

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 18, 2011

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 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: 07/01/2010 - 06/30/2011

Cohen & Steers Quality Income Realty Fund

ACADIA REALTY TRUST

Agen

Security: 004239109
Meeting Type: Annual
Meeting Date: 10-May-2011
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

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

1E	ELECTION OF DIRECTOR: WILLIAM T. SPITZ	Mgmt	For
1F	ELECTION OF DIRECTOR: LEE S. WIELANSKY	Mgmt	For
02	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, 2011.	Mgmt	For
03	THE APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2011 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION.	Mgmt	For
04	THE APPROVAL OF AN ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION EVERY.	Mgmt	1 Year

 APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 26-Apr-2011
 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
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
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, 2011.	Mgmt	For
3	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
5	APPROVAL OF AN AMENDMENT TO AIMCO'S CHARTER TO PERMIT THE BOARD OF DIRECTORS TO GRANT WAIVERS	Mgmt	For

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

OF THE OWNERSHIP LIMIT UP TO 12%.

ASSOCIATED ESTATES REALTY CORPORATION

Agen

Security: 045604105
Meeting Type: Annual
Meeting Date: 04-May-2011
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 ASSOCIATED ESTATES REALTY CORPORATION 2011 EQUITY-BASED AWARD PLAN.	Mgmt	For
03	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, 2011.	Mgmt	For
04	TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
05	TO RECOMMEND THE FREQUENCY OF THE VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
Meeting Type: Annual
Meeting Date: 11-May-2011
Ticker: AVB
ISIN: US0534841012

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR.	Mgmt Mgmt Mgmt	For For For

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

	TIMOTHY J. NAUGHTON	Mgmt	For
	LANCE R. PRIMIS	Mgmt	For
	PETER S. RUMMELL	Mgmt	For
	H. JAY SARLES	Mgmt	For
	W. EDWARD WALTER	Mgmt	For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	TO CAST A NON-BINDING ADVISORY VOTE ON APPROVAL OF 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
04	TO CAST A NON-BINDING ADVISORY VOTE AS TO FREQUENCY OF FUTURE ADVISORY STOCKHOLDER VOTES ON THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	1 Year

 BOSTON PROPERTIES, INC.

 Agen

Security: 101121101
 Meeting Type: Annual
 Meeting Date: 17-May-2011
 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	Mgmt	For
1C	ELECTION OF DIRECTOR: ALAN J. PATRICOF	Mgmt	For
1D	ELECTION OF DIRECTOR: MARTIN TURCHIN	Mgmt	For
02	TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
03	TO APPROVE, BY NON-BINDING VOTE, THE FREQUENCY OF HOLDING THE ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	1 Year
04	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
05	STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against

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

BR PROPERTIES SA

Agen

Security: P59656101
 Meeting Type: EGM
 Meeting Date: 08-Jul-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 change of the address of the head office of the Company	Mgmt	For
II.A	Amend the wording of Article 2, to reflect the change of the head office	Mgmt	For
II.B	Amend the wording of Article 5, main part, to reflect the capital increases that occurred on 04 MAR 2010, as ratified by the Board of Directors on 05 MAR 2010, in regard to the public offering for the issuance of shares of the Company and on 15 APR 2010, as ratified by the Board of Directors on 20 APRIL 2010, in regard to the exercise of purchase options for shares of the Company	Mgmt	For

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 01-Jun-2011
 Ticker: BDN
 ISIN: US1053682035

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		

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

	WALTER D'ALESSIO	Mgmt	For
	ANTHONY A. NICHOLS, SR.	Mgmt	For
	GERARD H. SWEENEY	Mgmt	For
	D. PIKE ALOIAN	Mgmt	For
	WYCHE FOWLER	Mgmt	For
	MICHAEL J. JOYCE	Mgmt	For
	CHARLES P. PIZZI	Mgmt	For
	JAMES C. DIGGS	Mgmt	For
02	RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2011.	Mgmt	For
03	TO HOLD AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION.	Mgmt	For
04	TO HOLD AN ADVISORY, NON-BINDING VOTE ON THE FREQUENCY OF ADVISORY VOTES ON OUR EXECUTIVE COMPENSATION.	Mgmt	1 Year

BRE PROPERTIES, INC.

Agem

Security: 05564E106
Meeting Type: Annual
Meeting Date: 24-May-2011
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
04	TO RECOMMEND, BY NON-BINDING ADVISORY VOTE, THE FREQUENCY OF HOLDING FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

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

CAMPUS CREST COMMUNITIES, INC.

Agen

Security: 13466Y105
 Meeting Type: Annual
 Meeting Date: 25-Apr-2011
 Ticker: CCG
 ISIN: US13466Y1055

Prop.#	Proposal	Proposal Type	Proposal Vote
01	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
02	TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For
04	TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.	Mgmt	1 Year

COGDELL SPENCER INC.

Agen

Security: 19238U107
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: CSA
 ISIN: US19238U1079

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR RAYMOND W. BRAUN JOHN R. GEORGIUS RICHARD B. JENNINGS CHRISTOPHER E. LEE DAVID J. LUBAR RICHARD C. NEUGENT RANDOLPH D. SMOAK, JR.	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 YEAR ENDING DECEMBER 31, 2011.	Mgmt	For

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

- | | | | |
|---|---|------|--------|
| 3 | TO APPROVE, IN A NON-BINDING ADVISORY VOTE,
THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS,
AS DISCLOSED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 4 | TO VOTE UPON, IN A NON-BINDING ADVISORY VOTE,
THE FREQUENCY OF HOLDING FUTURE NON-BINDING
ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
Meeting Type: Annual
Meeting Date: 27-Apr-2011
Ticker: CLP
ISIN: US1958721060

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CARL F. BAILEY EDWIN M. CRAWFORD M. MILLER GORRIE WILLIAM M. JOHNSON JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS JOHN W. SPIEGEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	TO APPROVE AMENDMENTS TO THE COLONIAL PROPERTIES TRUST 2008 OMNIBUS INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
04	AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
05	AN ADVISORY VOTE ON THE FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103
Meeting Type: Annual
Meeting Date: 18-May-2011
Ticker: DDR
ISIN: US2515911038

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

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
02	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	SHAREHOLDER ADVISORY VOTE REGARDING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
04	SHAREHOLDER ADVISORY VOTE REGARDING THE FREQUENCY FOR FUTURE SHAREHOLDER ADVISORY VOTES REGARDING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

 DEXUS PROPERTY GROUP

Agen

 Security: Q3190P100
 Meeting Type: AGM
 Meeting Date: 27-Oct-2010
 Ticker:
 ISIN: AU000000DXS1

Prop.#	Proposal	Proposal Type	Proposal Vote
1	Appointment of Stewart F. Ewen OAM as an Independent Director	Mgmt	For
2	Adopt the remuneration report	Mgmt	For

 DIAMONDROCK HOSPITALITY CO

Agen

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

Security: 252784301
 Meeting Type: Annual
 Meeting Date: 26-Apr-2011
 Ticker: DRH
 ISIN: US2527843013

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS MARK W. BRUGGER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
03	TO APPROVE ON A NON-BINDING, ADVISORY BASIS, THE FREQUENCY OF FUTURE NON-BINDING, ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
04	TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
 Meeting Type: Annual
 Meeting Date: 25-Apr-2011
 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 ENDING DECEMBER 31, 2011.	Mgmt	For

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

03	THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
04	RECOMMENDATION, ON A NON-BINDING, ADVISORY BASIS, OF THE FREQUENCY OF HOLDING FUTURE ADVISORY VOTES ON THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS (EVERY ONE, TWO OR THREE YEARS).	Mgmt	1 Year

 DOUGLAS EMMETT, INC.

 Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 Ticker: DEI
 ISIN: US25960P1093

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	NON-BINDING ADVISORY APPROVAL OF 2010 COMPENSATION.	Mgmt	For
03	PREFERENCE ON THE FREQUENCY OF FUTURE STOCKHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
04	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For

 DUPONT FABROS TECHNOLOGY, INC.

 Agen

Security: 26613Q106
 Meeting Type: Annual
 Meeting Date: 25-May-2011
 Ticker: DFT
 ISIN: US26613Q1067

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL A. COKE	Mgmt	For

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

	LAMMOT J. DU PONT	Mgmt	For
	THOMAS D. ECKERT	Mgmt	For
	HOSSEIN FATEH	Mgmt	For
	FREDERIC V. MALEK	Mgmt	For
	JOHN T. ROBERTS, JR.	Mgmt	For
	JOHN H. TOOLE	Mgmt	For
02	APPROVAL OF THE 2011 EQUITY INCENTIVE PLAN.	Mgmt	For
03	ADVISORY VOTE ON OUR EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE).	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF SAY-ON-PAY VOTES.	Mgmt	1 Year
05	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For

 EDUCATION REALTY TRUST, INC.

 Agen

Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: EDR
 ISIN: US28140H1041

Prop.#	Proposal	Proposal Type	Proposal Vote
01	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
02	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	TO APPROVE THE EDUCATION REALTY TRUST, INC. 2011 OMNIBUS EQUITY INCENTIVE PLAN.	Mgmt	For
04	TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
05	TO DETERMINE, IN AN ADVISORY (NON-BINDING) VOTE, WHETHER A STOCKHOLDER VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS SHOULD OCCUR EVERY ONE, TWO OR THREE YEARS.	Mgmt	1 Year

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

 EQUITY LIFESTYLE PROPERTIES, INC.

Agen

 Security: 29472R108
 Meeting Type: Annual
 Meeting Date: 11-May-2011
 Ticker: ELS
 ISIN: US29472R1086

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	THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For
03	A NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	A NON-BINDING ADVISORY VOTE ON THE FREQUENCY OF A STOCKHOLDER VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	1 Year

 EQUITY RESIDENTIAL

Agen

 Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 16-Jun-2011
 Ticker: EQR
 ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE 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	For For For For For For For For For For

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

02	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	APPROVAL OF THE 2011 SHARE INCENTIVE PLAN.	Mgmt	For
04	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
05	FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
06	SHAREHOLDER PROPOSAL RELATING TO CUMULATIVE VOTING.	Shr	Against
07	SHAREHOLDER PROPOSAL RELATING TO AN EXECUTIVE COMPENSATION PERFORMANCE MEASURE.	Shr	Against

 ESSEX PROPERTY TRUST, INC.

Agen

 Security: 297178105
 Meeting Type: Annual
 Meeting Date: 17-May-2011
 Ticker: ESS
 ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID W. BRADY BYRON A. SCORDELIS JANICE L. SEARS C.J. ZINNGRABE, JR.	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	TO APPROVE THE ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION.	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

 FOREST CITY ENTERPRISES, INC.

Agen

 Security: 345550107
 Meeting Type: Annual
 Meeting Date: 10-Jun-2011
 Ticker: FCEA
 ISIN: US3455501078

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ARTHUR F. ANTON M.P. ESPOSITO, JR. DEBORAH L. HARMON STAN ROSS	Mgmt Mgmt Mgmt Mgmt	Withheld Withheld Withheld Withheld
02	THE APPROVAL (ON AN ADVISORY, NON-BINDING BASIS) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
03	THE VOTE (ON AN ADVISORY, NON-BINDING BASIS) ON THE FREQUENCY OF WHICH THE SHAREHOLDERS WILL HAVE AN ADVISORY, NON-BINDING VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
04	THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING JANUARY 31, 2012.	Mgmt	For

GENERAL GROWTH PROPERTIES, INC

Agen

Security: 370023103
Meeting Type: Annual
Meeting Date: 27-Apr-2011
Ticker: GGP
ISIN: US3700231034

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD B. CLARK MARY LOU FIALA BRUCE J. FLATT JOHN K. HALEY CYRUS MADON SANDEEP MATHRANI DAVID J. NEITHERCUT SHELI Z. ROSENBERG JOHN G. SCHREIBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS.	Mgmt	For
03	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

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

 GREAT EAGLE HOLDINGS LTD

Agen

 Security: G4069C148
 Meeting Type: AGM
 Meeting Date: 12-May-2011
 Ticker:
 ISIN: BMG4069C1486

Prop.#	Proposal	Proposal Type	Proposal Vote
CMMT	PLEASE NOTE THAT SHAREHOLDERS ARE ALLOWED TO VOTE 'IN FAVOR' OR 'AGAINST' FOR ALL RESOLUTIONS. THANK YOU.	Non-Voting	No vote
CMMT	PLEASE NOTE THAT THE COMPANY NOTICE IS AVAILABLE BY CLICKING ON THE URL LINK: http://www.hkexnews.hk/listedco/listconews/sehk/20110330/LTN2	Non-Voting	No vote
1	To receive and consider the audited consolidated Financial Statements of the Company and its subsidiaries for the year ended 31 December 2010 together with the Reports of the Directors and Independent Auditor thereon	Mgmt	For
2	To declare the payment of a Final Dividend (with scrip option) of HKD 38 cents per share	Mgmt	For
3.i	To re-elect Mr. Cheng Hoi Chuen, Vincent as Director	Mgmt	Against
3.ii	To re-elect Mr. Lo Hong Sui, Vincent as Director	Mgmt	For
3.iii	To re-elect Dr. Lo Ying Sui, Archie as Director; and	Mgmt	For
3.iv	To re-elect Mr. Kan Tak Kwong as Director	Mgmt	Against
4	To fix the maximum number of Directors at 15 and authorise the Directors to appoint additional Directors up to such maximum number	Mgmt	Against
5	To fix a fee of HKD130,000 per annum as ordinary remuneration payable to each Director	Mgmt	For
6	To re-appoint Messrs. Deloitte Touche Tohmatsu as Auditor and authorise the Board of Directors to fix the Auditor's remuneration	Mgmt	For
7	To give a general mandate to the Directors to repurchase shares not exceeding 10% of the issued share capital	Mgmt	For
8	To give a general mandate to the Directors to allot, issue and deal with additional shares not exceeding 20% of the issued share capital	Mgmt	Against
9	To extend the general mandate granted to the Directors to allot, issue and deal with	Mgmt	Against

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

shares by the number of shares repurchased

10	To approve the amendments to the Bye-laws of the Company	Mgmt	For
----	--	------	-----

HCP, INC.

Agen

Security: 40414L109
 Meeting Type: Annual
 Meeting Date: 28-Apr-2011
 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: RICHARD M. ROSENBERG	Mgmt	For
1I	ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
 Meeting Type: Annual
 Meeting Date: 05-May-2011
 Ticker: HCN
 ISIN: US42217K1060

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS: WILLIAM C. BALLARD, JR.	Mgmt	For
1B	ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS: PETER J. GRUA	Mgmt	For
1C	ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS: R. SCOTT TRUMBULL	Mgmt	For
02	APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT PURSUANT TO THE COMPENSATION DISCLOSURE RULES OF THE SEC.	Mgmt	For
03	FREQUENCY OF ADVISORY VOTE ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
04	APPROVAL OF AN AMENDMENT TO THE SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 225,000,000 TO 400,000,000 FOR GENERAL CORPORATE PURPOSES.	Mgmt	For
05	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2011.	Mgmt	For

HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 Ticker: HT
 ISIN: US4278251040

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HASU P. SHAH EDUARDO S. ELSZTAIN DIANNA F. MORGAN KIRAN P. PATEL JOHN M. SABIN	Mgmt Mgmt Mgmt Mgmt Mgmt	For Withheld For For For
02	THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
03	THE APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY OF A SHAREHOLDER VOTE TO APPROVE THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
04	THE APPROVAL OF THE 2012 EQUITY INCENTIVE PLAN.	Mgmt	For

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

05 THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS. Mgmt For

HOME PROPERTIES, INC. Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 03-May-2011
Ticker: HME
ISIN: US4373061039

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN R. BLANK ALAN L. GOSULE LEONARD F. HELBIG, III CHARLES J. KOCH THOMAS P. LYDON, JR. EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. AMY L. TAIT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
03	ADVISORY VOTE ON FREQUENCY OF FUTURE VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
04	TO APPROVE THE HOME PROPERTIES, INC. 2011 STOCK BENEFIT PLAN.	Mgmt	For
05	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For

HOSPITALITY PROPERTIES TRUST Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 11-May-2011
Ticker: HPT
ISIN: US44106M1027

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 I: JOHN L. HARRINGTON	Mgmt	Against
02	TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT	Mgmt	Against

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

TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE
IN GROUP I: BARRY M. PORTNOY

03	TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION.	Mgmt	For
04	TO RECOMMEND, BY NONBINDING ADVISORY VOTE, THE FREQUENCY OF SHAREHOLDER NONBINDING ADVISORY VOTES RELATING TO OUR EXECUTIVE COMPENSATION.	Mgmt	1 Year
05	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
06	TO CONSIDER AND VOTE UPON A NONBINDING SHAREHOLDER PROPOSAL IF PROPERLY PRESENTED AT THE MEETING.	Shr	For

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104
Meeting Type: Annual
Meeting Date: 12-May-2011
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	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 2011.	Mgmt	For
03	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For
04	TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.	Mgmt	1 Year

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

HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 09-Jun-2011
 Ticker: HPP
 ISIN: US4440971095

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: VICTOR J. COLEMAN	Mgmt	For
1B	ELECTION OF DIRECTOR: HOWARD S. STERN	Mgmt	For
1C	ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI	Mgmt	For
1D	ELECTION OF DIRECTOR: RICHARD B. FRIED	Mgmt	For
1E	ELECTION OF DIRECTOR: JONATHAN M. GLASER	Mgmt	For
1F	ELECTION OF DIRECTOR: MARK D. LINEHAN	Mgmt	For
1G	ELECTION OF DIRECTOR: ROBERT M. MORAN, JR.	Mgmt	For
1H	ELECTION OF DIRECTOR: BARRY A. PORTER	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT.	Mgmt	For
04	AN ADVISORY DETERMINATION OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	1 Year

HYATT HOTELS CORPORATION

Agen

Security: 448579102
 Meeting Type: Annual
 Meeting Date: 15-Jun-2011
 Ticker: H
 ISIN: US4485791028

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS J. PRITZKER	Mgmt	For
	JAMES H. WOOTEN, JR.	Mgmt	For
	BYRON D. TROTT	Mgmt	Withheld
	RICHARD C. TUTTLE	Mgmt	For

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

02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HYATT HOTELS CORPORATION'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2011.	Mgmt	For
03	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
04	APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY WITH WHICH ADVISORY VOTES ON EXECUTIVE COMPENSATION ARE SUBMITTED TO STOCKHOLDERS.	Mgmt	1 Year

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 04-May-2011
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 C. NICHOLAS R. SALTZMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	THE APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY.	Mgmt	For
03	CONDUCTING ADVISORY VOTES ON EXECUTIVE COMPENSATION EVERY YEAR.	Mgmt	1 Year
04	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For

LAND SECURITIES GROUP PLC R.E.I.T, LONDON

Agen

Security: G5375M118
Meeting Type: AGM
Meeting Date: 22-Jul-2010
Ticker:

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

ISIN: GB0031809436

Prop.#	Proposal	Proposal Type	Proposal Vote
1	Receive the report and financial statements for the YE 31 MAR 2010 together with the report of the Auditors	Mgmt	For
2	Approve to confirm the interim dividends paid in the year and the payment of a final dividend for the year of 7.0 per share	Mgmt	For
3	Approve the Directors' remuneration report for the YE 31 MAR 2010	Mgmt	For
4	Re-elect Martin Greenslade as a Director	Mgmt	For
5	Re-elect Francis Salway as a Director	Mgmt	For
6	Re-elect Richard Akers as a Director	Mgmt	For
7	Re-elect Sir Stuart Rose as a Director	Mgmt	For
8	Re-elect Bo Lerenius as a Director	Mgmt	For
9	Re-elect Allson Carnwath as a Director	Mgmt	For
10	Re-elect Sir Christopher Bland as a Director	Mgmt	For
11	Re-elect Kevin O'Byrne as a Director	Mgmt	For
12	Re-elect David Rough as a Director	Mgmt	For
13	Re-appoint Chris Bartram as a Director	Mgmt	For
14	Re-appoint Robert Noel as a Director	Mgmt	For
15	Re-appoint PricewaterhouseCoopers LLP as the Auditors of the Company for the ensuing year	Mgmt	For
16	Authorize the Directors to determine the remuneration of the Auditors	Mgmt	For
17	Authorize the Directors to allot shares in the Company and to grant rights to subscribe for or convert any security into shares in the Company; up to an aggregate nominal amount of GBP 25,405,291 and comprising equity securities Section 560(1) of the Companies Act 2006 up to a nominal amount of GBP 50,810,583 such amount to be reduced by an allotments or grant made under paragraph in connection with an offer by way of a right issue: to ordinary shareholders in proportion as nearly as may be practicable to their existing holdings; and to holders of other equity securities as required by the rights of those securities or as the Board otherwise considers necessary; Authority expires earlier at the conclusion of the next AGM of the Company or 22 OCT	Mgmt	For

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

- 2011 ; and the Directors may allot relevant securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry
- S.18 Authorize the Directors, subject to the passing of Resolution 17, to allot equity securities as defined 2006 of the Act for cash pursuant to the authority conferred by Resolution 17 and/or where such allotment constitutes an allotment of equity securities by virtue of Section 561 of the said Act, disapplying the statutory pre-emption rights, provided that this power is limited to the allotment of equity securities: i) in connection with a right issue, open offer or other offer of securities in favour of the holders of the ordinary shares; ii) up to an aggregate nominal amount of GBP 3,810,793; Authority expires earlier at the conclusion of the next AGM of the Company or 22 OCT 2011 ; and the Directors may allot equity securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry
- S.19 Authorize the Company to purchase its own ordinary shares in accordance with Section 701 of the Companies Act 2006 by way of market purchase Section 693 of the 2006 Act of up to 76,805,475 Ordinary Shares of 10p, at a minimum price of 10p and up to 105% of the average middle market quotations for such shares derived from the London Stock Exchange Daily Official List, over the previous 5 business days; Authority expires earlier at the conclusion of the AGM of the Company in 2011 or 22 OCT 2011 ; the Company, before the expiry, may make a contract to purchase ordinary shares which will or may be executed wholly or partly after such expiry
- S.20 Approve the general meeting other than an AGM may be called on not less than 14 clear days' notice
- S.21 Amend the Articles of Association of the Company, by deleting all the provisions of the Company's Memorandum of Association which by virtue of Section 28 of the Companies Act 2006 are to be treated as provisions of the Company's Articles of Association; and adopt the Articles of Association of the Company produced to the meeting as specified, in substitution for and to the exclusion of the current Articles of Association
- 22 Authorize the Company, in accordance with Section 366 and 367 of the Companies Act 2006 the 2006 Act , in aggregate to: i make political donations to political parties and/or independent election candidates not exceeding GBP 20,000 in total; ii make political donations to political Organizations other than political

Mgmt For

Mgmt For

Mgmt For

Mgmt For

Mgmt For

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

parties not exceeding GBP 20,000 in total;
 and iii incur political expenditure not exceeding
 GBP 20,000 in total Authority expires
 at the conclusion of the AGM of the Company
 in 22 JUL 2013

 LEXINGTON REALTY TRUST

Agen

 Security: 529043101
 Meeting Type: Annual
 Meeting Date: 17-May-2011
 Ticker: LXP
 ISIN: US5290431015

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR E. ROBERT ROSKIND T. WILSON EGLIN CLIFFORD BROSER HAROLD FIRST RICHARD S. FRARY JAMES GROSFELD KEVIN W. LYNCH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF THE LEXINGTON REALTY TRUST 2011 EQUITY-BASED AWARD PLAN.	Mgmt	For
03	A RESOLUTION TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, EXECUTIVE COMPENSATION OF CERTAIN OFFICERS, AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
04	TO RECOMMEND, ON A NON-BINDING, ADVISORY BASIS, THE FREQUENCY OF FUTURE NON-BINDING, ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
05	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For

 LIBERTY PROPERTY TRUST

Agen

 Security: 531172104
 Meeting Type: Annual
 Meeting Date: 11-May-2011
 Ticker: LRY
 ISIN: US5311721048

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

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

01	DIRECTOR M. LEANNE LACHMAN STEPHEN D. STEINOUR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL K. ELIZABETH DIETZE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	A NON-BINDING, ADVISORY VOTE REGARDING THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
03	A NON-BINDING, ADVISORY VOTE REGARDING THE FREQUENCY OF THE VOTING ON THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
04	A PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
Meeting Type: Annual
Meeting Date: 24-May-2011
Ticker: CLI
ISIN: US5544891048

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM L. MACK NATHAN GANTCHER DAVID S. MACK ALAN G. PHILIBOSIAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	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
03	ADVISORY VOTE APPROVING THE FREQUENCY OF THE STOCKHOLDER VOTE ON 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, EVERY.	Mgmt	1 Year
04	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For

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

PENNSYLVANIA REAL ESTATE INVESTMENT TR

Agen

Security: 709102107
 Meeting Type: Annual
 Meeting Date: 02-Jun-2011
 Ticker: PEI
 ISIN: US7091021078

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DORRIT J. BERN STEPHEN B. COHEN JOSEPH F. CORADINO M. WALTER D'ALESSIO EDWARD A. GLICKMAN LEONARD I. KORMAN IRA M. LUBERT DONALD F. MAZZIOTTI MARK E. PASQUERILLA JOHN J. ROBERTS GEORGE F. RUBIN RONALD RUBIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
02	ADVISORY VOTE ON THE COMPENSATION OF NAMED EXECUTIVE OFFICERS.	Mgmt	For
03	ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
04	RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2011.	Mgmt	For

POST PROPERTIES, INC.

Agen

Security: 737464107
 Meeting Type: Annual
 Meeting Date: 25-May-2011
 Ticker: PPS
 ISIN: US7374641071

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR ROBERT C. GODDARD, III DOUGLAS CROCKER II DAVID P. STOCKERT HERSCHEL M. BLOOM WALTER M. DERISO, JR. RUSSELL R. FRENCH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For

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

	DALE ANNE REISS	Mgmt	For
	STELLA F. THAYER	Mgmt	For
	RONALD DE WAAL	Mgmt	For
2	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
3	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
4	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2011.	Mgmt	For

PROLOGIS

Agen

Security: 743410102
Meeting Type: Special
Meeting Date: 01-Jun-2011
Ticker: PLD
ISIN: US7434101025

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE MERGER OF PUMPKIN LLC, INDIRECT WHOLLY OWNED SUBSIDIARY OF PROLOGIS, WITH AND INTO PROLOGIS, FOLLOWED BY THE MERGER OF NEW PUMPKIN INC. WITH AND INTO AMB PROPERTY CORPORATION, A MARYLAND CORPORATION ("AMB"), WITH AMB CONTINUING AS THE SURVIVING CORPORATION UNDER THE NAME "PROLOGIS, INC.", ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
02	TO APPROVE THE ADJOURNMENT OF THE PROLOGIS SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE MERGER IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF SUCH ADJOURNMENT TO APPROVE EACH PROPOSAL.	Mgmt	For

PS BUSINESS PARKS, INC.

Agen

Security: 69360J107
Meeting Type: Annual
Meeting Date: 02-May-2011
Ticker: PSB
ISIN: US69360J1079

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		

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

	RONALD L. HAVNER, JR.	Mgmt	For
	JOSEPH D. RUSSELL, JR.	Mgmt	For
	R. WESLEY BURNS	Mgmt	For
	JENNIFER HOLDEN DUNBAR	Mgmt	For
	ARTHUR M. FRIEDMAN	Mgmt	For
	JAMES H. KROPP	Mgmt	For
	SARA GROOTWASSINK LEWIS	Mgmt	For
	MICHAEL V. MCGEE	Mgmt	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, 2011.	Mgmt	For
03	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 05-May-2011
 Ticker: PSA
 ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR B. WAYNE HUGHES 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 Mgmt	For For For For For For For For For
02	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

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

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 01-Jun-2011
 Ticker: RPT
 ISIN: US7514522025

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ARTHUR H. GOLDBERG MARK K. ROSENFELD	Mgmt Mgmt	For For
02	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For
03	ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
04	ADVISORY RECOMMENDATION ON THE FREQUENCY OF AN ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	1 Year

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
 Meeting Type: Annual
 Meeting Date: 03-May-2011
 Ticker: REG
 ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
01	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 JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	TO DETERMINE WHETHER AN ADVISORY VOTE ON EXECUTIVE COMPENSATION WILL OCCUR EVERY 1, 2 OR 3 YEARS.	Mgmt	1 Year
03	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2010.	Mgmt	For
04	APPROVAL OF THE REGENCY CENTERS CORPORATION	Mgmt	For

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

2011 OMNIBUS INCENTIVE PLAN.

05	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
----	---	------	-----

S.L. GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 15-Jun-2011
Ticker: SLG
ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARC HOLLIDAY JOHN S. LEVY	Mgmt Mgmt	For For
02	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.	Mgmt	For
03	TO RECOMMEND, BY A NON-BINDING ADVISORY VOTE, WHETHER AN ADVISORY VOTE ON EXECUTIVE COMPENSATION SHOULD BE HELD EVERY ONE, TWO OR THREE YEARS.	Mgmt	1 Year
04	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For

SENIOR HOUSING PROPERTIES TRUST

Agen

Security: 81721M109
Meeting Type: Annual
Meeting Date: 16-May-2011
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 III: FREDERICK N. ZEYTOONJIAN	Mgmt	For
02	TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION.	Mgmt	For
03	TO RECOMMEND, BY NONBINDING ADVISORY VOTE, THE	Mgmt	1 Year

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

FREQUENCY OF SHAREHOLDER NONBINDING ADVISORY VOTES RELATING TO OUR EXECUTIVE COMPENSATION.

04	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
----	---	------	-----

SERGO PLC REIT

Agen

Security: G80277141
Meeting Type: AGM
Meeting Date: 28-Apr-2011
Ticker:
ISIN: GB00B5ZN1N88

Prop.#	Proposal	Proposal Type	Proposal Vote
1	To receive the financial statements for the year ended 31 December 2010	Mgmt	For
2	To declare a final dividend of 9.6 pence per ordinary share	Mgmt	For
3	To approve the remuneration report for the year ended 31 December 2010	Mgmt	For
4	To re-elect Nigel Rich as a Director	Mgmt	For
5	To re-elect Andrew Palmer as a Director	Mgmt	For
6	To re-elect Chris Peacock as a Director	Mgmt	For
7	To elect Mark Robertshaw as a Director	Mgmt	For
8	To elect Doug Webb as a Director	Mgmt	For
9	To re-appoint Deloitte LLP as auditors of the Company	Mgmt	For
10	To authorise the Directors to determine the remuneration of the auditors	Mgmt	For
11	To authorise political donations under the Companies Act 2006	Mgmt	For
12	To confer on the Directors a general authority to allot ordinary shares	Mgmt	For
13	To disapply statutory pre-emption rights relating to ordinary shares allotted under the authority granted by resolution 12	Mgmt	For
14	To confer on the Directors an additional authority to allot ordinary shares in connection with a rights issue	Mgmt	For

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

15	To disapply statutory pre-emption rights relating to ordinary shares allotted under the authority granted by resolution 14	Mgmt	For
16	To authorise the Company to make market purchases of its ordinary shares	Mgmt	For
17	To enable a general meeting other than an AGM to be held on not less than 14 clear days' notice	Mgmt	For
18	To renew the Segro plc Savings Related Share Option Scheme	Mgmt	For

SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
Meeting Type: Annual
Meeting Date: 19-May-2011
Ticker: SPG
ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN	Mgmt	For
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	NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
03	NON-BINDING ADVISORY VOTE REGARDING THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
04	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.	Mgmt	For

SOVRAN SELF STORAGE, INC.

Agen

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

Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 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 2011.	Mgmt	For
03	PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	For
04	PROPOSAL ON THE FREQUENCY OF HOLDING FUTURE VOTES ON THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	1 Year

STARWOOD HOTELS & RESORTS WORLDWIDE

Agen

Security: 85590A401
 Meeting Type: Annual
 Meeting Date: 05-May-2011
 Ticker: HOT
 ISIN: US85590A4013

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ADAM ARON CHARLENE BARSHEFSKY THOMAS CLARKE CLAYTON DALEY, JR. BRUCE DUNCAN LIZANNE GALBREATH ERIC HIPPEAU STEPHEN QUAZZO THOMAS RYDER FRITS VAN PAASSCHEN KNEELAND YOUNGBLOOD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For 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 THE FISCAL YEAR ENDING DECEMBER 31, 2011.	Mgmt	For

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

03	RESOLVED, THAT THE COMPANY STOCKHOLDERS APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION & ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION, IN OUR PROXY STATEMENT FOR THE 2011 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For
04	TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.	Mgmt	1 Year

 SUNSTONE HOTEL INVESTORS, INC.

 Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: SHO
 ISIN: US8678921011

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT A. ALTER LEWIS N. WOLFF Z. JAMIE BEHAR THOMAS A. LEWIS KEITH M. LOCKER KEITH P. RUSSELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	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, 2011.	Mgmt	For
03	ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
04	ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

 U-STORE-IT TRUST

 Agen

Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 01-Jun-2011
 Ticker: YSI
 ISIN: US91274F1049

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

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

		Type	
01	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE JOHN F. REMONDI JEFFREY F. ROGATZ	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP, AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2011.	Mgmt	For
03	TO APPROVE, BY NON-BINDING ADVISORY VOTE, EXECUTIVE COMPENSATION.	Mgmt	For
04	TO RECOMMEND, BY NON-BINDING ADVISORY VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION ADVISORY VOTES.	Mgmt	1 Year

UDR, INC.

Agem

Security: 902653104
Meeting Type: Annual
Meeting Date: 12-May-2011
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	For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011.	Mgmt	For
03	AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	AN ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

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

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 10-Mar-2011
 Ticker: UBA
 ISIN: US9172862057

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KEVIN J. BANNON PETER HERRICK CHARLES D. URSTADT	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For
03	TO AMEND THE COMPANY'S RESTRICTED STOCK AWARD PLAN.	Mgmt	For
04	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
05	FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 12-May-2011
 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: MATTHEW J. LUSTIG	Mgmt	For
1F	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1G	ELECTION OF DIRECTOR: SHELI Z. ROSENBERG	Mgmt	For
1H	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For

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

1I	ELECTION OF DIRECTOR: JAMES D. SHELTON	Mgmt	For
1J	ELECTION OF DIRECTOR: THOMAS C. THEOBALD	Mgmt	For
02	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2011.	Mgmt	For
03	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
04	ADVISORY VOTE AS TO THE FREQUENCY OF ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 26-May-2011
Ticker: VNO
ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANTHONY W. DEERING MICHAEL LYNNE RONALD G. TARGAN	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM	Mgmt	For
03	NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION	Mgmt	For
04	NON-BINDING ADVISORY VOTE ON FREQUENCY OF EXECUTIVE COMPENSATION ADVISORY VOTES	Mgmt	1 Year
05	NON-BINDING SHAREHOLDER PROPOSAL RELATING TO A CHANGE IN THE VOTING STANDARD FOR TRUSTEE ELECTIONS	Shr	For
06	NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN	Shr	Against
07	NON-BINDING SHAREHOLDER PROPOSAL RELATING TO DECLASSIFICATION OF THE BOARD OF TRUSTEES	Shr	For

WESTFIELD GROUP, SYDNEY NSW

Agen

Security: Q97062105
Meeting Type: EGM
Meeting Date: 09-Dec-2010
Ticker:

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

ISIN: AU000000WDC7

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	That the Proposal as described in the Explanatory Memorandum accompanying the Notice of Meeting convening this meeting be and is hereby approved for all purposes including, in the case of WHL and WFT, section 208 (as modified for WML by section 601LC) of the Corporations Act	Mgmt	For
2.	That: (a) subject to the passing of Resolution 1 in the Notice of Meeting convening this meeting, the constitution of WFT is amended in accordance with the provisions of the supplemental deed in the form tabled at the meeting and signed by the Chairperson of the meeting for the purposes of identification; and (b) Westfield Management Limited, as responsible entity of WFT, is authorised to execute and lodge with the Australian Securities and Investments Commission that supplemental deed to give effect to these amendments to the constitution of WFT	Mgmt	For
3.	That: (a) subject to the passing of Resolution 1 in the Notice of Meeting convening this meeting, the constitution of WAT is amended in accordance with the provisions of the supplemental deed in the form tabled at the meeting and signed by the Chairperson of the meeting for the purposes of identification; and (b) Westfield America Management Limited, as responsible entity of WAT, is authorised to execute and lodge with the Australian Securities and Investments Commission that supplemental deed to give effect to these amendments to the constitution of WAT	Mgmt	For
4.	That subject to the passing of Resolution 1 in the Notice of Meeting convening this meeting, the document submitted to the meeting, and for the purposes of identification signed by the Chairperson of the meeting, is adopted as the constitution of WHL in substitution for the present constitution of WHL (which is repealed)	Mgmt	For
5.	That, subject to the passing of Resolutions 2, 3 and 4 in the Notice of Meeting convening this meeting and lodgement with the Australian Securities and Investments Commission of the supplemental deeds referred to in Resolutions 2 and 3 in the Notice of Meeting convening this meeting, for the purpose of clause 2.3 of the Westfield Group Stapling Deed, the units in Westfield Retail Trust 1 and Westfield Retail Trust 2 be stapled to the Westfield Stapled Securities in the manner contemplated by: (a) in the case of the WFT constitution, clause 3.4(c); and (b) in the case of the WAT constitution, clause 5.1B; and (c) in the case of the WHL	Mgmt	For

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

constitution, clause 2.7, in each case being the constitutions as amended in accordance with Resolutions 2, 3 and 4 in the Notice of Meeting convening this meeting

 WESTFIELD HLDGS LTD / WESTFIELD TR / WESTFIELD AMER TR

Agen

Security: Q97062105
 Meeting Type: AGM
 Meeting Date: 25-May-2011
 Ticker:
 ISIN: AU000000WDC7

Prop.#	Proposal	Proposal Type	Proposal Vote
CMMT	VOTING EXCLUSIONS APPLY TO THIS MEETING FOR PROPOSAL 9 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 (9), YOU ACKNOWLEDGE THAT YOU HAVE NOT OBTAINED BENEFIT NEITHER EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE RELEVANT PROPOSAL/S AND YOU COMPLY WITH THE VOTING EXCLUSION.	Non-Voting	No vote
2	That the Company's Remuneration Report for the year ended 31 December 2010 be approved	Mgmt	For
3	That Mr Roy L Furman is re-elected as a Director of the Company	Mgmt	For
4	That Mr Stephen P Johns is re-elected as a Director of the Company	Mgmt	Against
5	That Mr Steven M Lowy AM is re-elected as a Director of the Company	Mgmt	For
6	That Mr Brian M Schwartz AM is re-elected as a Director of the Company	Mgmt	For
7	That Mr Peter K Allen is elected as a Director of the Company	Mgmt	For
8	That Ms Ilana R Atlas is elected as a Director of the Company	Mgmt	For
9	That for the purposes of Listing Rule 10.17 and Article 10.9(a) of the Constitution of the Company, the maximum aggregate fees payable to Directors be increased by AUD 1,000,000	Mgmt	For

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

from AUD 2.5 million to AUD 3.5 million per
annum

10 That the Company's constitution be amended as Mgmt For
set out in the Notice of Meeting

* 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 Payne
Name Tina Payne
Title Assistant Secretary
Date 08/18/2011