

COHEN & STEERS REIT & PREFERRED INCOME FUND INC  
Form N-Q  
May 26, 2016

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM N-Q**

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED  
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.  
(Exact name of registrant as specified in charter)

280 Park Avenue

New York, NY  
(Address of principal executive offices)

10017  
(Zip code)

Tina M. Payne

280 Park Avenue

New York, NY 10017  
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2016

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**Item 1. Schedule of Investments**

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## COHEN &amp; STEERS REIT AND PREFERRED INCOME FUND, INC.

## SCHEDULE OF INVESTMENTS

March 31, 2016 (Unaudited)

|  | Number<br>of Shares | Value        |
|--|---------------------|--------------|
| <b>COMMON STOCK REAL ESTATE 65.0%</b>        |                     |              |
| <b>DIVERSIFIED 4.0%</b>                      |                     |              |
| American Assets Trust(a)                     | 214,357             | \$ 8,557,132 |
| Vornado Realty Trust(a),(b)                  | 354,547             | 33,479,873   |
|  |                     | 42,037,005   |
| <b>HEALTH CARE 9.0%</b>                      |                     |              |
| HCP(a),(b)                                   | 648,001             | 21,111,873   |
| Healthcare Trust of America, Class A(a),(b)  | 549,593             | 16,169,026   |
| Omega Healthcare Investors(a),(b)            | 689,610             | 24,343,233   |
| Physicians Realty Trust(a),(b)               | 813,881             | 15,121,909   |
| Ventas                                       | 284,241             | 17,895,813   |
|  |                     | 94,641,854   |
| <b>HOTEL 2.4%</b>                            |                     |              |
| Host Hotels & Resorts(a),(b)                 | 989,061             | 16,517,319   |
| Sunstone Hotel Investors(a),(b)              | 599,110             | 8,387,540    |
|  |                     | 24,904,859   |
| <b>INDUSTRIALS 0.9%</b>                      |                     |              |
| Duke Realty Corp.(a)                         | 422,696             | 9,527,568    |
| <b>NET LEASE 3.7%</b>                        |                     |              |
| Gaming and Leisure Properties                | 89,120              | 2,755,590    |
| National Retail Properties(a),(b)            | 331,108             | 15,297,190   |
| Spirit Realty Capital(a),(b)                 | 1,299,599           | 14,620,489   |
| STORE Capital Corp.                          | 244,923             | 6,338,607    |
|  |                     | 39,011,876   |
| <b>OFFICE 5.0%</b>                           |                     |              |
| Alexandria Real Estate Equities              | 26,505              | 2,409,040    |
| Cousins Properties                           | 143,168             | 1,486,084    |
| Douglas Emmett(a),(b)                        | 308,082             | 9,276,349    |
| Kilroy Realty Corp.(a),(b)                   | 296,048             | 18,316,490   |
| PS Business Parks(a)                         | 90,942              | 9,140,580    |
| SL Green Realty Corp.(a),(b)                 | 120,815             | 11,704,557   |
|  |                     | 52,333,100   |
| <b>RESIDENTIAL 13.5%</b>                     |                     |              |
| <b>APARTMENT 12.0%</b>                       |                     |              |
| Apartment Investment & Management Co.(a),(b) | 386,748             | 16,173,801   |
| Colony Starwood Homes(a),(b)                 | 306,079             | 7,575,455    |
| Education Realty Trust(a)                    | 185,181             | 7,703,530    |

|  | Number<br>of Shares | Value              |
|--|---------------------|--------------------|
| Equity Residential(a),(b)                | 362,977             | \$ 27,234,164      |
| Essex Property Trust(a),(b)              | 107,418             | 25,120,774         |
| Mid-America Apartment Communities(a),(b) | 167,228             | 17,092,374         |
| UDR(a),(b)                               | 673,132             | 25,935,776         |
|  |                     | 126,835,874        |
| MANUFACTURED HOME 1.5%                   |                     |                    |
| Sun Communities(a)                       | 213,633             | 15,298,259         |
| <b>TOTAL RESIDENTIAL</b>                 |                     | <b>142,134,133</b> |
| SELF STORAGE 6.3%                        |                     |                    |
| CubeSmart(a),(b)                         | 665,541             | 22,162,515         |
| Extra Space Storage(a),(b)               | 418,388             | 39,102,542         |
| Sovran Self Storage(a),(b)               | 43,843              | 5,171,282          |
|  |                     | 66,436,339         |
| SHOPPING CENTERS 14.9%                   |                     |                    |
| COMMUNITY CENTER 5.3%                    |                     |                    |
| Brixmor Property Group                   | 564,805             | 14,470,304         |
| DDR Corp.(a),(b)                         | 949,842             | 16,897,689         |
| Ramco-Gershenson Properties Trust(a),(b) | 557,383             | 10,049,615         |
| Regency Centers Corp.(a),(b)             | 153,735             | 11,507,065         |
| Tanger Factory Outlet Centers            | 91,602              | 3,333,397          |
|  |                     | 56,258,070         |
| REGIONAL MALL 9.6%                       |                     |                    |
| General Growth Properties(a),(b)         | 655,786             | 19,496,518         |
| Pennsylvania REIT(a)                     | 377,207             | 8,241,973          |
| Simon Property Group(a),(b)              | 352,551             | 73,221,317         |
|  |                     | 100,959,808        |
| <b>TOTAL SHOPPING CENTERS</b>            |                     | <b>157,217,878</b> |
| SPECIALTY 5.3%                           |                     |                    |
| CyrusOne(a)                              | 258,025             | 11,778,841         |
| DuPont Fabros Technology                 | 87,335              | 3,539,687          |
| Equinix(a),(b)                           | 79,191              | 26,189,256         |
| QTS Realty Trust, Class A(a),(b)         | 305,320             | 14,466,062         |
|  |                     | 55,973,846         |
| <b>TOTAL COMMON STOCK</b>                |                     |                    |
| (Identified cost \$476,684,532)          |                     | 684,218,458        |

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|   | Number<br>of Shares | Value        |
|---|---------------------|--------------|
| <b>PREFERRED SECURITIES \$25 PAR VALUE 28.4%</b>                    |                     |              |
| <b>BANKS 7.6%</b>   |                     |              |
| Bank of America Corp., 6.20%, Series CC                             | 134,575             | \$ 3,505,679 |
| Bank of America Corp., 6.50%, Series Y(a)                           | 341,463             | 9,038,526    |
| BB&T Corp., 5.625%  | 65,175              | 1,648,928    |
| BB&T Corp., 5.20%, Series F   | 79,981              | 2,015,521    |
| Capital One Financial Corp., 6.25%, Series C(a)                     | 27,584              | 725,735      |
| Citigroup, 6.875%, Series K(a)                                      | 83,974              | 2,297,529    |
| Citigroup, 6.30%, Series S  | 165,000             | 4,293,300    |
| Farm Credit Bank of Texas, 6.75%, 144A(c)                           | 63,000              | 6,784,312    |
| Fifth Third Bancorp, 6.625%, Series I(a)                            | 155,465             | 4,520,922    |
| First Republic Bank, 5.50%  | 54,199              | 1,361,479    |
| First Republic Bank, 5.50%, Series G                                | 4,175               | 104,417      |
| GMAC Capital Trust I, 6.402%, due 2/15/40, Series 2 (TruPS) (FRN)   | 164,847             | 4,040,400    |
| Huntington Bancshares, 6.25%, Series D                              | 154,000             | 3,957,800    |
| JPMorgan Chase & Co., 6.10%, Series AA                              | 50,000              | 1,306,500    |
| JPMorgan Chase & Co., 6.15%, Series BB                              | 75,000              | 1,956,750    |
| JPMorgan Chase & Co., 6.125%, Series Y                              | 130,000             | 3,404,700    |
| PNC Financial Services Group, 6.125%, Series P(a)                   | 122,500             | 3,567,200    |
| Regions Financial Corp., 6.375%, Series B                           | 209,686             | 5,674,103    |
| SunTrust Banks, 5.875%, Series E                                    | 90,014              | 2,322,361    |
| US Bancorp, 6.50%, Series F   | 78,991              | 2,323,915    |
| Wells Fargo & Co., 5.85%(a)   | 270,142             | 7,120,943    |
| Wells Fargo & Co., 6.625%   | 46,774              | 1,371,881    |
| Wells Fargo & Co., 5.70%, Series W                                  | 117,835             | 3,051,926    |
| Zions Bancorp, 7.90%, Series F(a)                                   | 84,067              | 2,275,694    |
| Zions Bancorp, 6.30%, Series G                                      | 45,086              | 1,160,965    |
|   |                     | 79,831,486   |
| <b>BANKS FOREIGN 1.9%</b>   |                     |              |
| Barclays Bank PLC, 8.125%, Series 5 (United Kingdom)(a)             | 315,000             | 8,240,400    |
| Barclays Bank PLC, 7.75%, Series IV (United Kingdom)                | 100,000             | 2,595,000    |
| HSBC Holdings PLC, 8.00%, Series 2 (United Kingdom)                 | 100,000             | 2,620,000    |
| National Westminster Bank PLC, 7.763%, Series C (United Kingdom)(a) | 219,392             | 5,669,089    |
| Royal Bank of Scotland Group PLC, 7.25%, Series T (United Kingdom)  | 31,081              | 791,012      |
|   |                     | 19,915,501   |

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|   | Number<br>of Shares | Value             |
|---|---------------------|-------------------|
| <b>ELECTRIC 1.3%</b>                                      |                     |                   |
| <b>INTEGRATED ELECTRIC 0.4%</b>                           |                     |                   |
| Integrus Holdings, 6.00%, due 8/1/73(d)                   | 162,977             | \$ 4,303,619      |
| <b>REGULATED ELECTRIC 0.9%</b>                            |                     |                   |
| Southern Co./The, 6.25%, due 10/15/75                     | 330,000             | 9,018,900         |
| <b>TOTAL ELECTRIC</b>                                     |                     | <b>13,322,519</b> |
| <b>FINANCIAL 2.3%</b>                                     |                     |                   |
| <b>DIVERSIFIED FINANCIAL SERVICES 0.3%</b>                |                     |                   |
| KKR & Co. LP, 6.75%, Series A                             | 140,000             | 3,530,800         |
| <b>INVESTMENT BANKER/BROKER 2.0%</b>                      |                     |                   |
| Charles Schwab Corp./The, 5.95%, Series D                 | 172,400             | 4,491,020         |
| Morgan Stanley, 6.875%(a)                                 | 316,012             | 8,576,566         |
| Morgan Stanley, 6.375%, Series I                          | 303,517             | 7,912,688         |
|   |                     | 20,980,274        |
| <b>TOTAL FINANCIAL</b>                                    |                     | <b>24,511,074</b> |
| <b>INDUSTRIALS CHEMICALS 1.0%</b>                         |                     |                   |
| CHS, 6.75%(a)   | 130,453             | 3,466,136         |
| CHS, 7.50%, Series 4                                      | 74,495              | 2,073,196         |
| CHS, 7.10%, Series II(a)                                  | 193,453             | 5,356,714         |
|   |                     | 10,896,046        |
| <b>INSURANCE 4.3%</b>                                     |                     |                   |
| <b>LIFE/HEALTH INSURANCE FOREIGN 0.1%</b>                 |                     |                   |
| Aegon NV, 6.50% (Netherlands)                             | 44,521              | 1,169,567         |
| <b>MULTI-LINE 2.0%</b>                                    |                     |                   |
| American Financial Group, 5.75%, due 8/25/42              | 200,000             | 5,146,000         |
| American Financial Group, 6.00%, due 11/15/55             | 99,000              | 2,514,600         |
| American Financial Group, 6.25%, due 9/30/54              | 139,041             | 3,698,491         |
| Hanover Insurance Group/The, 6.35%, due 3/30/53           | 78,400              | 1,999,200         |
| Hartford Financial Services Group, 7.875%, due 4/15/42(a) | 67,397              | 2,104,134         |
| WR Berkley Corp., 5.625%, due 4/30/53(a)                  | 117,836             | 2,954,148         |
| WR Berkley Corp., 5.90%, due 3/1/56                       | 112,600             | 2,847,654         |
|   |                     | 21,264,227        |
| <b>MULTI-LINE FOREIGN 1.0%</b>                            |                     |                   |
| ING Groep N.V., 7.05% (Netherlands)                       | 149,060             | 3,911,334         |
| PartnerRe Ltd., 6.50%, Series D (Bermuda)                 | 64,770              | 1,715,110         |
| PartnerRe Ltd., 7.25%, Series E (Bermuda)                 | 167,275             | 4,732,210         |
|   |                     | 10,358,654        |

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|   | Number<br>of Shares | Value             |
|---|---------------------|-------------------|
| <b>REINSURANCE 0.1%</b>                                       |                     |                   |
| Reinsurance Group of America, 6.20%, due 9/15/42              | 26,133              | \$ 741,655        |
| <b>REINSURANCE FOREIGN 1.1%</b>                               |                     |                   |
| Aspen Insurance Holdings Ltd., 5.95% (Bermuda)                | 114,309             | 3,018,901         |
| Aspen Insurance Holdings Ltd., 7.25% (Bermuda)                | 106,000             | 2,798,400         |
| Axis Capital Holdings Ltd., 6.875%, Series C (Bermuda)        | 49,728              | 1,286,960         |
| Endurance Speciality Holdings Ltd., 6.35%, Series C (Bermuda) | 177,000             | 4,639,170         |
|   |                     | 11,743,431        |
| <b>TOTAL INSURANCE</b>  |                     | <b>45,277,534</b> |
| <b>INTEGRATED TELECOMMUNICATIONS SERVICES 0.4%</b>            |                     |                   |
| Qwest Corp., 7.00%, due 4/1/52                                | 55,429              | 1,413,439         |
| Qwest Corp., 7.375%, due 6/1/51                               | 100,000             | 2,553,000         |
|   |                     | 3,966,439         |
| <b>REAL ESTATE 7.2%</b>                                       |                     |                   |
| <b>DIVERSIFIED 2.0%</b>                                       |                     |                   |
| Coresite Realty Corp., 7.25%, Series A                        | 79,200              | 2,059,200         |
| Lexington Realty Trust, 6.50%, Series C (\$50 Par Value)(a)   | 76,536              | 3,704,725         |
| National Retail Properties, 5.70%, Series E                   | 73,266              | 1,906,381         |
| NorthStar Realty Finance Corp., 8.50%, Series D               | 90,426              | 2,043,628         |
| VEREIT, 6.70%, Series F(a)                                    | 323,710             | 8,199,574         |
| Wells Fargo Real Estate Investment Corp., 6.375%, Series A    | 102,536             | 2,761,295         |
|   |                     | 20,674,803        |
| <b>HOTEL 0.8%</b>   |                     |                   |
| Hersha Hospitality Trust, 6.875%, Series C                    | 134,345             | 3,658,214         |
| Hospitality Properties Trust, 7.125%, Series D                | 107,050             | 2,798,287         |
| Sunstone Hotel Investors, 6.95%, Series E                     | 65,000              | 1,706,250         |
|   |                     | 8,162,751         |
| <b>INDUSTRIALS 0.8%</b>                                       |                     |                   |
| Gramercy Property Trust, 7.125%, Series A                     | 151,270             | 3,933,020         |
| Monmouth Real Estate Investment Corp., 7.875%, Series B       | 87,500              | 2,308,250         |
| STAG Industrial, 6.875%, Series C                             | 96,000              | 2,538,240         |
|   |                     | 8,779,510         |
| <b>OFFICE 0.2%</b>  |                     |                   |
| Corporate Office Properties Trust, 7.375%, Series L(a)        | 100,000             | 2,600,000         |

|  | Number<br>of Shares | Value             |
|--|---------------------|-------------------|
| <b>RESIDENTIAL 0.3%</b>                          |                     |                   |
| <b>APARTMENT 0.2%</b>                            |                     |                   |
| American Homes 4 Rent, 5.00%, Series A           | 79,685              | \$ 2,110,856      |
| <b>MANUFACTURED HOME 0.1%</b>                    |                     |                   |
| Equity Lifestyle Properties, 6.75%, Series C     | 60,843              | 1,570,966         |
| <b>TOTAL RESIDENTIAL</b>                         |                     | <b>3,681,822</b>  |
| <b>SELF STORAGE 0.2%</b>                         |                     |                   |
| Public Storage, 5.375%, Series V                 | 89,880              | 2,304,523         |
| <b>SHOPPING CENTERS 2.4%</b>                     |                     |                   |
| <b>COMMUNITY CENTER 1.6%</b>                     |                     |                   |
| Cedar Realty Trust, 7.25%, Series B(a)           | 219,000             | 5,547,270         |
| DDR Corp., 6.50%, Series J                       | 60,000              | 1,557,000         |
| Inland Real Estate Corp., 8.125%, Series A       | 171,427             | 4,407,388         |
| Inland Real Estate Corp., 6.95%, Series B        | 121,388             | 3,049,874         |
| Saul Centers, 6.875%, Series C                   | 84,140              | 2,233,917         |
|  |                     | 16,795,449        |
| <b>REGIONAL MALL 0.8%</b>                        |                     |                   |
| CBL & Associates Properties, 7.375%, Series D(a) | 324,982             | 8,043,304         |
| <b>TOTAL SHOPPING CENTERS</b>                    |                     | <b>24,838,753</b> |
| <b>SPECIALTY 0.5%</b>                            |                     |                   |
| Digital Realty Trust, 7.375%, Series H           | 60,000              | 1,665,000         |
| Digital Realty Trust, 6.35%, Series I            | 140,000             | 3,612,000         |
|  |                     | 5,277,000         |
| <b>TOTAL REAL ESTATE</b>                         |                     | <b>76,319,162</b> |
| <b>TECHNOLOGY SOFTWARE 0.4%</b>                  |                     |                   |
| eBay, 6.00%, due 2/1/56                          | 173,000             | 4,359,600         |
| <b>TRANSPORT MARINE FOREIGN 0.1%</b>             |                     |                   |
| Seaspan Corp., 9.50%, Series C (Hong Kong)       | 60,786              | 1,537,278         |
| <b>UTILITIES 1.9%</b>                            |                     |                   |
| Entergy New Orleans, 5.50%, due 4/1/66           | 140,000             | 3,561,600         |
| SCE Trust III, 5.75%                             | 52,698              | 1,416,522         |
| SCE Trust IV, 5.375%, Series J                   | 272,000             | 7,080,160         |
| SCE Trust V, 5.45%, Series K                     | 277,849             | 7,404,676         |
|  |                     | 19,462,958        |
| <b>TOTAL PREFERRED SECURITIES \$25 PAR VALUE</b> |                     |                   |
| (Identified cost \$280,458,956)                  |                     | 299,399,597       |



|  | Number<br>of Shares | Value        |
|--|---------------------|--------------|
| <b>PREFERRED SECURITIES CAPITAL SECURITIES 37.4%</b>                     |                     |              |
| <b>BANKS 10.1%</b>   |                     |              |
| AgriBank FCB, 6.875%   | 38,000              | \$ 4,030,375 |
| Bank of America Corp., 6.10%, Series AA                                  | 2,575,000           | 2,539,594    |
| Bank of America Corp., 6.30%, Series DD                                  | 7,900,000           | 8,156,750    |
| Bank of America Corp., 6.50%, Series Z(a)                                | 10,113,000          | 10,451,280   |
| Citigroup, 6.125%, Series R  | 2,806,000           | 2,816,438    |
| Citigroup Capital III, 7.625%, due 12/1/36(a)                            | 4,700,000           | 5,829,795    |
| CoBank ACB, 6.25%, 144A(a),(c)   | 33,000              | 3,390,750    |
| CoBank ACB, 6.125%, Series G(a)  | 46,500              | 4,413,143    |
| Farm Credit Bank of Texas, 10.00%, Series I(a)                           | 6,000               | 7,526,250    |
| Goldman Sachs Capital I, 6.345%, due 2/15/34(a)                          | 600,000             | 701,808      |
| Huntington Bancshares, 8.50%, Series A (Convertible)(a)                  | 3,212               | 4,368,320    |
| JPMorgan Chase & Co., 7.90%, Series I(a)                                 | 10,000,000          | 10,012,500   |
| JPMorgan Chase & Co., 6.75%, Series S(a)                                 | 8,650,000           | 9,508,512    |
| JPMorgan Chase & Co., 5.30%, Series Z                                    | 3,225,000           | 3,241,125    |
| PNC Financial Services Group, 6.75%                                      | 6,275,000           | 6,870,498    |
| US Bancorp, 5.125%, Series I   | 1,583,000           | 1,614,739    |
| Wells Fargo & Co., 7.98%, Series K(a)                                    | 11,475,000          | 11,889,821   |
| Wells Fargo & Co., 5.90%, Series S                                       | 1,369,000           | 1,389,108    |
| Wells Fargo & Co., 5.875%, Series U                                      | 3,870,000           | 4,137,224    |
| Zions Bancorporation, 7.20%, Series J                                    | 3,997,000           | 4,096,925    |
|  |                     | 106,984,955  |
| <b>BANKS FOREIGN 10.5%</b>   |                     |              |
| Allied Irish Banks PLC, 7.375%, Series EMTN (EUR) (Ireland)              | 3,400,000           | 3,479,381    |
| Banco Bilbao Vizcaya Argentaria SA, 9.00% (Spain)                        | 2,600,000           | 2,681,250    |
| Barclays Bank PLC, 7.625%, due 11/21/22 (United Kingdom)(a)              | 3,375,000           | 3,634,453    |
| Barclays PLC, 8.00% (EUR) (United Kingdom)                               | 2,050,000           | 2,262,714    |
| Barclays PLC, 8.25% (United Kingdom)(a)                                  | 5,320,000           | 5,333,726    |
| BNP Paribas, 7.195%, 144A (France)(a),(b),(c)                            | 3,300,000           | 3,572,250    |
| BNP Paribas, 7.375%, 144A (France)(c)                                    | 2,000,000           | 1,937,500    |
| BNP Paribas SA, 7.625%, 144A (France)(c)                                 | 4,200,000           | 4,233,600    |
| Credit Agricole SA, 8.125%, 144A (France)(c)                             | 7,300,000           | 7,310,914    |
| Credit Suisse Group AG, 7.50%, 144A (Switzerland)(a),(c)                 | 4,805,000           | 4,743,136    |
| Dresdner Funding Trust I, 8.151%, due 6/30/31, 144A (Germany)(a),(b),(c) | 7,235,906           | 8,411,741    |
| HBOS Capital Funding LP, 6.85% (United Kingdom)                          | 3,300,000           | 3,343,263    |
| HSBC Capital Funding LP, 10.176%, 144A (United Kingdom)(c)               | 8,442,000           | 12,473,055   |

|  | Number<br>of Shares | Value        |
|--|---------------------|--------------|
| Intesa Sanpaolo SpA, 7.70%, 144A (Italy)(c)                                | 2,400,000           | \$ 2,208,000 |
| Lloyds Banking Group PLC, 7.50% (United Kingdom)(a)                        | 7,366,000           | 7,310,018    |
| Nationwide Building Society, 10.25% (GBP) (United Kingdom)                 | 4,790,000           | 8,599,886    |
| Rabobank Nederland, 11.00%, 144A (Netherlands)(a),(c)                      | 5,800,000           | 6,981,170    |
| Royal Bank of Scotland Group PLC, 7.50% (United Kingdom)                   | 2,500,000           | 2,331,250    |
| Royal Bank of Scotland Group PLC, 7.648% (United Kingdom)(a)               | 5,691,000           | 6,686,925    |
| Royal Bank of Scotland Group PLC, 8.00% (United Kingdom)                   | 2,100,000           | 2,007,600    |
| Standard Chartered PLC, 7.014%, 144A (United Kingdom)(a),(c)               | 2,250,000           | 2,266,875    |
| UBS AG, 7.625%, due 8/17/22 (Switzerland)(a),(b)                           | 1,750,000           | 2,006,898    |
| UBS Group AG, 6.875% (Switzerland)   | 3,400,000           | 3,375,761    |
| UBS Group AG, 7.125% (Switzerland)   | 3,000,000           | 3,042,735    |
|  |                     | 110,234,101  |
| <b>FINANCIAL DIVERSIFIED FINANCIAL SERVICES 0.6%</b>                       |                     |              |
| Depository Trust & Clearing Corp/The, 4.875%, Series C, 144A(c)            | 3,000,000           | 2,977,500    |
| State Street Corp., 5.25%, Series F  | 3,005,000           | 3,057,888    |
|  |                     | 6,035,388    |
| <b>FOOD 1.0%</b>   |                     |              |
| Dairy Farmers of America, 7.875%, 144A(c),(e)                              | 40,100              | 4,253,106    |
| Dairy Farmers of America, 7.875%, 144A (\$100 Par Value)(c)                | 62,000              | 6,351,125    |
|  |                     | 10,604,231   |
| <b>INDUSTRIALS DIVERSIFIED MANUFACTURING 2.3%</b>                          |                     |              |
| General Electric Co., 5.00%, Series D                                      | 23,586,000          | 24,323,063   |
| <b>INSURANCE 11.1%</b>   |                     |              |
| <b>LIFE/HEALTH INSURANCE 2.4%</b>  |                     |              |
| MetLife, 5.25%, Series C   | 4,266,000           | 4,087,361    |
| MetLife Capital Trust IV, 7.875%, due 12/15/37, 144A(c)                    | 2,000,000           | 2,310,000    |
| MetLife Capital Trust X, 9.25%, due 4/8/68, 144A(a),(c)                    | 8,065,000           | 10,958,319   |
| Prudential Financial, 5.625%, due 6/15/43                                  | 7,384,000           | 7,529,834    |
|  |                     | 24,885,514   |
| <b>LIFE/HEALTH INSURANCE FOREIGN 4.3%</b>                                  |                     |              |
| Cloverie PLC for Zurich Insurance Co., Ltd., 5.625%, due 6/24/46 (Ireland) | 3,800,000           | 3,915,227    |
| Dai-ichi Life Insurance Co. Ltd., 5.10%, 144A (Japan)(c)                   | 3,400,000           | 3,689,000    |

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|  | Number<br>of Shares | Value        |
|--|---------------------|--------------|
| Demeter BV (Swiss Re Ltd.), 5.75%, due 8/15/50 (Netherlands)                 | 3,200,000           | \$ 3,210,864 |
| La Mondiale Vie, 7.625% (France)   | 5,700,000           | 5,975,384    |
| Meiji Yasuda Life Insurance Co., 5.20%, due 10/20/45, 144A (Japan)(c)        | 10,150,000          | 10,956,418   |
| Nippon Life Insurance Co., 4.70%, due 1/20/46, 144A (Japan)(c)               | 10,000,000          | 10,424,750   |
| Nippon Life Insurance Co., 5.10%, due 10/16/44, 144A (Japan)(c)              | 2,200,000           | 2,351,250    |
| Sumitomo Life Insurance Co., 6.50%, due 9/20/73, 144A (Japan)(c)             | 3,800,000           | 4,417,500    |
|  |                     | 44,940,393   |
| <b>MULTI-LINE 0.4%</b>   |                     |              |
| MetLife, 10.75%, due 8/1/69(a)   | 3,000,000           | 4,567,500    |
| <b>MULTI-LINE FOREIGN 0.9%</b>   |                     |              |
| Aviva PLC, 8.25% (United Kingdom)  | 2,700,000           | 2,896,330    |
| AXA SA, 8.60%, due 12/15/30 (France)(a)                                      | 2,400,000           | 3,168,000    |
| AXA SA, 6.463%, 144A (France)(c)   | 3,250,000           | 3,323,125    |
|  |                     | 9,387,455    |
| <b>PROPERTY CASUALTY 0.6%</b>  |                     |              |
| Liberty Mutual Group, 7.80%, due 3/7/87, 144A(a),(c)                         | 6,150,000           | 6,718,875    |
| <b>PROPERTY CASUALTY FOREIGN 1.9%</b>  |                     |              |
| Mitsui Sumitomo Insurance Co., Ltd., 7.00%, due 3/15/72, 144A (Japan)(a),(c) | 3,250,000           | 3,847,188    |
| QBE Capital Funding III Ltd., 7.25%, due 5/24/41, 144A (Australia)(a),(c)    | 3,800,000           | 4,118,250    |
| QBE Insurance Group Ltd., 6.75%, due 12/2/44 (Australia)                     | 6,003,000           | 6,267,132    |
| RL Finance Bonds No. 3 PLC, 6.125%, due 11/13/28 (GBP) (United Kingdom)      | 3,200,000           | 4,718,076    |
| Sompo Japan Nipponkoa Insurance, 5.325%, due 3/28/73, 144A (Japan)(c)        | 600,000             | 652,500      |
|  |                     | 19,603,146   |
| <b>REINSURANCE FOREIGN 0.6%</b>  |                     |              |
| Aquarius + Investments PLC, 8.25% (Switzerland)                              | 6,000,000           | 6,457,500    |
| <b>TOTAL INSURANCE</b>   |                     | 116,560,383  |
| <b>INTEGRATED TELECOMMUNICATIONS SERVICES 0.7%</b>                           |                     |              |
| Centaur Funding Corp., 9.08%, due 4/21/20, 144A (Cayman Islands)(a),(c)      | 6,254               | 7,489,165    |

|   | Number<br>of Shares | Value        |
|---|---------------------|--------------|
| <b>UTILITIES 1.1%</b>   |                     |              |
| <b>ELECTRIC UTILITIES 0.2%</b>  |                     |              |
| NextEra Energy Capital Holdings, 7.30%, due 9/1/67, Series D(a)                         | 2,140,000           | \$ 2,000,472 |
| <b>ELECTRIC UTILITIES FOREIGN 0.8%</b>  |                     |              |
| Enel SpA, 8.75%, due 9/24/73, 144A (Italy)(a),(c)                                       | 8,010,000           | 8,931,150    |
| <b>MULTI-UTILITIES 0.1%</b>   |                     |              |
| Dominion Resources, 5.75%, due 10/1/54(a)   | 1,198,000           | 1,151,877    |
| <b>TOTAL UTILITIES</b>  |                     | 12,083,499   |
| <b>TOTAL PREFERRED SECURITIES CAPITAL SECURITIES</b><br>(Identified cost \$365,036,730) |                     | 394,314,785  |
| <b>CORPORATE BONDS INTEGRATED TELECOMMUNICATIONS SERVICES 0.7%</b>                      |                     |              |
| <b>Principal Amount</b>   |                     |              |
| Embarq Corp., 7.995%, due 6/1/36  | \$ 3,210,000        | 3,107,087    |
| Frontier Communications Corp., 9.00%, due 8/15/31(a)                                    | 4,397,000           | 3,803,405    |
| <b>TOTAL CORPORATE BONDS</b><br>(Identified cost \$7,617,875)                           |                     | 6,910,492    |
| <b>SHORT-TERM INVESTMENTS 0.3%</b>  |                     |              |
| <b>Number of Shares</b>   |                     |              |
| <b>MONEY MARKET FUNDS</b>   |                     |              |
| State Street Institutional Treasury Money Market Fund, 0.19%(f)                         | 3,300,000           | 3,300,000    |
| <b>TOTAL SHORT-TERM INVESTMENTS</b><br>(Identified cost \$3,300,000)                    |                     | 3,300,000    |

|   |        |    |               |
|---|--------|----|---------------|
| TOTAL INVESTMENTS (Identified cost \$1,133,098,093)   | 131.8% | \$ | 1,388,143,332 |
| LIABILITIES IN EXCESS OF OTHER ASSETS   | (31.8) |    | (334,990,147) |
| NET ASSETS (Equivalent to \$22.14 per share based on 47,566,736 shares of common stock outstanding) | 100.0% | \$ | 1,053,153,185 |

Note: Percentages indicated are based on the net assets of the Fund.

(a) All or a portion of the security is pledged as collateral in connection with the Fund's credit agreement. \$711,169,527 in aggregate has been pledged as collateral.

(b) A portion of the security has been rehypothecated in connection with the Fund's credit agreement. \$322,021,532 in aggregate has been rehypothecated.

(c) Resale is restricted to qualified institutional investors. Aggregate holdings equal 15.0% of the net assets of the Fund, of which 0.4% are illiquid.

(d) A portion of the security is segregated as collateral for open forward foreign currency exchange contracts. \$1,214,690 in aggregate has been segregated as collateral.

(e) Illiquid security. Aggregate holdings equal 0.4% of the net assets of the Fund.

(f) Rate quoted represents the annualized seven-day yield of the Fund.

Forward foreign currency exchange contracts outstanding at March 31, 2016 were as follows:

| Counterparty            |     | Contracts to Deliver |     | In Exchange For | Settlement Date | Unrealized Appreciation (Depreciation) |
|-------------------------|-----|----------------------|-----|-----------------|-----------------|--|
| Brown Brothers Harriman | EUR | 6,499,452            | USD | 7,069,460       | 4/4/16          | \$ (326,265)                           |
| Brown Brothers Harriman | GBP | 9,732,079            | USD | 13,565,263      | 4/4/16          | (412,428)                              |
| Brown Brothers Harriman | USD | 13,990,740           | GBP | 9,732,079       | 4/4/16          | (13,049)                               |
| Brown Brothers Harriman | USD | 7,407,945            | EUR | 6,499,452       | 4/4/16          | (12,220)                               |
| Brown Brothers Harriman | EUR | 5,054,259            | USD | 5,764,964       | 5/3/16          | 8,737                                  |
| Brown Brothers Harriman | GBP | 9,244,670            | USD | 13,289,860      | 5/4/16          | 11,009                                 |
|                         |     |                      |     |                 |                 | \$ (744,216)                           |

#### Glossary of Portfolio Abbreviations

|     |                    |
|-----|--------------------|
| EUR | Euro Currency      |
| FRN | Floating Rate Note |

|       |                              |
|-------|------------------------------|
| GBP   | Great British Pound          |
| REIT  | Real Estate Investment Trust |
| TruPS | Trust Preferred Securities   |
| USD   | United States Dollar         |

**Cohen & Steers REIT and Preferred Income Fund, Inc.**

**NOTES TO SCHEDULE OF INVESTMENTS (Unaudited)**

**Note 1. Portfolio Valuation**

Investments in securities that are listed on the New York Stock Exchange (NYSE) are valued, except as indicated below, at the last sale price reflected at the close of the NYSE on the business day as of which such value is being determined. If there has been no sale on such day, the securities are valued at the mean of the closing bid and ask prices on such day or, if no ask price is available, at the bid price. Exchange traded options are valued at their last sale price as of the close of options trading on applicable exchanges on the valuation date. In the absence of a last sale price on such day, options are valued at the average of the quoted bid and ask prices as of the close of business. Over-the-counter options are valued based upon prices provided by the respective counterparty. Forward contracts are valued daily at the prevailing forward exchange rate.

Securities not listed on the NYSE but listed on other domestic or foreign securities exchanges are valued in a similar manner. Securities traded on more than one securities exchange are valued at the last sale price reflected at the close of the exchange representing the principal market for such securities on the business day as of which such value is being determined. If after the close of a foreign market, but prior to the close of business on the day the securities are being valued, market conditions change significantly, certain non-U.S. equity holdings may be fair valued pursuant to procedures established by the Board of Directors.

Readily marketable securities traded in the over-the-counter market, including listed securities whose primary market is believed by Cohen & Steers Capital Management, Inc. (the investment manager) to be over-the-counter, are valued at the last sale price on the valuation date as reported by sources deemed appropriate by the Board of Directors to reflect their fair market value. If there has been no sale on such day, the securities are valued at the mean of the closing bid and ask prices on such day or, if no ask price is available, at the bid price. However, certain fixed-income securities may be valued on the basis of prices provided by a third-party pricing service or third-party broker-dealers when such prices are believed by the investment manager, pursuant to delegation by the Board of Directors, to reflect the fair market value of such securities. The pricing services or broker-dealers use multiple valuation techniques to determine fair value. In instances where sufficient market activity exists, the pricing services or broker-dealers may utilize a market-based approach through which quotes from market makers are used to determine fair value. In instances where sufficient market activity may not exist or is limited, the pricing services or broker-dealers also utilize proprietary valuation models which may consider market transactions in comparable securities and the various relationships between adjusted spreads, credit spreads, estimated default rates, coupon rates, anticipated timing of principal repayments, underlying collateral, and other unique security features which are used to calculate the fair values.

Short-term debt securities with a maturity date of 60 days or less are valued at amortized cost, which approximates fair value. Investments in open-end mutual funds are valued at their closing net asset value.

**Cohen & Steers REIT and Preferred Income Fund, Inc.**

**NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)**

The policies and procedures approved by the Fund's Board of Directors delegate authority to make fair value determinations to the investment manager, subject to the oversight of the Board of Directors. The investment manager has established a valuation committee (Valuation Committee) to administer, implement and oversee the fair valuation process according to the policies and procedures approved annually by the Board of Directors. Among other things, these procedures allow the Fund to utilize independent pricing services, quotations from securities and financial instrument dealers and other market sources to determine fair value.

Securities for which market prices are unavailable, or securities for which the investment manager determines that the bid and/or ask price or a counterparty valuation does not reflect market value, will be valued at fair value, as determined in good faith by the Valuation Committee, pursuant to procedures approved by the Fund's Board of Directors. Circumstances in which market prices may be unavailable include, but are not limited to, when trading in a security is suspended, the exchange on which the security is traded is subject to an unscheduled close or disruption or material events occur after the close of the exchange on which the security is principally traded. In these circumstances, the Fund determines fair value in a manner that fairly reflects the market value of the security on the valuation date based on consideration of any information or factors it deems appropriate. These may include, but are not limited to, recent transactions in comparable securities, information relating to the specific security and developments in the markets.

The Fund's use of fair value pricing may cause the net asset value of Fund shares to differ from the net asset value that would be calculated using market quotations. Fair value pricing involves subjective judgments and it is possible that the fair value determined for a security may be materially different than the value that could be realized upon the sale of that security.

Fair value is defined as the price that the Fund would expect to receive upon the sale of an investment or expect to pay to transfer a liability in an orderly transaction with an independent buyer in the principal market or, in the absence of a principal market, the most advantageous market for the investment or liability. The hierarchy of inputs that are used in determining the fair value of the Fund's investments is summarized below.

- Level 1 quoted prices in active markets for identical investments
- Level 2 other significant observable inputs (including quoted prices for similar investments, interest rates, credit risk, etc.)
- Level 3 significant unobservable inputs (including the Fund's own assumptions in determining the fair value of investments)

The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities.



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For movements between the levels within the fair value hierarchy, the Fund has adopted a policy of recognizing the transfer at the end of the period in which the underlying event causing the movement occurred. Changes in valuation techniques may result in transfers into or out of an assigned level within the disclosure hierarchy. There were no transfers between Level 1 and Level 2 securities as of March 31, 2016.

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## Cohen &amp; Steers REIT and Preferred Income Fund, Inc.

## NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)

The following is a summary of the inputs used as of March 31, 2016 in valuing the Fund's investments carried at value:

|   | Total                   | Quoted Prices In<br>Active Markets<br>for Identical<br>Investments<br>(Level 1) | Other<br>Significant<br>Observable<br>Inputs<br>(Level 2) | Significant<br>Unobservable<br>Inputs<br>(Level 3) |
|---|-------------------------|---|---|--|
| Common Stock  | \$ 684,218,458          | \$ 684,218,458  |   |  |
| Preferred Securities - \$25 Par Value:                      |                         |   |   |  |
| Banks   | 79,831,486              | 73,047,174  | 6,784,312   |  |
| Electric-Integrated Electric                                | 4,303,619               |   | 4,303,619   |  |
| Other Industries  | 215,264,492             | 215,264,492   |   |  |
| Preferred Securities - Capital Securities:                  |                         |   |   |  |
| Banks   | 106,984,955             | 4,368,320   | 102,616,635   |  |
| Food  | 10,604,231              |   | 6,351,125   | 4,253,106  |
| Other Industries  | 276,725,599             |   | 276,725,599   |  |
| Corporate Bonds   | 6,910,492               |   | 6,910,492   |  |
| Short-Term Investments                                      | 3,300,000               |   | 3,300,000   |  |
| <b>Total Investments(a)</b>                                 | <b>\$ 1,388,143,332</b> | <b>\$ 976,898,444</b>   | <b>\$ 406,991,782</b>                                     | <b>\$ 4,253,106(b)</b>                             |
| Forward foreign currency exchange contracts                 | \$ 19,746               |   | \$ 19,746   |  |
| <b>Total Appreciation in Other Financial Instruments(a)</b> | <b>\$ 19,746</b>        |   | <b>\$ 19,746</b>  |  |
| Forward foreign currency exchange contracts                 | \$ (763,962)            |   | \$ (763,962)  |  |
| <b>Total Depreciation in Other Financial Instruments(a)</b> | <b>\$ (763,962)</b>     |   | <b>\$ (763,962)</b>                                       |  |

(a) Portfolio holdings are disclosed individually on the Schedule of Investments.

(b) Level 3 investments are valued by a third-party pricing service. The inputs for these securities are not readily available or cannot be reasonably estimated. A change in the significant unobservable inputs could result in a significantly lower or higher value in such Level 3 investments.

Following is a reconciliation of investments for which significant unobservable inputs (Level 3) were used in determining fair value:

## Cohen &amp; Steers REIT and Preferred Income Fund, Inc.

## NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)

|   | Total<br>Investments<br>in Securities | Preferred<br>Securities -<br>Capital<br>Securities -<br>Banks | Preferred<br>Securities -<br>\$25 Par<br>Value -<br>Food |
|---|---------------------------------------|---|--|
| Balance as of December 31, 2015                     | \$ 11,380,918                         | \$ 4,215,518  | 7,165,400  |
| Sales   | (2,911,946)                           |   | (2,911,946)  |
| Realized gain                                       | 111,946                               |   | 111,946  |
| Change in unrealized appreciation<br>(depreciation) | 85,331                                | 197,625   | (112,294)  |
| Transfers out of Level 3(a)                         | (4,413,143)                           | (4,413,143)   |  |
| Balance as of March 31, 2016                        | \$ 4,253,106                          | \$  | \$ 4,253,106   |

The change in unrealized appreciation (depreciation) attributable to securities owned on March 31, 2016 which were valued using significant unobservable inputs (Level 3) amounted to \$(112,294).

(a) Transfers from Level 3 to Level 2 are due to an increase in market activity (e.g. frequency of trades), which resulted in an increase in available market inputs to determine prices.

**Note 2. Derivative Instruments**

The following is a summary of the Fund's derivative instruments as of March 31, 2016:

Forward foreign currency exchange contracts \$ (744,216)

The following summarizes the volume of the Fund's forward foreign currency exchange contracts activity during the three months ended March 31, 2016:

|                          | Forward foreign<br>currency exchange<br>contracts |
|--------------------------|---|
| Average Notional Balance | \$ 22,266,622                                     |
| Ending Notional Balance  | 19,054,824  |

*Options:* The Fund may purchase and write exchange-listed and over-the-counter put or call options on securities, stock indices and other financial instruments to enhance portfolio returns and reduce overall volatility.

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## Cohen &amp; Steers REIT and Preferred Income Fund, Inc.

## NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)

When the Fund writes (sells) an option, an amount equal to the premium received by the Fund is recorded as a liability. The amount of the liability is subsequently marked-to-market to reflect the current market value of the option written. When an option expires, the Fund realizes a gain on the option to the extent of the premium received. Premiums received from writing options which are exercised or closed are added to or offset against the proceeds or amount paid on the transaction to determine the realized gain or loss. If a put option on a security is exercised, the premium reduces the cost basis of the security purchased by the Fund. If a call option is exercised, the premium is added to the proceeds of the security sold to determine the realized gain or loss. The Fund, as writer of an option, bears the market risk of an unfavorable change in the price of the underlying index or security. Other risks include the possibility of an illiquid options market or the inability of the counterparties to fulfill their obligations under the contracts.

Put and call options purchased are accounted for in the same manner as portfolio securities. Premiums paid for purchasing options which expire are treated as realized losses. Premiums paid for purchasing options which are exercised or closed are added to the amounts paid or offset against the proceeds on the underlying investment transaction to determine the realized gain or loss when the underlying transaction is executed. The risk associated with purchasing an option is that the Fund pays a premium whether or not the option is exercised. Additionally, the Fund bears the risk of loss of the premium and change in market value should the counterparty not perform under the contract.

At March 31, 2016, the Fund did not have any option contracts outstanding.

Transactions in written options during the three months ended March 31, 2016, were as follows:

|  | Number<br>of Contracts | Premiums |
|--|------------------------|----------|
| Written options contracts outstanding at December 31, 2015 | 1,614                  | 72,629   |
| Option contracts expired                                   | (1,614)                | (72,629) |
| Written option contracts outstanding at March 31, 2016     |                        | \$       |

*Forward Foreign Currency Exchange Contracts:* The Fund enters into forward foreign currency exchange contracts to hedge the currency exposure associated with certain of its non-U.S. dollar denominated securities. A forward foreign currency exchange contract is a commitment between two parties to purchase or sell foreign currency at a set price on a future date. The market value of a forward foreign currency exchange contract fluctuates with changes in foreign currency exchange rates. These contracts are marked to market daily and the change in value is recorded by the Fund as unrealized appreciation and/or depreciation on foreign currency translations. Realized gains or losses equal to the difference between the value of the contract at the time it was opened and the value at the time it was closed are included in net realized gain or loss on foreign currency

**Cohen & Steers REIT and Preferred Income Fund, Inc.**

**NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)**

transactions. For federal income tax purposes, the Fund has made an election to treat gains and losses from forward foreign currency exchange contracts as capital gains and losses.

Forward foreign currency exchange contracts involve elements of market risk in excess of the amounts reflected on the Schedule of Investments. The Fund bears the risk of an unfavorable change in the foreign exchange rate underlying the contract. Risks may also arise upon entering these contracts from the potential inability of the counterparties to meet the terms of their contracts. In connection with these contracts, securities may be identified as collateral in accordance with the terms of the respective contracts.

**Note 3. Income Tax Information**

As of March 31, 2016, the federal tax cost and net unrealized appreciation and depreciation in value of securities held were as follows:

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|                                      |    |               |
|--------------------------------------|----|---------------|
| Cost for federal income tax purposes | \$ | 1,133,098,093 |
| Gross unrealized appreciation        | \$ | 259,739,687   |
| Gross unrealized depreciation        |    | (4,694,448)   |
| Net unrealized appreciation          | \$ | 255,045,239   |

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**Item 2. Controls and Procedures**

(a) The registrant's principal executive officer and principal financial officer have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940) are effective based on their evaluation of these disclosure controls and procedures required by Rule 30a-3(b) under the Investment Company Act of 1940 and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act as of a date within 90 days of the filing of this report.

(b) During the last fiscal quarter, there were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the Investment Company Act of 1940) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

**Item 3. Exhibits**

(a) Certifications of principal executive officer and principal financial officer as required by Rule 30a-2(a) under the Investment Company Act of 1940.

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934 and 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.

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin  
Title: President

Date: May 26, 2016

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin  
Title: President and Principal  
Executive Officer

By:

/s/ James Giallanza  
Name: James Giallanza  
Title: Treasurer and Principal  
Financial Officer

Date: May 26, 2016

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