

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

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 05, 2016

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

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481

NAME OF REGISTRANT: Cohen & Steers Quality Income
Realty Fund, Inc.

ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 Park Avenue
10th Floor
New York, NY 10017

NAME AND ADDRESS OF AGENT FOR SERVICE: Tina M. Payne
280 Park Avenue
10th Floor
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2015 - 06/30/2016

Cohen & Steers Quality Income Realty Fund, Inc.

ALEXANDRIA REAL ESTATE EQUITIES, INC.

Agen

Security: 015271109
Meeting Type: Annual
Meeting Date: 12-May-2016
Ticker: ARE
ISIN: US0152711091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	JOEL S. MARCUS	Mgmt	For
	STEVEN R. HASH	Mgmt	For
	JOHN L. ATKINS, III	Mgmt	For
	JAMES P. CAIN	Mgmt	For
	MARIA C. FREIRE	Mgmt	For
	RICHARD H. KLEIN	Mgmt	For
	JAMES H. RICHARDSON	Mgmt	For

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

- | | | | |
|----|--|------|-----|
| 2. | APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE COMPANY'S AMENDED AND RESTATED 1997 STOCK AWARD AND INCENTIVE PLAN, AS MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 3. | TO CAST A NON-BINDING ADVISORY VOTE ON A RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT FOR THE 2016 ANNUAL MEETING OF STOCKHOLDERS OF THE COMPANY. | Mgmt | For |
| 4. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016, AS MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |

 AMERICAN ASSETS TRUST INC

Agen

 Security: 024013104
 Meeting Type: Annual
 Meeting Date: 14-Jun-2016
 Ticker: AAT
 ISIN: US0240131047

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--------------------------------------|---------------------------------|
| 1. | DIRECTOR
ERNEST S. RADY
LARRY E. FINGER
DUANE A. NELLES
THOMAS S. OLINGER
DR. ROBERT S. SULLIVAN | Mgmt
Mgmt
Mgmt
Mgmt
Mgmt | For
For
For
For
For |
| 2. | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 3. | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015. | Mgmt | For |

 APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

 Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 26-Apr-2016

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

Ticker: AIV
 ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: JAMES N. BAILEY	Mgmt	For
1.2	ELECTION OF DIRECTOR: TERRY CONSIDINE	Mgmt	For
1.3	ELECTION OF DIRECTOR: THOMAS L. KELTNER	Mgmt	For
1.4	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1.5	ELECTION OF DIRECTOR: ROBERT A. MILLER	Mgmt	For
1.6	ELECTION OF DIRECTOR: KATHLEEN M. NELSON	Mgmt	For
1.7	ELECTION OF DIRECTOR: MICHAEL A. STEIN	Mgmt	For
1.8	ELECTION OF DIRECTOR: NINA A. TRAN	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For

BGP HOLDINGS PLC

Agen

Security: ADPC01061
 Meeting Type: AGM
 Meeting Date: 30-Jul-2015
 Ticker:
 ISIN: AU00573958S3

Prop.#	Proposal	Proposal Type	Proposal Vote
CMMT	PLEASE NOTE THAT THIS IS AN AMENDMENT TO MEETING ID 505987 DUE TO RECEIPT OF PAST RECORD DATE 19 JUNE 2015. ALL VOTES RECEIVED ON THE PREVIOUS MEETING WILL BE DISREGARDED AND YOU WILL NEED TO REINSTRUCT ON THIS MEETING NOTICE. THANK YOU.	Non-Voting	
1	THAT THE ANNUAL REPORT AND FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 31ST DECEMBER 2014, COMPRISING THE FINANCIAL STATEMENTS AND THE DIRECTORS' AND AUDITORS' REPORT THEREON, BE HEREBY APPROVED	Mgmt	For
2	THAT THE APPOINTMENT OF ERNST & YOUNG MALTA LIMITED AS AUDITORS, BE HEREBY APPROVED AND	Mgmt	For

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

THE BOARD OF DIRECTORS BE HEREBY AUTHORISED
TO ESTABLISH THEIR REMUNERATION

BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107
Meeting Type: Special
Meeting Date: 21-Jan-2016
Ticker: BMR
ISIN: US09063H1077

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	TO APPROVE THE MERGER OF BIOMED REALTY TRUST, INC. WITH AND INTO BRE EDISON L.P. AND THE OTHER TRANSACTIONS CONTEMPLATED BY THAT CERTAIN AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 7, 2015 (AS MAY BE AMENDED FROM TIME TO TIME, THE " MERGER AGREEMENT"), BY AND AMONG BIOMED REALTY TRUST, INC., ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	For
2.	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION THAT MAY BE PAID OR BECOME PAYABLE TO OUR NAMED EXECUTIVE OFFICERS THAT IS BASED ON OR OTHERWISE RELATES TO THE MERGER.	Mgmt	For
3.	TO APPROVE ANY ADJOURNMENT OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE SPECIAL MEETING TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT.	Mgmt	For

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 17-May-2016
Ticker: BXP
ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: BRUCE W. DUNCAN	Mgmt	For

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

1B.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: KAREN E. DYKSTRA	Mgmt	For
1C.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: CAROL B. EINIGER	Mgmt	For
1D.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: JACOB A. FRENKEL	Mgmt	For
1E.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: JOEL I. KLEIN	Mgmt	For
1F.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: DOUGLAS T. LINDE	Mgmt	For
1G.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MATTHEW J. LUSTIG	Mgmt	For
1H.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: ALAN J. PATRICOF	Mgmt	For
1I.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: OWEN D. THOMAS	Mgmt	For
1J.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MARTIN TURCHIN	Mgmt	For
1K.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: DAVID A. TWARDOCK	Mgmt	For
2.	TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	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, 2016.	Mgmt	For

BRIXMOR PROPERTY GROUP INC

Agen

Security: 11120U105
 Meeting Type: Annual
 Meeting Date: 16-Jun-2016
 Ticker: BRX
 ISIN: US11120U1051

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	DANIEL B. HURWITZ	Mgmt	For
	JOHN G. SCHREIBER	Mgmt	For
	MICHAEL BERMAN	Mgmt	For
	ANTHONY W. DEERING	Mgmt	For
	THOMAS W. DICKSON	Mgmt	For

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

	JONATHAN D. GRAY	Mgmt	For
	WILLIAM D. RAHM	Mgmt	For
	WILLIAM J. STEIN	Mgmt	For
	GABRIELLE SULZBERGER	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF DELOITTE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

CUBESMART

Agen

Security: 229663109
Meeting Type: Annual
Meeting Date: 01-Jun-2016
Ticker: CUBE
ISIN: US2296631094

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI CHRISTOPHER P. MARR MARIANNE M. KELER DEBORAH R. SALZBERG JOHN F. REMONDI JEFFREY F. ROGATZ JOHN W. FAIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	ADOPT CERTAIN AMENDMENTS AND RESTATEMENTS OF OUR AMENDED AND RESTATED 2007 EQUITY INCENTIVE PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR GRANT THEREUNDER.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
4.	TO CAST AN ADVISORY VOTE TO APPROVE OUR EXECUTIVE COMPENSATION.	Mgmt	For

CYRUSONE INC.

Agen

Security: 23283R100
Meeting Type: Annual
Meeting Date: 02-May-2016
Ticker: CONE

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

ISIN: US23283R1005

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GARY J. WOJTASZEK DAVID H. FERDMAN JOHN W. GAMBLE, JR. MICHAEL A. KLAYKO T. TOD NIELSEN ALEX SHUMATE WILLIAM E. SULLIVAN LYNN A. WENTWORTH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	APPROVAL OF THE ADVISORY (NON-BINDING) RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS ("SAY-ON-PAY")	Mgmt	For
3.	RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016	Mgmt	For
4.	APPROVAL OF THE RESTATED CYRUSONE 2012 LONG TERM INCENTIVE PLAN	Mgmt	For

DDR CORP.

Agen

Security: 23317H102
Meeting Type: Annual
Meeting Date: 10-May-2016
Ticker: DDR
ISIN: US23317H1023

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: TERRANCE R. AHERN	Mgmt	For
1B.	ELECTION OF DIRECTOR: THOMAS F. AUGUST	Mgmt	For
1C.	ELECTION OF DIRECTOR: THOMAS FINNE	Mgmt	For
1D.	ELECTION OF DIRECTOR: ROBERT H. GIDEL	Mgmt	For
1E.	ELECTION OF DIRECTOR: VICTOR B. MACFARLANE	Mgmt	For
1F.	ELECTION OF DIRECTOR: DAVID J. OAKES	Mgmt	For
1G.	ELECTION OF DIRECTOR: ALEXANDER OTTO	Mgmt	For
1H.	ELECTION OF DIRECTOR: SCOTT D. ROULSTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: BARRY A. SHOLEM	Mgmt	For

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

- | | | | |
|----|--|------|-----|
| 2. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
Meeting Type: Annual
Meeting Date: 02-Jun-2016
Ticker: DEI
ISIN: US25960P1093

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER CHRISTOPHER H. ANDERSON LESLIE E. BIDER DR. DAVID T. FEINBERG THOMAS E. O'HERN WILLIAM E. SIMON, JR. VIRGINIA A. MCFERRAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For
3.	TO APPROVE THE DOUGLAS EMMETT, INC. 2016 OMNIBUS STOCK INCENTIVE PLAN.	Mgmt	For
4.	TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION.	Mgmt	For

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
Meeting Type: Annual
Meeting Date: 01-Jun-2016
Ticker: DFT
ISIN: US26613Q1067

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		

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

	MICHAEL A. COKE	Mgmt	For
	LAMMOT J. DU PONT	Mgmt	For
	THOMAS D. ECKERT	Mgmt	For
	CHRISTOPHER P. ELDREDGE	Mgmt	For
	FREDERIC V. MALEK	Mgmt	For
	JOHN T. ROBERTS, JR.	Mgmt	For
	MARY M. STYER	Mgmt	For
	JOHN H. TOOLE	Mgmt	For
2.	ADVISORY VOTE ON EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE).	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

 EDUCATION REALTY TRUST, INC.

 Agen

 Security: 28140H203
 Meeting Type: Annual
 Meeting Date: 18-May-2016
 Ticker: EDR
 ISIN: US28140H2031

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY KIMBERLY K. SCHAEFER HOWARD A. SILVER THOMAS TRUBIANA WENDELL W. WEAKLEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For 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, 2016	Mgmt	For
3.	TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS	Mgmt	For

 EQUINIX, INC.

 Agen

 Security: 29444U700
 Meeting Type: Annual
 Meeting Date: 01-Jun-2016
 Ticker: EQIX
 ISIN: US29444U7000

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR THOMAS BARTLETT NANCI CALDWELL GARY HROMADKO JOHN HUGHES SCOTT KRIENS WILLIAM LUBY IRVING LYONS, III CHRISTOPHER PAISLEY STEPHEN SMITH PETER VAN CAMP	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2.	TO APPROVE BY A NON-BINDING ADVISORY VOTE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

EQUITY RESIDENTIAL

Agen

Security: 29476L107
Meeting Type: Annual
Meeting Date: 16-Jun-2016
Ticker: EQR
ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE CONNIE K. DUCKWORTH MARY KAY HABEN BRADLEY A. KEYWELL JOHN E. NEAL DAVID J. NEITHERCUT MARK S. SHAPIRO GERALD A. SPECTOR STEPHEN E. STERRETT B. JOSEPH WHITE SAMUEL ZELL	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 THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR 2016.	Mgmt	For

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

3. APPROVE EXECUTIVE COMPENSATION. Mgmt For

 ESSEX PROPERTY TRUST, INC. Agen

 Security: 297178105
 Meeting Type: Annual
 Meeting Date: 17-May-2016
 Ticker: ESS
 ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KEITH R. GUERICKE IRVING F. LYONS, III GEORGE M. MARCUS GARY P. MARTIN ISSIE N. RABINOVITCH THOMAS E. ROBINSON MICHAEL J. SCHALL BYRON A. SCORDELIS JANICE L. SEARS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	AMENDMENT OF OUR CHARTER TO CHANGE THE CURRENT SUPER-MAJORITY VOTE REQUIREMENT TO AMEND CERTAIN SECTIONS OF THE CHARTER TO A MAJORITY VOTE STANDARD.	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
4.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

 EXTRA SPACE STORAGE INC. Agen

 Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 24-May-2016
 Ticker: EXR
 ISIN: US30225T1025

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: KENNETH M. WOOLLEY	Mgmt	For
1B.	ELECTION OF DIRECTOR: SPENCER F. KIRK	Mgmt	For

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

1C.	ELECTION OF DIRECTOR: KARL HAAS	Mgmt	For
1D.	ELECTION OF DIRECTOR: DIANE OLMSTEAD	Mgmt	For
1E.	ELECTION OF DIRECTOR: ROGER B. PORTER	Mgmt	For
1F.	WITHDRAWN DIRECTOR	Mgmt	Abstain
1G.	ELECTION OF DIRECTOR: K. FRED SKOUSEN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	ADVISORY VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	ELECTION OF ADDITIONAL DIRECTOR: DENNIS J. LETHAM	Mgmt	For

 GAMING & LEISURE PPTYS INC.

----- Agen

 Security: 36467J108
 Meeting Type: Annual
 Meeting Date: 01-Jun-2016
 Ticker: GLPI
 ISIN: US36467J1088

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR PETER CARLINO	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR.	Mgmt	For
3.	TO APPROVE AN AMENDMENT AND RESTATEMENT OF THE COMPANY'S ARTICLES OF INCORPORATION TO DECLASSIFY THE COMPANY'S BOARD OF DIRECTORS.	Mgmt	For

 GENERAL GROWTH PROPERTIES, INC

----- Agen

 Security: 370023103
 Meeting Type: Annual
 Meeting Date: 17-May-2016
 Ticker: GGP
 ISIN: US3700231034

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: RICHARD B. CLARK	Mgmt	For
1B.	ELECTION OF DIRECTOR: MARY LOU FIALA	Mgmt	For
1C.	ELECTION OF DIRECTOR: J. BRUCE FLATT	Mgmt	For
1D.	ELECTION OF DIRECTOR: JOHN K. HALEY	Mgmt	For
1E.	ELECTION OF DIRECTOR: DANIEL B. HURWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: BRIAN W. KINGSTON	Mgmt	For
1G.	ELECTION OF DIRECTOR: SANDEEP MATHRANI	Mgmt	For
1H.	ELECTION OF DIRECTOR: DAVID J. NEITHERCUT	Mgmt	For
1I.	ELECTION OF DIRECTOR: MARK R. PATTERSON	Mgmt	For
2.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

 GRAMERCY PROPERTY TRUST INC.

Agen

 Security: 38489R605
 Meeting Type: Special
 Meeting Date: 15-Dec-2015
 Ticker: GPT
 ISIN: US38489R6053

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	TO APPROVE THE MERGER OF GRAMERCY PROPERTY TRUST INC. (GRAMERCY) WITH AND INTO A WHOLLY-OWNED SUBSIDIARY OF CHAMBERS STREET PROPERTIES ("CHAMBERS") PURSUANT TO WHICH EACH OUTSTANDING SHARE OF GRAMERCY COMMON STOCK WILL BE CONVERTED INTO THE RIGHT TO RECEIVE 3.1898 NEWLY ISSUED CHAMBERS COMMON SHARES ("MERGER") AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
2.	TO APPROVE ON A NON-BINDING, ADVISORY BASIS, CERTAIN COMPENSATION ARRANGEMENTS FOR GRAMERCY'S NAMED EXECUTIVE OFFICERS IN CONNECTION WITH THE MERGER.	Mgmt	For
3.	TO APPROVE THE ADJOURNMENT OF THE GRAMERCY SPECIAL MEETING, IF NECESSARY OR	Mgmt	For

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

APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES
IN FAVOR OF THE PROPOSALS IF THERE ARE
INSUFFICIENT VOTES AT THE TIME OF SUCH
ADJOURNMENT TO APPROVE SUCH PROPOSALS.

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 28-Apr-2016
Ticker: HCP
ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: BRIAN G. CARTWRIGHT	Mgmt	For
1B.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1C.	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1D.	ELECTION OF DIRECTOR: JAMES P. HOFFMANN	Mgmt	For
1E.	ELECTION OF DIRECTOR: LAURALEE E. MARTIN	Mgmt	For
1F.	ELECTION OF DIRECTOR: MICHAEL D. MCKEE	Mgmt	For
1G.	ELECTION OF DIRECTOR: PETER L. RHEIN	Mgmt	For
1H.	ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For

HEALTHCARE TRUST OF AMERICA, INC.

Agen

Security: 42225P501
Meeting Type: Annual
Meeting Date: 08-Jul-2015
Ticker: HTA
ISIN: US42225P5017

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: SCOTT D. PETERS	Mgmt	For

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

1B.	ELECTION OF DIRECTOR: W. BRADLEY BLAIR, II	Mgmt	For
1C.	ELECTION OF DIRECTOR: MAURICE J. DEWALD	Mgmt	For
1D.	ELECTION OF DIRECTOR: WARREN D. FIX	Mgmt	For
1E.	ELECTION OF DIRECTOR: PETER N. FOSS	Mgmt	For
1F.	ELECTION OF DIRECTOR: LARRY L. MATHIS	Mgmt	For
1G.	ELECTION OF DIRECTOR: STEVE W. PATTERSON	Mgmt	For
1H.	ELECTION OF DIRECTOR: GARY T. WESCOMBE	Mgmt	For
2.	TO CONSIDER AND VOTE UPON THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

 HOST HOTELS & RESORTS, INC.

Agen

 Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 12-May-2016
 Ticker: HST
 ISIN: US44107P1049

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MARY L. BAGLIVO	Mgmt	For
1.2	ELECTION OF DIRECTOR: SHEILA C. BAIR	Mgmt	For
1.3	ELECTION OF DIRECTOR: TERENCE C. GOLDEN	Mgmt	For
1.4	ELECTION OF DIRECTOR: ANN M. KOROLOGOS	Mgmt	For
1.5	ELECTION OF DIRECTOR: RICHARD E. MARRIOTT	Mgmt	For
1.6	ELECTION OF DIRECTOR: JOHN B. MORSE, JR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1.8	ELECTION OF DIRECTOR: GORDON H. SMITH	Mgmt	For
1.9	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
2.	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2016.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

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

4.	CHARTER AMENDMENT PROVIDING STOCKHOLDERS THE POWER TO AMEND THE BYLAWS.	Mgmt	For
5.	CHARTER AMENDMENT REDUCING THE THRESHOLD FOR STOCKHOLDERS TO CALL A SPECIAL MEETING.	Mgmt	For
6.	EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

KILROY REALTY CORPORATION

Agen

Security: 49427F108
Meeting Type: Annual
Meeting Date: 19-May-2016
Ticker: KRC
ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JOHN KILROY	Mgmt	For
1B.	ELECTION OF DIRECTOR: EDWARD BRENNAN, PH.D.	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOLIE HUNT	Mgmt	For
1D.	ELECTION OF DIRECTOR: SCOTT INGRAHAM	Mgmt	For
1E.	ELECTION OF DIRECTOR: GARY STEVENSON	Mgmt	For
1F.	ELECTION OF DIRECTOR: PETER STONEBERG	Mgmt	For
2.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 26-Apr-2016
Ticker: KIM
ISIN: US49446R1095

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MILTON COOPER	Mgmt	For

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

1B.	ELECTION OF DIRECTOR: PHILIP E. COVIELLO	Mgmt	For
1C.	ELECTION OF DIRECTOR: RICHARD G. DOOLEY	Mgmt	For
1D.	ELECTION OF DIRECTOR: CONOR C. FLYNN	Mgmt	For
1E.	ELECTION OF DIRECTOR: JOE GRILLS	Mgmt	For
1F.	ELECTION OF DIRECTOR: FRANK LOURENSO	Mgmt	For
1G.	ELECTION OF DIRECTOR: COLOMBE M. NICHOLAS	Mgmt	For
1H.	ELECTION OF DIRECTOR: RICHARD B. SALTZMAN	Mgmt	For
2.	THE ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016 (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).	Mgmt	For

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
Meeting Type: Annual
Meeting Date: 17-May-2016
Ticker: MAA
ISIN: US59522J1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: H. ERIC BOLTON, JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: ALAN B. GRAF, JR.	Mgmt	For
1C.	ELECTION OF DIRECTOR: JAMES K. LOWDER	Mgmt	For
1D.	ELECTION OF DIRECTOR: THOMAS H. LOWDER	Mgmt	For
1E.	ELECTION OF DIRECTOR: MONICA MCGURK	Mgmt	For
1F.	ELECTION OF DIRECTOR: CLAUDE B. NIELSEN	Mgmt	For
1G.	ELECTION OF DIRECTOR: PHILIP W. NORWOOD	Mgmt	For
1H.	ELECTION OF DIRECTOR: W. REID SANDERS	Mgmt	For
1I.	ELECTION OF DIRECTOR: WILLIAM B. SANSOM	Mgmt	For
1J.	ELECTION OF DIRECTOR: GARY SHORB	Mgmt	For

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

- | | | | |
|----|--|------|-----|
| 2. | NON-BINDING ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT. | Mgmt | For |
| 3. | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2016. | Mgmt | For |

 NATIONAL RETAIL PROPERTIES, INC.

Agem

 Security: 637417106
 Meeting Type: Annual
 Meeting Date: 19-May-2016
 Ticker: NNN
 ISIN: US6374171063

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DON DEFOSSET DAVID M. FICK EDWARD J. FRITSCH KEVIN B. HABICHT ROBERT C. LEGLER CRAIG MACNAB SAM L. SUSSER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

 OMEGA HEALTHCARE INVESTORS, INC.

Agem

 Security: 681936100
 Meeting Type: Annual
 Meeting Date: 17-Jul-2015
 Ticker: OHI
 ISIN: US6819361006

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR NORMAN R. BOBINS CRAIG R. CALLEN THOMAS F. FRANKE BERNARD J. KORMAN	Mgmt Mgmt Mgmt Mgmt	For For For For

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

- | | | | |
|----|--|------|-----|
| 2. | APPROVAL OF AN AMENDMENT TO OMEGA HEALTHCARE INVESTORS, INC.'S CHARTER TO DECLASSIFY OMEGA HEALTHCARE INVESTORS, INC.'S BOARD OF DIRECTORS AND PROVIDE THAT DIRECTORS SHALL BE ELECTED FOR ONE-YEAR TERMS. | Mgmt | For |
| 3. | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP. | Mgmt | For |
| 4. | APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION. | Mgmt | For |

 OMEGA HEALTHCARE INVESTORS, INC.

 Agen

Security: 681936100
 Meeting Type: Annual
 Meeting Date: 09-Jun-2016
 Ticker: OHI
 ISIN: US6819361006

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR
NORMAN R. BOBINS
CRAIG R. CALLEN
BERNARD J. KORMAN
EDWARD LOWENTHAL
BEN W. PERKS
STEPHEN D. PLAVIN | Mgmt
Mgmt
Mgmt
Mgmt
Mgmt
Mgmt | For
For
For
For
For
For |
| 2. | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP. | Mgmt | For |
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION. | Mgmt | For |

 PENNSYLVANIA REAL ESTATE INVESTMENT TR

 Agen

Security: 709102107
 Meeting Type: Annual
 Meeting Date: 02-Jun-2016
 Ticker: PEI
 ISIN: US7091021078

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--------------------------------|---------------|---------------|
| 1. | DIRECTOR
JOSEPH F. CORADINO | Mgmt | For |

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

	M. WALTER D'ALESSIO	Mgmt	For
	MICHAEL J. DEMARCO	Mgmt	For
	ROSEMARIE B. GRECO	Mgmt	For
	LEONARD I. KORMAN	Mgmt	For
	MARK E. PASQUERILLA	Mgmt	For
	CHARLES P. PIZZI	Mgmt	For
	JOHN J. ROBERTS	Mgmt	For
	RONALD RUBIN	Mgmt	For
2.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2016.	Mgmt	For

 PHYSICIANS REALTY TRUST

Agen

 Security: 71943U104
 Meeting Type: Annual
 Meeting Date: 05-May-2016
 Ticker: DOC
 ISIN: US71943U1043

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN T. THOMAS TOMMY G. THOMPSON STANTON D. ANDERSON MARK A. BAUMGARTNER ALBERT C. BLACK, JR. WILLIAM A. EBINGER, M.D RICHARD A. WEISS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE ACCOMPANYING PROXY STATEMENT.	Mgmt	For
4.	TO APPROVE, ON AN ADVISORY BASIS, THE PREFERRED FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

 PROLOGIS, INC.

Agen

 Security: 74340W103

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

Meeting Type: Annual
 Meeting Date: 04-May-2016
 Ticker: PLD
 ISIN: US74340W1036

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For
1B.	ELECTION OF DIRECTOR: GEORGE L. FOTIADES	Mgmt	For
1C.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1D.	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For
1F.	ELECTION OF DIRECTOR: IRVING F. LYONS III	Mgmt	For
1G.	ELECTION OF DIRECTOR: DAVID P. O'CONNOR	Mgmt	For
1H.	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
1J.	ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2015	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2016	Mgmt	For

PS BUSINESS PARKS, INC.

Agen

Security: 69360J107
 Meeting Type: Annual
 Meeting Date: 26-Apr-2016
 Ticker: PSB
 ISIN: US69360J1079

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	RONALD L. HAVNER, JR.	Mgmt	For
	JOSEPH D. RUSSELL, JR.	Mgmt	For
	JENNIFER HOLDEN DUNBAR	Mgmt	For
	JAMES H. KROPP	Mgmt	For
	SARA GROOTWASSINK LEWIS	Mgmt	For
	GARY E. PRUITT	Mgmt	For
	ROBERT S. ROLLO	Mgmt	For
	PETER SCHULTZ	Mgmt	For

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

- | | | | |
|----|---|------|-----|
| 2. | 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, 2016. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 25-Apr-2016
 Ticker: PSA
 ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: RONALD L. HAVNER, JR.	Mgmt	For
1B.	ELECTION OF TRUSTEE: TAMARA HUGHES GUSTAVSON	Mgmt	For
1C.	ELECTION OF TRUSTEE: URI P. HARKHAM	Mgmt	For
1D.	ELECTION OF TRUSTEE: B. WAYNE HUGHES, JR.	Mgmt	For
1E.	ELECTION OF TRUSTEE: AVEDICK B. POLADIAN	Mgmt	For
1F.	ELECTION OF TRUSTEE: GARY E. PRUITT	Mgmt	For
1G.	ELECTION OF TRUSTEE: RONALD P. SPOGLI	Mgmt	For
1H.	ELECTION OF TRUSTEE: DANIEL C. STATON	Mgmt	For
2.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
4.	APPROVAL OF THE 2016 EQUITY AND PERFORMANCE-BASED INCENTIVE COMPENSATION PLAN.	Mgmt	For

QTS REALTY TRUST, INC.

Agen

Security: 74736A103
 Meeting Type: Annual

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

Meeting Date: 04-May-2016
 Ticker: QTS
 ISIN: US74736A1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHAD L. WILLIAMS PHILIP P. TRAHANAS JOHN W. BARTER WILLIAM O. GRABE CATHERINE R. KINNEY PETER A. MARINO SCOTT D. MILLER STEPHEN E. WESTHEAD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE FREQUENCY OF THE ADVISORY VOTE ON COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
4.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 11-May-2016
 Ticker: RPT
 ISIN: US7514522025

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEPHEN R. BLANK ALICE M. CONNELL DENNIS GERSHENSON ARTHUR GOLDBERG DAVID J. NETTINA JOEL M. PASHCOW MARK K. ROSENFELD LAURIE M. SHAHON MICHAEL A. WARD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

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

3. ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. Mgmt For

 REGENCY CENTERS CORPORATION

 Agen

Security: 758849103
 Meeting Type: Annual
 Meeting Date: 29-Apr-2016
 Ticker: REG
 ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK BRYCE BLAIR C. RONALD BLANKENSHIP J. DIX DRUCE, JR. MARY LOU FIALA DAVID P. O'CONNOR JOHN C. SCHWEITZER THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2015.	Mgmt	For
3.	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

 SIMON PROPERTY GROUP, INC.

 Agen

Security: 828806109
 Meeting Type: Annual
 Meeting Date: 11-May-2016
 Ticker: SPG
 ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: GLYN F. AEPPEL	Mgmt	For
1B.	ELECTION OF DIRECTOR: LARRY C. GLASSCOCK	Mgmt	For
1C.	ELECTION OF DIRECTOR: KAREN N. HORN, PH.D.	Mgmt	For
1D.	ELECTION OF DIRECTOR: ALLAN HUBBARD	Mgmt	For

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

1E.	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: GARY M. RODKIN	Mgmt	For
1G.	ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D.	Mgmt	For
1H.	ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.	Mgmt	For
2.	ADVISORY VOTE ON THE APPROVAL OF EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

SL GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 02-Jun-2016
Ticker: SLG
ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: EDWIN THOMAS BURTON, III	Mgmt	For
1B.	ELECTION OF DIRECTOR: CRAIG M. HATKOFF	Mgmt	For
1C.	ELECTION OF DIRECTOR: ANDREW W. MATHIAS	Mgmt	For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
4.	TO APPROVE OUR FOURTH AMENDED AND RESTATED 2005 STOCK OPTION AND INCENTIVE PLAN.	Mgmt	For

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 18-May-2016
Ticker: SSS
ISIN: US84610H1086

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA CHARLES E. LANNON STEPHEN R. RUSMISEL ARTHUR L. HAVENER, JR. MARK G. BARBERIO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2016.	Mgmt	For
3.	PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	For

SPIRIT REALTY CAPITAL INC

Agen

Security: 84860W102
Meeting Type: Annual
Meeting Date: 11-May-2016
Ticker: SRC
ISIN: US84860W1027

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KEVIN M. CHARLTON TODD A. DUNN DAVID J. GILBERT RICHARD I. GILCHRIST DIANE M. MOREFIELD THOMAS H. NOLAN, JR. SHELI Z. ROSENBERG THOMAS D. SENKBEIL NICHOLAS P. SHEPHERD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	THE APPROVAL OF THE AMENDED AND RESTATED SPIRIT REALTY CAPITAL, INC. AND SPIRIT REALTY, L.P. 2012 INCENTIVE AWARD PLAN, WHICH WOULD INCREASE THE NUMBER OF SHARES OF COMMON STOCK RESERVED FOR ISSUANCE THEREUNDER BY 5,500,000 SHARES.	Mgmt	For
4.	A NON-BINDING, ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF OUR NAMED	Mgmt	For

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

EXECUTIVE OFFICERS AS DESCRIBED IN THE
ACCOMPANYING PROXY STATEMENT.

STORE CAPITAL CORPORATION

Agen

Security: 862121100
Meeting Type: Annual
Meeting Date: 02-Jun-2016
Ticker: STOR
ISIN: US8621211007

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK JOSEPH M. DONOVAN WILLIAM F. HIPPI EINAR A. SEADLER RAJATH SHOURIE DEREK SMITH QUENTIN P. SMITH, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	TO APPROVE, ON AN ADVISORY BASIS, THE FREQUENCY OF FUTURE ADVISORY VOTES APPROVING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

STRATEGIC HOTELS & RESORTS, INC.

Agen

Security: 86272T106
Meeting Type: Special
Meeting Date: 08-Dec-2015
Ticker: BEE
ISIN: US86272T1060

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	THE PROPOSAL TO APPROVE THE MERGER (THE "MERGER") OF STRATEGIC HOTELS & RESORTS, INC., A MARYLAND CORPORATION ("SHR"), WITH	Mgmt	For

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

AND INTO BRE DIAMOND HOTEL LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MERGER SUB"), CONTEMPLATED BY THAT CERTAIN AGREEMENT AND PLAN OF MERGER, DATED AS OF SEPTEMBER 4, 2015 (AS MAY BE ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)).

- | | | | |
|----|--|------|-----|
| 2. | THE PROPOSAL TO APPROVE, BY A NON-BINDING ADVISORY VOTE, THE COMPENSATION THAT MAY BE PAID OR BECOME PAYABLE TO SHR'S NAMED EXECUTIVE OFFICERS THAT IS BASED ON OR OTHERWISE RELATES TO THE MERGER. | Mgmt | For |
| 3. | THE PROPOSAL TO ADJOURN THE SPECIAL MEETING TO A LATER DATE OR TIME IF NECESSARY OR APPROPRIATE, INCLUDING TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL). | Mgmt | For |

SUN COMMUNITIES, INC.

Agen

Security: 866674104
Meeting Type: Annual
Meeting Date: 20-Jul-2015
Ticker: SUI
ISIN: US8666741041

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: STEPHANIE W. BERGERON	Mgmt	For
1B.	ELECTION OF DIRECTOR: JAMES R. GOLDMAN	Mgmt	For
1C.	ELECTION OF DIRECTOR: BRIAN M. HERMELIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: RONALD A. KLEIN	Mgmt	For
1E.	ELECTION OF DIRECTOR: PAUL D. LAPIDES	Mgmt	For
1F.	ELECTION OF DIRECTOR: CLUNET R. LEWIS	Mgmt	For
1G.	ELECTION OF DIRECTOR: RONALD L. PIASECKI	Mgmt	For
1H.	ELECTION OF DIRECTOR: RANDALL K. ROWE	Mgmt	For
1I.	ELECTION OF DIRECTOR: GARY A. SHIFFMAN	Mgmt	For
1J.	ELECTION OF DIRECTOR: ARTHUR A. WEISS	Mgmt	For
2.	RATIFY THE SELECTION OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

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

- | | | | |
|----|--|------|-----|
| 3. | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | APPROVAL OF OUR 2015 EQUITY INCENTIVE PLAN. | Mgmt | For |
| 5. | APPROVAL OF AN AMENDMENT TO OUR ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF OUR COMMON STOCK AND PREFERRED STOCK. | Mgmt | For |

 SUN COMMUNITIES, INC.

 Agen

Security: 866674104
 Meeting Type: Annual
 Meeting Date: 23-May-2016
 Ticker: SUI
 ISIN: US8666741041

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: STEPHANIE W. BERGERON	Mgmt	For
1B.	ELECTION OF DIRECTOR: BRIAN M. HERMELIN	Mgmt	For
1C.	ELECTION OF DIRECTOR: RONALD A. KLEIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: CLUNET R. LEWIS	Mgmt	For
1E.	ELECTION OF DIRECTOR: RONALD L. PIASECKI	Mgmt	For
1F.	ELECTION OF DIRECTOR: GARY A. SHIFFMAN	Mgmt	For
1G.	ELECTION OF DIRECTOR: ARTHUR A. WEISS	Mgmt	For
2.	RATIFY THE SELECTION OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

 SUNSTONE HOTEL INVESTORS, INC.

 Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 28-Apr-2016
 Ticker: SHO
 ISIN: US8678921011

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA W. BLAKE BAIRD ANDREW BATINOVICH Z. JAMIE BEHAR THOMAS A. LEWIS, JR. KEITH M. LOCKER MURRAY J. MCCABE DOUGLAS M. PASQUALE KEITH P. RUSSELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	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, 2016.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS, AS SET FORTH IN SUNSTONE'S PROXY STATEMENT FOR THE 2016 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For

TANGER FACTORY OUTLET CENTERS, INC.

Agem

Security: 875465106
Meeting Type: Annual
Meeting Date: 20-May-2016
Ticker: SKT
ISIN: US8754651060

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: WILLIAM G. BENTON	Mgmt	For
1.2	ELECTION OF DIRECTOR: JEFFREY B. CITRIN	Mgmt	For
1.3	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1.4	ELECTION OF DIRECTOR: THOMAS J. REDDIN	Mgmt	For
1.5	ELECTION OF DIRECTOR: THOMAS E. ROBINSON	Mgmt	For
1.6	ELECTION OF DIRECTOR: BRIDGET M. RYAN-BERMAN	Mgmt	For
1.7	ELECTION OF DIRECTOR: ALLAN L. SCHUMAN	Mgmt	For
1.8	ELECTION OF DIRECTOR: STEVEN B. TANGER	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE	Mgmt	For

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

FISCAL YEAR ENDING DECEMBER 31, 2016.

3. TO APPROVE, ON A NON-BINDING BASIS, NAMED EXECUTIVE OFFICER COMPENSATION. Mgmt For

UDR, INC. Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 12-May-2016
 Ticker: UDR
 ISIN: US9026531049

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: KATHERINE A. CATTANACH	Mgmt	For
1B.	ELECTION OF DIRECTOR: ROBERT P. FREEMAN	Mgmt	For
1C.	ELECTION OF DIRECTOR: JON A. GROVE	Mgmt	For
1D.	ELECTION OF DIRECTOR: MARY ANN KING	Mgmt	For
1E.	ELECTION OF DIRECTOR: JAMES D. KLINGBEIL	Mgmt	For
1F.	ELECTION OF DIRECTOR: CLINT D. MCDONNOUGH	Mgmt	For
1G.	ELECTION OF DIRECTOR: ROBERT A. MCNAMARA	Mgmt	For
1H.	ELECTION OF DIRECTOR: MARK R. PATTERSON	Mgmt	For
1I.	ELECTION OF DIRECTOR: LYNNE B. SAGALYN	Mgmt	For
1J.	ELECTION OF DIRECTOR: THOMAS W. TOOMEY	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED OFFICER COMPENSATION.	Mgmt	For

VENTAS, INC. Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 10-May-2016
 Ticker: VTR
 ISIN: US92276F1003

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MELODY C. BARNES	Mgmt	For
1B.	ELECTION OF DIRECTOR: DEBRA A. CAFARO	Mgmt	For
1C.	ELECTION OF DIRECTOR: JAY M. GELLERT	Mgmt	For
1D.	ELECTION OF DIRECTOR: RICHARD I. GILCHRIST	Mgmt	For
1E.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1F.	ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE	Mgmt	For
1G.	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1H.	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For
1I.	ELECTION OF DIRECTOR: JAMES D. SHELTON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2016.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109
 Meeting Type: Annual
 Meeting Date: 19-May-2016
 Ticker: VNO
 ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CANDACE K. BEINECKE ROBERT P. KOGOD RICHARD R. WEST	Mgmt Mgmt Mgmt	For For For
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR.	Mgmt	For
3.	APPROVAL OF AN AMENDMENT TO THE DECLARATION OF TRUST TO ELIMINATE THE CLASSIFICATION OF THE BOARD OF TRUSTEES.	Mgmt	For
4.	NON-BINDING ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

* Management position unknown

SIGNATURES

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

(Registrant)	Cohen & Steers Quality Income Realty Fund, Inc.
By (Signature)	/s/ Tina M. Payne
Name	Tina M. Payne
Title	Secretary
Date	08/05/2016