | Mgmt | For |

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PLAN.

- | | | | |
|----|---|------|-----|
| 4. | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 5. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 6. | TO CONSIDER AND VOTE UPON A SHAREHOLDER PROPOSAL IF PROPERLY PRESENTED AT THE MEETING. | Shr | For |

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 10-May-2012
 Ticker: HST
 ISIN: US44107P1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.1 | ELECTION OF DIRECTOR: ROBERT M. BAYLIS | Mgmt | For |
| 1.2 | ELECTION OF DIRECTOR: TERENCE C. GOLDEN | Mgmt | For |
| 1.3 | ELECTION OF DIRECTOR: ANN M. KOROLOGOS | Mgmt | For |
| 1.4 | ELECTION OF DIRECTOR: RICHARD E. MARRIOTT | Mgmt | For |
| 1.5 | ELECTION OF DIRECTOR: JOHN B. MORSE, JR. | Mgmt | For |
| 1.6 | ELECTION OF DIRECTOR: WALTER C. RAKOWICH | Mgmt | For |
| 1.7 | ELECTION OF DIRECTOR: GORDON H. SMITH | Mgmt | For |
| 1.8 | ELECTION OF DIRECTOR: W. EDWARD WALTER | Mgmt | For |
| 2. | RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2012. | Mgmt | For |
| 3. | ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 07-Jun-2012

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Ticker: HPP
 ISIN: US4440971095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.1 | ELECTION OF DIRECTOR: VICTOR J. COLEMAN | Mgmt | For |
| 1.2 | ELECTION OF DIRECTOR: HOWARD S. STERN | Mgmt | For |
| 1.3 | ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI | Mgmt | For |
| 1.4 | ELECTION OF DIRECTOR: RICHARD B. FRIED | Mgmt | For |
| 1.5 | ELECTION OF DIRECTOR: JONATHAN M. GLASER | Mgmt | For |
| 1.6 | ELECTION OF DIRECTOR: MARK D. LINEHAN | Mgmt | For |
| 1.7 | ELECTION OF DIRECTOR: ROBERT M. MORAN, JR. | Mgmt | For |
| 1.8 | ELECTION OF DIRECTOR: BARRY A. PORTER | Mgmt | For |
| 1.9 | ELECTION OF DIRECTOR: PATRICK WHITESELL | Mgmt | For |
| 2. | AN AMENDMENT TO INCREASE THE SHARE RESERVE UNDER THE HUDSON PACIFIC PROPERTIES, INC. AND HUDSON PACIFIC PROPERTIES, L.P. 2010 INCENTIVE AWARD PLAN. | Mgmt | For |
| 3. | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 4. | AN ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT. | Mgmt | For |

HYATT HOTELS CORPORATION

Agen

Security: 448579102
 Meeting Type: Annual
 Meeting Date: 13-Jun-2012
 Ticker: H
 ISIN: US4485791028

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|-------------------------------|
| 1. | DIRECTOR RICHARD A. FRIEDMAN SUSAN D. KRONICK MACKEY J. MCDONALD GREGORY B. PENNER | Mgmt Mgmt Mgmt Mgmt | For For For Withheld |
| 2. | RATIFICATION OF THE APPOINTMENT OF DELOITTE | Mgmt | For |

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& TOUCHE LLP AS HYATT HOTELS CORPORATION'S
INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM FOR FISCAL YEAR 2012.

- | | | | |
|----|---|------|-----|
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS AS DISCLOSED PURSUANT TO THE SECURITIES AND EXCHANGE COMMISSION'S COMPENSATION DISCLOSURE RULES. | Mgmt | For |
|----|---|------|-----|

KILROY REALTY CORPORATION

Agen

Security: 49427F108
Meeting Type: Annual
Meeting Date: 17-May-2012
Ticker: KRC
ISIN: US49427F1084

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | 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 |
| 2. | ADVISORY VOTE TO APPROVE THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | Against |
| 3. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2012. | Mgmt | For |

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 01-May-2012
Ticker: KIM
ISIN: US49446R1095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 1 | DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS | Mgmt Mgmt Mgmt Mgmt | For For For For |

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| | | | |
|---|--|------|-----|
| | D. HENRY | Mgmt | For |
| | F.P. HUGHES | Mgmt | For |
| | F. LOURENSO | Mgmt | For |
| | C. NICHOLAS | Mgmt | For |
| | R. SALTZMAN | Mgmt | For |
| 2 | THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | For |
| 3 | THE APPROVAL OF AN AMENDMENT TO THE COMPANY'S 2010 EQUITY PARTICIPATION PLAN TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE UNDER THAT PLAN BY 5,000,000 SHARES. | Mgmt | For |
| 4 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 22-May-2012
 Ticker: LRY
 ISIN: US5311721048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. KATHERINE E. DIETZE DANIEL P. GARTON WILLIAM P. HANKOWSKY M. LEANNE LACHMAN DAVID L. LINGERFELT STEPHEN B. SIEGEL STEPHEN D. STEINOUR | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2. | ADVISORY VOTE TO APPROVE THE TRUST'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |
| 3. | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |
| 4. | APPROVAL OF THE PROPOSAL TO ADOPT THE LIBERTY PROPERTY TRUST AMENDED AND RESTATED EMPLOYEE STOCK PURCHASE PLAN. | Mgmt | For |

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MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 05-Jun-2012
 Ticker: CLI
 ISIN: US5544891048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 1. | DIRECTOR MITCHELL E. HERSH ALAN S. BERNIKOW IRVIN D. REID | Mgmt Mgmt Mgmt | For For For |
| 2. | ADVISORY VOTE APPROVING THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS DESCRIBED UNDER THE "COMPENSATION DISCUSSION AND ANALYSIS" AND "EXECUTIVE COMPENSATION" SECTIONS OF THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 24-May-2012
 Ticker: MAA
 ISIN: US59522J1034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. JOHN S. GRINALDS RALPH HORN PHILIP W. NORWOOD W. REID SANDERS WILLIAM B. SANSOM GARY SHORB | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | AMENDMENT TO THE CHARTER TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK TO 100,000,000. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE NAMED EXECUTIVE | Mgmt | For |

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OFFICER COMPENSATION.

| | | | |
|----|---|------|-----|
| 4. | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012. | Mgmt | For |
|----|---|------|-----|

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
 Meeting Type: Special
 Meeting Date: 01-Jul-2011
 Ticker: NHP
 ISIN: US6386201049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO ADOPT THE AGREEMENT AND PLAN OF MERGER, DATED AS OF FEBRUARY 27, 2011, BY AND AMONG VENTAS, INC., ITS WHOLLY OWNED SUBSIDIARY, NEEDLES ACQUISITION LLC, AND NATIONWIDE HEALTH PROPERTIES, INC. (NHP), AND APPROVE THE MERGER OF NHP WITH AND INTO NEEDLES ACQUISITION LLC AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER. | Mgmt | For |

POST PROPERTIES, INC.

Agen

Security: 737464107
 Meeting Type: Annual
 Meeting Date: 30-May-2012
 Ticker: PPS
 ISIN: US7374641071

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1 | DIRECTOR ROBERT C. GODDARD, III DAVID P. STOCKERT HERSCHEL M. BLOOM WALTER M. DERISO, JR. RUSSELL R. FRENCH DALE ANNE REISS STELLA F. THAYER RONALD DE WAAL DONALD C. WOOD | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2 | ADVISORY APPROVAL OF EXECUTIVE COMPENSATION | Mgmt | For |
| 3 | TO RATIFY THE APPOINTMENT OF DELOITTE & | Mgmt | For |

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TOUCHE LLP AS THE INDEPENDENT PUBLIC
ACCOUNTANTS FOR 2012.

PROLOGIS, INC.

Agen

Security: 74340W103
Meeting Type: Annual
Meeting Date: 03-May-2012
Ticker: PLD
ISIN: US74340W1036

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: HAMID R. MOGHADAM | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: WALTER C. RAKOWICH | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: GEORGE L. FOTIADES | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: CHRISTINE N. GARVEY | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: LYDIA H. KENNARD | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: J. MICHAEL LOSH | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: IRVING F. LYONS III | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: JEFFREY L. SKELTON | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: D. MICHAEL STEUERT | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: CARL B. WEBB | Mgmt | For |
| 1K. | ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS | Mgmt | For |
| 2. | ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2011 | Mgmt | For |
| 3. | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION | Mgmt | 1 Year |
| 4. | APPROVE AND ADOPT THE PROLOGIS, INC. 2012 LONG-TERM INCENTIVE PLAN | Mgmt | For |
| 5. | APPROVE AND ADOPT AN AMENDMENT TO OUR ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK BY 500,000,000 SHARES | Mgmt | For |
| 6. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2012 | Mgmt | For |

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PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 03-May-2012
 Ticker: PSA
 ISIN: US74460D1090

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR RONALD L. HAVNER, JR. TAMARA HUGHES GUSTAVSON URI P. HARKHAM B. WAYNE HUGHES, JR. AVEDICK B. POLADIAN GARY E. PRUITT RONALD P. SPOGLI DANIEL C. STATON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | 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 ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | APPROVE THE MATERIAL TERMS FOR PAYMENT OF CERTAIN EXECUTIVE OFFICER INCENTIVE COMPENSATION. | Mgmt | For |
| 4. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 06-Jun-2012
 Ticker: RPT
 ISIN: US7514522025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR ARTHUR H. GOLDBERG MARK K. ROSENFELD STEPHEN R. BLANK MATTHEW L. OSTROWER JOEL M. PASHCOW DAVID J. NETTINA | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 2. | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT | Mgmt | For |

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REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.

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|----|--|------|-----|
| 3. | APPROVAL OF 2012 OMNIBUS LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 4. | ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

 REGENCY CENTERS CORPORATION

Agen

 Security: 758849103
 Meeting Type: Annual
 Meeting Date: 01-May-2012
 Ticker: REG
 ISIN: US7588491032

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE MARY LOU FIALA BRUCE M. JOHNSON DOUGLAS S. LUKE DAVID P. O'CONNOR JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For For |
| 2. | ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2011. | Mgmt | For |
| 3. | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |

 RLJ LODGING TR

Agen

 Security: 74965L101
 Meeting Type: Annual
 Meeting Date: 04-May-2012
 Ticker: RLJ
 ISIN: US74965L1017

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

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| | | | |
|-----|---|------|--------|
| 1.1 | ELECTION OF TRUSTEE: ROBERT L. JOHNSON | Mgmt | For |
| 1.2 | ELECTION OF TRUSTEE: THOMAS J. BALTIMORE, JR. | Mgmt | For |
| 1.3 | ELECTION OF TRUSTEE: EVAN BAYH | Mgmt | For |
| 1.4 | ELECTION OF TRUSTEE: NATHANIEL A. DAVIS | Mgmt | For |
| 1.5 | ELECTION OF TRUSTEE: ROBERT M. LA FORGIA | Mgmt | For |
| 1.6 | ELECTION OF TRUSTEE: GLENDA G. MCNEAL | Mgmt | For |
| 1.7 | ELECTION OF TRUSTEE: JOSEPH RYAN | Mgmt | For |
| 2. | THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR OUR FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | AN ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS SET FORTH IN OUR 2012 PROXY STATEMENT, WHICH IS COMMONLY REFERRED TO AS "SAY-ON-PAY". | Mgmt | For |
| 4. | AN ADVISORY VOTE ON THE FREQUENCY OF FUTURE SHAREHOLDER ADVISORY VOTES TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, WHICH IS COMMONLY REFERRED TO AS "SAY-WHEN-ON-PAY". | Mgmt | 1 Year |

S.L. GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 19-Jun-2012
Ticker: SLG
ISIN: US78440X1019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1. | DIRECTOR JOHN H. ALSCHULER, JR. STEPHEN L. GREEN | Mgmt Mgmt | For For |
| 2. | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |

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 SENIOR HOUSING PROPERTIES TRUST

Agen

 Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 17-May-2012
 Ticker: SNH
 ISIN: US81721M1099

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1. | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP I: JEFFREY P. SOMERS | Mgmt | Abstain |
| 2. | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE IN GROUP I: BARRY M. PORTNOY | Mgmt | Abstain |
| 3. | TO APPROVE THE ADOPTION OF THE 2012 SENIOR HOUSING PROPERTIES TRUST EQUITY COMPENSATION PLAN. | Mgmt | For |
| 4. | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 5. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |

 SIMON PROPERTY GROUP, INC.

Agen

 Security: 828806109
 Meeting Type: Annual
 Meeting Date: 17-May-2012
 Ticker: SPG
 ISIN: US8288061091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: LARRY C. GLASSCOCK | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: KAREN N. HORN, PH.D. | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: ALLAN HUBBARD | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ | Mgmt | For |

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| | | | |
|----|---|------|-----|
| 1F | ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D. | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: J. ALBERT SMITH, JR. | Mgmt | For |
| 2 | ANNUAL ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |
| 3 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |
| 4 | APPROVAL OF THE SIMON PROPERTY GROUP 1998 STOCK INCENTIVE PLAN, AS AMENDED AND RESTATED. | Mgmt | For |

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 23-May-2012
Ticker: SSS
ISIN: US84610H1086

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA ANTHONY P. GAMMIE CHARLES E. LANNON JAMES R. BOLDT STEPHEN R. RUSMISEL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 2. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012. | Mgmt | For |
| 3. | PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS. | Mgmt | For |

STARWOOD HOTELS & RESORTS WORLDWIDE, INC.

Agen

Security: 85590A401
Meeting Type: Annual
Meeting Date: 03-May-2012
Ticker: HOT
ISIN: US85590A4013

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

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| | | Type | |
|----|---|------|-----|
| 1. | DIRECTOR | | |
| | FRITS VAN PAASSCHEN | Mgmt | For |
| | BRUCE W. DUNCAN | Mgmt | For |
| | ADAM M. ARON | Mgmt | For |
| | CHARLENE BARSHEFSKY | Mgmt | For |
| | THOMAS E. CLARKE | Mgmt | For |
| | CLAYTON C. DALEY, JR. | Mgmt | For |
| | LIZANNE GALBREATH | Mgmt | For |
| | ERIC HIPPEAU | Mgmt | For |
| | STEPHEN R. QUAZZO | Mgmt | For |
| | THOMAS O. RYDER | Mgmt | For |
| 2. | A PROPOSAL TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | A PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012. | Mgmt | For |

 TAUBMAN CENTERS, INC.

 Agen

Security: 876664103
 Meeting Type: Annual
 Meeting Date: 07-Jun-2012
 Ticker: TCO
 ISIN: US8766641034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------|---------------|
| 1 | DIRECTOR | | |
| | GRAHAM T. ALLISON | Mgmt | For |
| | PETER KARMANOS, JR. | Mgmt | For |
| | WILLIAM S. TAUBMAN | Mgmt | For |
| 2 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3 | ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |

 UDR, INC.

 Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 16-May-2012
 Ticker: UDR

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ISIN: US9026531049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | 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 | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
Meeting Type: Annual
Meeting Date: 06-Mar-2012
Ticker: UBA
ISIN: US9172862057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--|
| 1. | DIRECTOR RICHARD GRELLIER* ROBERT R. DOUGLASS** GEORGE H.C. LAWRENCE** CHARLES J. URSTADT** | Mgmt Mgmt Mgmt Mgmt | Withheld Withheld Withheld Withheld |
| 2. | TO RATIFY THE APPOINTMENT OF PKF O'CONNOR DAVIES, A DIVISION OF O'CONNOR DAVIES, LLP, AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR. | Mgmt | For |

VENTAS, INC.

Agen

Security: 92276F100
Meeting Type: Special
Meeting Date: 01-Jul-2011
Ticker: VTR

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ISIN: US92276F1003

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO APPROVE THE ISSUANCE OF SHARES OF VENTAS COMMON STOCK TO THE STOCKHOLDERS OF NATIONWIDE HEALTH PROPERTIES, INC. ("NHP") IN CONNECTION WITH THE MERGER CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF FEBRUARY 27, 2011, BY AND AMONG VENTAS, ITS WHOLLY OWNED SUBSIDIARY, NEEDLES ACQUISITION LLC, AND NHP. | Mgmt | For |
| 02 | TO APPROVE AN AMENDMENT TO VENTAS'S AMENDED AND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF VENTAS CAPITAL STOCK FROM 310,000,000 TO 610,000,000 AND THE NUMBER OF AUTHORIZED SHARES OF VENTAS COMMON STOCK FROM 300,000,000 TO 600,000,000. | Mgmt | For |
| 03 | TO APPROVE ANY ADJOURNMENTS OF THE VENTAS SPECIAL MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES FOR THE PROPOSALS TO ISSUE VENTAS COMMON STOCK IN CONNECTION WITH THE MERGER AND THE CHARTER AMENDMENT TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF VENTAS COMMON STOCK. | Mgmt | For |

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 17-May-2012
 Ticker: VTR
 ISIN: US92276F1003

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: DEBRA A. CAFARO | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: DOUGLAS CROCKER II | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: RONALD G. GEARY | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: JAY M. GELLERT | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: RICHARD I. GILCHRIST | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE | Mgmt | For |

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| | | | |
|-----|---|------|-----|
| 1H. | ELECTION OF DIRECTOR: ROBERT D. REED | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: SHELI Z. ROSENBERG | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: GLENN J. RUFRANO | Mgmt | For |
| 1K. | ELECTION OF DIRECTOR: JAMES D. SHELTON | Mgmt | For |
| 2. | RATIFICATION OF SELECTION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012. | Mgmt | For |
| 3. | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | ADOPTION OF THE VENTAS, INC. 2012 INCENTIVE PLAN. | Mgmt | For |

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 24-May-2012
Ticker: VNO
ISIN: US9290421091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 1 | DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR. | Mgmt Mgmt Mgmt | For For For |
| 2 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR. | Mgmt | For |
| 3 | NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 4 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING. | Shr | For |
| 5 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES TO BE ELECTED ANNUALLY. | Shr | For |

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
Meeting Type: Annual
Meeting Date: 08-May-2012

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Ticker: WRI
 ISIN: US9487411038

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR ANDREW M. ALEXANDER STANFORD 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 |
| 2. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |

WESTFIELD GROUP, SYDNEY NSW

Agen

Security: Q97062105
 Meeting Type: AGM
 Meeting Date: 16-May-2012
 Ticker:
 ISIN: AU000000WDC7

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| CMMT | VOTING EXCLUSIONS APPLY TO THIS MEETING FOR PROPOSAL 2 AND VOTES CAST BY ANY INDIVIDUAL OR RELATED PARTY WHO BENEFIT FROM THE PASSING OF THE PROPOSAL/S WILL BE DISREGARDED BY THE COMPANY. HENCE, IF YOU HAVE OBTAINED BENEFIT OR EXPECT TO OBTAIN FUTURE BENEFIT YOU SHOULD NOT VOTE (OR VOTE "ABSTAIN") ON THE RELEVANT PROPOSAL ITEMS. BY DOING SO, YOU ACKNOWLEDGE THAT YOU HAVE OBTAINED BENEFIT OR EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE RELEVANT PROPOSAL/S. BY VOTING (FOR OR AGAINST) ON PROPOSAL (2), YOU ACKNOWLEDGE THAT YOU HAVE NOT OBTAINED BENEFIT NEITHER EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE | Non-Voting | |
| 2 | That the Company's Remuneration Report for the year ended 31 December 2011 be approved | Mgmt | For |
| 3 | That Lord (Peter) Goldsmith QC PC is | Mgmt | For |

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re-elected as a Director of the Company

| | | | |
|---|--|------|-----|
| 4 | That Mr Mark Johnson AO is re-elected as Director of the Company | Mgmt | For |
| 5 | That Mr John McFarlane is re-elected as Director of the Company | Mgmt | For |
| 6 | That professor Judith Sloan is re-elected as Director of the Company | Mgmt | 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/ Tina M. Payne |
| Name | Tina M. Payne |
| Title | President |
| Date | 08/08/2012 |