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COHEN & STEERS REIT & PREFERRED INCOME FUND INC

Form N-PX

August 25, 2006

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: 811-21326

NAME OF REGISTRANT: Cohen & Steers REIT and Preferred
Income Fund, Inc

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

NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean
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: 07/01/2005 - 06/30/2006

Cohen & Steers REIT and Preferred Income Fund

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 11-May-2006
Ticker: ACC
ISIN:

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

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02 RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT Mgmt For
 AUDITORS FOR 2006

 AMERICAN FINANCIAL REALTY TRUST

Agen

Security: 02607P305
 Meeting Type: Annual
 Meeting Date: 01-Jun-2006
 Ticker: AFR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | GLENN BLUMENTHAL | Mgmt | For |
| | RAYMOND GAREA | Mgmt | For |
| | MICHAEL J. HAGAN | Mgmt | For |
| | JOHN P. HOLLIHAN III | Mgmt | For |
| | WILLIAM M. KAHANE | Mgmt | For |
| | RICHARD A. KRAEMER | Mgmt | For |
| | ALAN E. MASTER | Mgmt | For |
| | HAROLD W. POTE | Mgmt | For |
| | LEWIS S. RANIERI | Mgmt | For |
| | NICHOLAS S. SCHORSCH | Mgmt | For |

 APARTMENT INVESTMENT AND MANAGEMENT

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: AIV
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR | | |
| | TERRY CONSIDINE | Mgmt | For |
| | JAMES N. BAILEY | Mgmt | For |
| | RICHARD S. ELLWOOD | Mgmt | For |
| | J. LANDIS MARTIN | Mgmt | For |
| | THOMAS L. RHODES | Mgmt | For |
| | MICHAEL A. STEIN | Mgmt | For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 03 | TO APPROVE THE SALE OF HIGH PERFORMANCE UNITS. | Mgmt | For |

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 ARCHSTONE-SMITH TRUST

Agen

 Security: 039583109
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: ASN
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR | | |
| | JAMES A. CARDWELL | Mgmt | For |
| | ERNEST A. GERARDI, JR. | Mgmt | For |
| | RUTH ANN M. GILLIS | Mgmt | For |
| | NED S. HOLMES | Mgmt | For |
| | ROBERT P. KOGOD | Mgmt | For |
| | JAMES H. POLK, III | Mgmt | For |
| | JOHN M. RICHMAN | Mgmt | For |
| | JOHN C. SCHWEITZER | Mgmt | For |
| | R. SCOT SELLERS | Mgmt | For |
| | ROBERT H. SMITH | Mgmt | For |
| 02 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR. | Mgmt | For |

 ASHFORD HOSPITALITY TRUST, INC.

Agen

 Security: 044103109
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: AHT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR | | |
| | ARCHIE BENNETT, JR. | Mgmt | For |
| | MONTGOMERY J. BENNETT | Mgmt | For |
| | MARTIN L. EDELMAN | Mgmt | For |
| | W.D. MINAMI | Mgmt | For |
| | W. MICHAEL MURPHY | Mgmt | For |
| | PHILLIP S. PAYNE | Mgmt | For |
| | CHARLES P. TOPPINO | 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, 2006. | Mgmt | For |

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Special
 Meeting Date: 21-Dec-2005
 Ticker: BDN
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | APPROVAL OF THE ISSUANCE OF BRANDYWINE COMMON SHARES UNDER AND AS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS ACQUISITION PARTNERS, L.P. T | Mgmt | For |

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: BDN
 ISIN:

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

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CAMDEN PROPERTY TRUST

Agen

Security: 133131102
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: CPT
 ISIN:

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

CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209
 Meeting Type: Annual
 Meeting Date: 13-Jun-2006
 Ticker: CDR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

CIT GROUP INC.

Agen

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Security: 125581207
 Meeting Type: Annual
 Meeting Date: 09-May-2006
 Ticker: CITPRA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR JEFFREY M. PEEK GARY C. BUTLER WILLIAM M. FREEMAN HON. THOMAS H. KEAN MARIANNE MILLER PARRS TIMOTHY M. RING JOHN R. RYAN SEYMOUR STERNBERG PETER J. TOBIN LOIS M. VAN DEUSEN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote No vote No vote No vote No vote |
| 02 | RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT ACCOUNTANTS. | Mgmt | No vote |
| 03 | APPROVAL OF THE CIT GROUP INC. LONG-TERM INCENTIVE PLAN. | Mgmt | No vote |
| 04 | APPROVAL OF THE CIT GROUP INC. EXECUTIVE INCENTIVE PLAN. | Mgmt | No vote |

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006
 Ticker: CLP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL | 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 PRICEWATERHOUSECOOPERS | Mgmt | For |

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LLP, AS INDEPENDENT AUDITORS OF THE COMPANY
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.

COUSINS PROPERTIES INCORPORATED

Agen

Security: 222795304
Meeting Type: Annual
Meeting Date: 09-May-2006
Ticker: CUZPRA
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR THOMAS D. BELL, JR. ERSKINE B. BOWLES RICHARD W. COURTS, II THOMAS G. COUSINS LILLIAN C. GIORNELLI S. TAYLOR GLOVER JAMES H. HANCE, JR. WILLIAM B. HARRISON, JR BOONE A. KNOX WILLIAM PORTER PAYNE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote No vote No vote No vote No vote |
| 02 | PROPOSAL TO AMEND THE 1999 INCENTIVE STOCK PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE UNDER THE PLAN BY 870,000. | Mgmt | No vote |
| 03 | PROPOSAL TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | No vote |

CRESCENT REAL ESTATE EQUITIES COMPAN

Agen

Security: 225756105
Meeting Type: Annual
Meeting Date: 08-May-2006
Ticker: CEI
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR RICHARD E. RAINWATER ANTHONY M. FRANK WILLIAM F. QUINN | Mgmt Mgmt Mgmt | For For For |
| 02 | TO APPROVE THE APPOINTMENT OF ERNST & YOUNG | Mgmt | For |

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LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.

DIAMONDROCK HOSPITALITY CO.

Agen

Security: 252784301
Meeting Type: Annual
Meeting Date: 27-Apr-2006
Ticker: DRH
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868202
Meeting Type: Annual
Meeting Date: 01-May-2006
Ticker: DLRPRA
ISIN:

| 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 | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2006. | Mgmt | No vote |

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DIGITAL REALTY TRUST, INC.

Agen

Security: 253868301
 Meeting Type: Annual
 Meeting Date: 01-May-2006
 Ticker: DLRPRB
 ISIN:

| 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 | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2006. | Mgmt | No vote |

DUKE REALTY CORPORATION

Agen

Security: 264411505
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006
 Ticker: DRE
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR BARRINGTON H. BRANCH GEOFFREY BUTTON WILLIAM CAVANAUGH III NGAIRE E. CUNEO CHARLES R. EITEL R. GLENN HUBBARD MARTIN C. JISCHKE L. BEN LYTLE WILLIAM O. MCCOY DENNIS D. OKLAK JACK R. SHAW ROBERT J. WOODWARD, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT AUDITORS. | Mgmt | For |

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EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EDR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 02 | RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

ENTERTAINMENT PROPERTIES TRUST

Agen

Security: 29380T105
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: EPR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR MORGAN G. EARNEST II JAMES A. OLSON | Mgmt Mgmt | For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |

EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EOP
 ISIN:

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

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| | | | |
|----|--|------|-----|
| 01 | DIRECTOR | | |
| | MARILYN A. ALEXANDER | Mgmt | For |
| | THOMAS E. DOBROWSKI | Mgmt | For |
| | WILLIAM M. GOODYEAR | Mgmt | For |
| | JAMES D. HARPER, JR. | Mgmt | For |
| | RICHARD D. KINCAID | Mgmt | For |
| | SHELI Z. ROSENBERG | Mgmt | For |
| | STEPHEN I. SADOVE | Mgmt | For |
| | SALLY SUSMAN | Mgmt | For |
| | J.H.W.R. VAN DER VLIST | Mgmt | For |
| | SAMUEL ZELL | Mgmt | For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS. | Mgmt | For |

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
Meeting Type: Annual
Meeting Date: 24-May-2006
Ticker: EXR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR | | |
| | KENNETH M. WOOLLEY | Mgmt | For |
| | ANTHONY FANTICOLA | Mgmt | For |
| | HUGH W. HORNE | Mgmt | For |
| | SPENCER F. KIRK | Mgmt | For |
| | JOSEPH D. MARGOLIS | Mgmt | For |
| | ROGER B. PORTER | Mgmt | For |
| | K. FRED SKOUSEN | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103
Meeting Type: Annual
Meeting Date: 17-May-2006
Ticker: FR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 01 | DIRECTOR | | |

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| | | | |
|----|---|------|-----|
| | JAMES F. MILLAR* | Mgmt | For |
| | JOHN RAU** | Mgmt | For |
| | ROBERT J. SLATER** | Mgmt | For |
| | W. ED TYLER** | Mgmt | For |
| 02 | APPROVAL OF AMENDMENT NO. 1 TO THE 2001 STOCK INCENTIVE PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

 FIRST REPUBLIC BANK

Agen

Security: 336158209
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: FRCpra
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--|
| 01 | DIRECTOR ROGER O. WALTHER JAMES H. HERBERT, II JAMES F. JOY GEORGE G.C. PARKER | Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote |
| 02 | TO AMEND FIRST REPUBLIC S STOCK OPTION PLANS TO CANCEL ALL OF THE REMAINING SHARES WHICH ARE AUTHORIZED BUT UNGRANTED (A TOTAL OF 124,063 SHARES) AND TO AMEND FIRST REPUBLIC S 2003 RESTRICTED STOCK PLAN TO INCREASE THE NUMBER OF SHARES THAT ARE AUTHORIZED BY 875,000 SHARES. | Mgmt | No vote |
| 03 | TO RATIFY THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | No vote |

 GLIMCHER REALTY TRUST

Agen

Security: 379302102
 Meeting Type: Annual
 Meeting Date: 05-May-2006
 Ticker: GRT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 01 | DIRECTOR | | |

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| | | | |
|----|--|------|-----|
| | HERBERT GLIMCHER | Mgmt | For |
| | HOWARD GROSS | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 GRAMERCY CAPITAL CORP.

Agen

 Security: 384871109
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: GKK
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR STEPHEN L. GREEN ALLAN J. BAUM | Mgmt Mgmt | For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 HEALTH CARE PROPERTY INVESTORS, INC.

Agen

 Security: 421915109
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: HCP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR MARY A CIRILLO-GOLDBERG ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO APPROVE THE COMPANY S 2006 PERFORMANCE INCENTIVE | Mgmt | For |

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PLAN.

| | | | |
|----|---|------|---------|
| 03 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 04 | AT THEIR DISCRETION, THE PROXIES ARE AUTHORIZED TO CONSIDER AND VOTE UPON SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF. | Mgmt | Against |

HEALTH CARE REIT, INC.

----- Agen

Security: 42217K106
Meeting Type: Annual
Meeting Date: 04-May-2006
Ticker: HCN
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR PIER C. BORRA GEORGE L. CHAPMAN SHARON M. OSTER | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2006. | Mgmt | For |

HEALTHCARE REALTY TRUST INCORPORATED

----- Agen

Security: 421946104
Meeting Type: Annual
Meeting Date: 09-May-2006
Ticker: HR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--------------------------------------|---------------------------------|
| 01 | DIRECTOR DAVID R. EMERY* BATEY M. GRESHAM, JR.* DAN S. WILFORD* C.R. FERNANDEZ, M.D.,** ERROL L. BIGGS, PHD** BRUCE D. SULLIVAN** | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT AUDITORS. | Mgmt | For |

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 HERITAGE PROPERTY INVESTMENT TRUST,

Agen

Security: 42725M107
 Meeting Type: Annual
 Meeting Date: 12-May-2006
 Ticker: HTG
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | KENNETH K. QUIGLEY, JR. | Mgmt | For |
| | WILLIAM M. VAUGHN III | Mgmt | For |
| | RITCHIE E. REARDON | Mgmt | For |
| | ROBERT J. WATSON | Mgmt | For |

 HIGHLAND HOSPITALITY CORP.

Agen

Security: 430141101
 Meeting Type: Annual
 Meeting Date: 23-May-2006
 Ticker: HIH
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR | | |
| | BRUCE D. WARDINSKI | Mgmt | For |
| | JAMES L. FRANCIS | Mgmt | For |
| | JOHN M. ELWOOD | Mgmt | For |
| | W. REEDER GLASS | Mgmt | For |
| | JOHN W. HILL | Mgmt | For |
| | THOMAS A. NATELLI | Mgmt | For |
| | MARGARET A. SHEEHAN | Mgmt | For |
| | WILLIAM L. WILSON | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP. | Mgmt | For |
| 03 | AMENDMENT AND RESTATEMENT OF 2003 OMNIBUS STOCK INCENTIVE PLAN. | Mgmt | For |

 HOME PROPERTIES, INC.

Agen

Security: 437306103
 Meeting Type: Annual

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

Meeting Date: 04-May-2006
 Ticker: HME
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WILLIAM BALDERSTON, III JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH THOMAS S. SUMMER AMY L. TAIT | 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 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
 Meeting Type: Annual
 Meeting Date: 23-May-2006
 Ticker: HPT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|-----------------|
| 01 | DIRECTOR FRANK J. BAILEY GERARD M. MARTIN | Mgmt Mgmt | For Withheld |
| 02 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS. | Mgmt | For |
| 04 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS AFFILIATES OF HRPT PROPERTIES TRUST TO SERVE AS INDEPENDENT TRUSTEES. | Mgmt | For |
| 05 | TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE | Mgmt | Against |

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ITEMS 2, 3 AND 4.

 HRPT PROPERTIES TRUST

Agen

Security: 40426W101
 Meeting Type: Annual
 Meeting Date: 23-May-2006
 Ticker: HRP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR WILLIAM A. LAMKIN ADAM D. PORTNOY | Mgmt Mgmt | For For |
| 02 | TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT INCREASE CERTAIN OF OUR BENEFICIAL OWNERSHIP LIMITATIONS FROM 8.5% TO 9.8% OF THE VALUE OF OUR TOTAL SHARES OUTSTANDING, AND PROVIDE THAT OUR BYLAWS MAY INCLUDE MEASURES TO ENFORCE THOSE OWNERSHIP LIMITATIONS, IN ADDITION TO THE MECHANISMS CURRENTLY PROVIDED IN OUR DECLARATION OF TRUST. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT WILL PROVIDE THE BOARD OF TRUSTEES WITH THE POWER TO AMEND OUR DECLARATION OF TRUST TO CHANGE OUR NAME. | Mgmt | For |
| 04 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES. | Mgmt | For |
| 05 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS. | Mgmt | For |
| 06 | TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE ITEMS 2 THROUGH 5. | Mgmt | Against |

 INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200
 Meeting Type: Annual
 Meeting Date: 22-Jun-2006
 Ticker: IRC
 ISIN:

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 ISTAR FINANCIAL INC.

Agen

Security: 45031U101
 Meeting Type: Annual
 Meeting Date: 31-May-2006
 Ticker: SFI
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR JAY SUGARMAN WILLIS ANDERSEN, JR. GLENN R. AUGUST ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | APPROVAL OF AMENDMENTS TO CHARTER OF ISTAR FINANCIAL INC. | Mgmt | For |
| 03 | APPROVAL OF ADOPTION OF ISTAR FINANCIAL INC. 2006 LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 04 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 LIBERTY PROPERTY TRUST

Agen

Security: 531172104

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: LRY
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR WILLIAM P. HANKOWSKY DAVID L. LINGERFELT JOSE A. MEJIA JOHN A . MILLER | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |
| 03 | APPROVAL OF THE PROPOSAL TO AMEND THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, INCLUDING AN AMENDMENT TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR AWARDS THEREUNDER BY 1,400,000 SHARES TO 12,826,256 SHARES. | Mgmt | For |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: CLI
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR JOHN R. CALI MITCHELL E. HERSH IRVIN D. REID ROBERT F. WEINBERG | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 03 | APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY. | Shr | Against |

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MAGUIRE PROPERTIES INC.

Agen

Security: 559775101
 Meeting Type: Annual
 Meeting Date: 06-Jun-2006
 Ticker: MPG
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT F. MAGUIRE III LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN LEWIS N. WOLFF | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2006. | Mgmt | For |

MEDICAL PROPERTIES TRUST, INC.

Agen

Security: 58463J304
 Meeting Type: Annual
 Meeting Date: 12-Oct-2005
 Ticker: MPW
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO APPROVE AMENDMENTS TO THE COMPANY S CHARTER RELATED TO TRANSFERS OR OWNERSHIP RESTRICTIONS ON THE COMPANY S COMMON STOCK AS DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED MEDICAL PROPERTIES TRUST, INC. 2004 EQUITY INCENTIVE PLAN AS DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |

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 MEDICAL PROPERTIES TRUST, INC.

Agen

 Security: 58463J304
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: MPW
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 MID-AMERICA APARTMENT COMMUNITIES, I

Agen

 Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 16-May-2006
 Ticker: MAA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR GEORGE E. CATES* JOHN S. GRINALDS* SIMON R.C. WADSWORTH* MARY BETH MCCORMICK** | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2006. | Mgmt | For |

 MISSION WEST PROPERTIES, INC.

Agen

 Security: 605203108
 Meeting Type: Annual

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Meeting Date: 17-May-2006
 Ticker: MSW
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR CARL E. BERG JOHN C. BOLGER WILLIAM A. HASLER LAWRENCE B. HELZEL RAYMOND V. MARINO | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 02 | RATIFY THE SELECTION OF BURR, PILGER & MAYER, LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
 Meeting Type: Annual
 Meeting Date: 21-Apr-2006
 Ticker: NHP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR WILLIAM K. DOYLE ROBERT D. PAULSON KEITH P. RUSSELL | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE CALENDER YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

NEW PLAN EXCEL REALTY TRUST, INC.

Agen

Security: 648053106
 Meeting Type: Annual
 Meeting Date: 16-May-2006
 Ticker: NXL
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 01 | DIRECTOR | | |

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| | | |
|------------------|------|-----|
| IRWIN ENGELMAN | Mgmt | For |
| H. CARL MCCALL | Mgmt | For |
| MELVIN NEWMAN | Mgmt | For |
| GLENN J. RUFRANO | Mgmt | For |

 NEWCASTLE INVESTMENT CORP. Agen

Security: 65105M108
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: NCT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR KEVIN J. FINNERTY* STUART A. MCFARLAND** PETER M. MILLER** | Mgmt Mgmt Mgmt | For For For |
| 02 | PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2006. | Mgmt | For |

 PRENTISS PROPERTIES TRUST Agen

Security: 740706106
 Meeting Type: Special
 Meeting Date: 21-Dec-2005
 Ticker: PP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P., AS MORE FULLY DESCRIBED IN THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS. T | Mgmt | For |

 RAMCO-GERSHENSON PROPERTIES TRUST Agen

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 14-Jun-2006
 Ticker: RPT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR STEPHEN R. BLANK* JOEL M. PASHCOW* MICHAEL A. WARD** | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106
 Meeting Type: Annual
 Meeting Date: 25-May-2006
 Ticker: RA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR SCOTT H. RECHLER MICHAEL MATURO DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: SSS
 ISIN:

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2006. | Mgmt | For |

SPIRIT FINANCE CORPORATION

Agen

Security: 848568309
Meeting Type: Annual
Meeting Date: 19-May-2006
Ticker: SFC
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK WILLIE R. BARNES LINDA J. BLESSING DENNIS E. MITCHEM PAUL F. OREFFICE JAMES R. PARISH KENNETH B. ROATH CASEY J. SYLLA SHELBY YASTROW | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | PROPOSAL TO CONSIDER THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106
Meeting Type: Annual
Meeting Date: 11-May-2006
Ticker: BEE
ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA JOHN C. DETERDING RICHARD L. FISHER LAURENCE S. GELLER DAVID M.C. MICHELS WILLIAM A. PREZANT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

THE MACERICH COMPANY

Agen

Security: 554382101
Meeting Type: Annual
Meeting Date: 01-Jun-2006
Ticker: MAC
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR ARTHUR M. COPPOLA JAMES S. COWNIE MACE SIEGEL | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 03 | STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION. | Shr | Against |

TOWN & COUNTRY TRUST

Agen

Security: 892081100
Meeting Type: Special
Meeting Date: 09-Mar-2006
Ticker: TCT
ISIN:

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

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| | | | |
|----|---|------|-----|
| 01 | APPROVAL OF THE MERGER OF THE TOWN AND COUNTRY TRUST WITH AND INTO MAGAZINE ACQUISITION LP PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF DECEMBER 19, 2005, BY AND AMONG MAGAZINE ACQUISITION GP LLC, MAGAZINE ACQUISITION LP, MAGAZINE ACQUISITION LLC, THE TOWN AND COUNTRY TRUST AND THE TC OPERATING LIMITED, ALL AS MORE FULLY DESCRIBED IN PROXY STATEMENT. | Mgmt | For |
| 02 | ANY ADJOURNMENTS OR POSTPONEMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES. | Mgmt | For |

U-STORE-IT TRUST

Agen

Security: 91274F104
Meeting Type: Annual
Meeting Date: 25-May-2006
Ticker: YSI
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | ROBERT J. AMSDELL | Mgmt | For |
| | BARRY L. AMSDELL | Mgmt | For |
| | THOMAS A. COMMES | Mgmt | For |
| | J.C. (JACK) DANNEMILLER | Mgmt | For |
| | W.M. DIEFENDERFER III | Mgmt | For |
| | HAROLD S. HALLER | Mgmt | For |
| | DAVID J. LARUE | Mgmt | For |
| | DEAN JERNIGAN | Mgmt | For |

UNITED DOMINION REALTY TRUST, INC.

Agen

Security: 910197102
Meeting Type: Annual
Meeting Date: 02-May-2006
Ticker: UDR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | KATHERINE A. CATTANACH | Mgmt | For |
| | ERIC J. FOSS | Mgmt | For |
| | ROBERT P. FREEMAN | Mgmt | For |
| | JON A. GROVE | Mgmt | For |
| | JAMES D. KLINGBEIL | Mgmt | For |
| | ROBERT C. LARSON | Mgmt | For |

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| | | | |
|----|---|------|-----|
| | THOMAS R. OLIVER | Mgmt | For |
| | LYNNE B. SAGALYN | Mgmt | For |
| | MARK J. SANDLER | Mgmt | For |
| | THOMAS W. TOOMEY | Mgmt | For |
| | THOMAS C. WAJNERT | Mgmt | For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 03 | PROPOSAL TO RATIFY AND APPROVE THE 1999 LONG-TERM INCENTIVE PLAN. | Mgmt | For |

VENTAS, INC.

Agen

Security: 92276F100
Meeting Type: Annual
Meeting Date: 19-May-2006
Ticker: VTR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II JAY M. GELLERT RONALD G. GEARY CHRISTOPHER T. HANNON SHELI Z. ROSENBERG THOMAS C. THEOBALD | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | DIRECTORS PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2006. | Mgmt | For |
| 03 | DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 INCENTIVE PLAN. | Mgmt | For |
| 04 | DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 STOCK PLAN FOR DIRECTORS. | Mgmt | For |

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: VNO
ISIN:

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

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| | | Type | |
|----|--|----------------------|-------------------|
| 01 | DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR. | Mgmt Mgmt Mgmt | For For For |
| 02 | APPROVAL OF FULL ALLOTMENT OF SHARES AVAILABLE UNDER THE 2002 OMNIBUS SHARE PLAN, AS AMENDED. | Mgmt | Against |
| 03 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

* Management position unknown

SIGNATURES

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

| | |
|----------------|--|
| (Registrant) | Cohen & Steers REIT and Preferred Income Fund, Inc |
| By (Signature) | /s/ Adam M. Derechin |
| Name | Adam M. Derechin |
| Title | President |
| Date | 08/15/2006 |