

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

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

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481
NAME OF REGISTRANT: Cohen & Steers Quality Income
Realty Fund, Inc.
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 PARK AVENUE 10TH FLOOR
New York, NY 10017
NAME AND ADDRESS OF AGENT FOR SERVICE: Francis C. Poli
280 PARK AVENUE 10TH FLOOR
New York, NY 10017
REGISTRANT'S TELEPHONE NUMBER: 212-832-3232
DATE OF FISCAL YEAR END: 12/31
DATE OF REPORTING PERIOD: 07/01/2009 - 06/30/2010

Cohen & Steers Quality Income Realty Fund

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

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

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

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

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

 ASSOCIATED ESTATES REALTY CORPORATION

Agen

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

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

 AVALONBAY COMMUNITIES, INC.

Agen

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

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

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

 BIOMED REALTY TRUST, INC.

 Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS PH.D. RICHARD I. GILCHRIST GARY A. KREITZER THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

 BOSTON PROPERTIES, INC.

 Agen

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

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

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

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

BR PROPERTIES SA

Agen

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

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

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

BR PROPERTIES SA

Agen

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

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

BRE PROPERTIES, INC.

Agen

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

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

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

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

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

 BROOKDALE SENIOR LIVING INC.

 Agen

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

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

 BROOKFIELD PROPERTIES CORPORATION

 Agen

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

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

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

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

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
 Meeting Type: Annual
 Meeting Date: 03-May-2010
 Ticker: CPT
 ISIN: US1331311027

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

COLONIAL PROPERTIES TRUST

Agen

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

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

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

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

COUSINS PROPERTIES INCORPORATED

Agen

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

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

DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

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

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

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

 DEXUS PROPERTY GROUP

Agen

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

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

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

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

DIGITAL REALTY TRUST, INC.

Agen

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

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

DOUGLAS EMMETT, INC.

Agen

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

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

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

DUPONT FABROS TECHNOLOGY, INC.

Agen

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

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

EASTGROUP PROPERTIES, INC.

Agen

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

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR D. PIKE ALOIAN H.C. BAILEY, JR. HAYDEN C. EAVES, III FREDRIC H. GOULD DAVID H. HOSTER II MARY E. MCCORMICK DAVID M. OSNOS LELAND R. SPEED	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO CONSIDER AND RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2010 FISCAL YEAR.	Mgmt	For

 EDUCATION REALTY TRUST, INC.

Agen

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

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

 EQUITY LIFESTYLE PROPERTIES, INC.

Agen

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

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

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

EQUITY RESIDENTIAL

Agen

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

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

EXTRA SPACE STORAGE INC.

Agen

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

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

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

FABEGE AB

Agen

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

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

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

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

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

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

 FEDERAL REALTY INVESTMENT TRUST

Agen

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

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

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

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

 FOREST CITY ENTERPRISES, INC.

 Agen

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

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

 GREAT EAGLE HOLDINGS LTD

 Agen

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

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

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

 GREAT EAGLE HOLDINGS LTD

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

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

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

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

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

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

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

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

Agen

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

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

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

HCP, INC.

Agen

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

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

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

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

HERSHA HOSPITALITY TRUST

Agen

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

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

HONGKONG LD HLDGS LTD

Agen

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

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

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

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

HOSPITALITY PROPERTIES TRUST

Agen

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

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

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

SUPERMAJORITY VOTE REQUIREMENTS.

 HOST HOTELS & RESORTS, INC.

Agen

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

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

 ING OFFICE FUND

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
	PLEASE NOTE THAT THIS IS AN INFORMATION MEETING. SHOULD YOU WISH TO ATTEND THE MEETING PERSONALLY, YOU MAY APPLY FOR AN ENTRANCE CARD BY CONTACTING YOUR CLIENT REPRESENTATIVE. THANK YOU	Non-Voting	No vote
	Receive a presentation on the results and activities of the Fund for the FYE 30 JUN 2009 and an update of the activities post 30 JUN 2009	Non-Voting	No vote

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

KILROY REALTY CORPORATION

Agen

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

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

KIMCO REALTY CORPORATION

Agen

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

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

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

LEXINGTON REALTY TRUST

Agen

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

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

LIBERTY PROPERTY TRUST

Agen

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

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

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

 LTC PROPERTIES, INC. Agen

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

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

 MACK-CALI REALTY CORPORATION Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ALAN S. BERNIKOW KENNETH M. DUBERSTEIN VINCENT TESE ROY J. ZUCKERBERG	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

 MFA FINANCIAL, INC. Agen

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

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

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

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

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

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

POST PROPERTIES, INC.

Agen

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

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

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

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

PROLOGIS

Agen

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

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

PS BUSINESS PARKS, INC.

Agen

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

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

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

PUBLIC STORAGE

Agen

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

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

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

ENDING DECEMBER 31, 2010.

 RAMCO-GERSHENSON PROPERTIES TRUST

Agen

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

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

 RAYONIER INC.

Agen

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

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

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

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

 REGENCY CENTERS CORPORATION

Agen

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

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

 S.L. GREEN REALTY CORP.

Agen

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

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

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

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

 SEGRO PLC (REIT), SLOUGH

 Agen

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

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

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

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

 SENIOR HOUSING PROPERTIES TRUST

 Agen

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

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

 SIMON PROPERTY GROUP, INC.

 Agen

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

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

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

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

SOVRAN SELF STORAGE, INC.

Agen

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

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

SUNSTONE HOTEL INVESTORS, INC.

Agen

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

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

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

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

THE MACERICH COMPANY

Agen

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

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

U-STORE-IT TRUST

Agen

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

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

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

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 14-May-2010
 Ticker: UDR
 ISIN: US9026531049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	Withheld For For Withheld Withheld Withheld For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

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

URSTADT BIDDLE PROPERTIES INC.

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLING L. BIDDLE E. VIRGIL CONWAY ROBERT J. MUELLER	Mgmt Mgmt Mgmt	Withheld Withheld Withheld
02	TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For
03	TO AMEND THE COMPANY'S DIVIDEND REINVESTMENT AND SHARE PURCHASE PLAN.	Mgmt	For
04	TO AMEND THE COMPANY'S RESTRICTED STOCK AWARD PLAN.	Mgmt	For

VENTAS, INC.

Agen

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

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

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

VORNADO REALTY TRUST

Agen

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

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

WEINGARTEN REALTY INVESTORS

Agen

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

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

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

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

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

 WEYERHAEUSER COMPANY

Agem

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

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

 WHARF HLDGS LTD

Agem

Security: Y8800U127

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

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

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

* Management position unknown

SIGNATURES

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

(Registrant) Cohen & Steers Quality Income Realty Fund, Inc.
 By (Signature) /s/ Adam M. Derechin

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

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