

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-A  
August 29, 2016

PAGE 1  
000 A000000 06/30/2016  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
000 H000000 N  
000 I000000 6.1  
000 J000000 A  
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
003 000000 N  
004 000000 N  
005 000000 N  
006 000000 N  
007 A000000 N  
007 B000000 0  
007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET BANK AND TRUST CO.  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 COMPUTERSHARE  
012 B000001 85-05006  
012 C010001 JERSEY CITY  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS LLP  
013 B010001 NEW YORK  
013 B020001 NY  
013 B030001 10017  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-44123  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
015 C020001 MA  
015 C030001 02111  
015 C040001 8200  
015 E010001 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

015 A000002 DEUTSCHE BANK AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 D020002 A-1010  
015 E040002 X  
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 D020003 NSW 2000  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 AMSTERDAM  
015 D010004 NETHERLANDS  
015 D020004 1101 HE  
015 E040004 X  
015 A000005 STATE STREET TRUST COMPANY CANADA  
015 B000005 S  
015 C010005 TORONTO  
015 D010005 CANADA  
015 D020005 M5C 3G6  
015 E040005 X  
015 A000006 CLEARSTREAM BANKING SA  
015 B000006 S  
015 C010006 LUXEMBOURG  
015 D010006 LUXEMBOURG  
015 D020006 L-1855  
015 E040006 X  
015 A000007 CREDIT SUISSE AG  
015 B000007 S  
015 C010007 ZURICH  
015 D010007 SWITZERLAND  
015 D020007 8070  
015 E040007 X  
015 A000008 DEUTSCHE BANK S.A.E.  
015 B000008 S  
015 C010008 MADRID  
015 D010008 SPAIN  
015 D020008 28020  
015 E040008 X  
015 A000009 NORDEA BANK FINLAND PLC  
015 B000009 S  
015 C010009 HELSINKI  
PAGE 3  
015 D010009 FINLAND  
015 D020009 00500  
015 E040009 X  
015 A000010 DEUTSCHE BANK AG  
015 B000010 S  
015 C010010 AMSTERDAM  
015 D010010 NETHERLANDS  
015 D020010 1101 HE  
015 E040010 X  
015 A000011 STATE STREET BANK & TRUST COMPANY  
015 B000011 S  
015 C010011 EDINBURGH  
015 D010011 SCOTLAND  
015 D020011 EH5 2AW  
015 E040011 X  
015 A000012 STANDARD CHARTERED BANK (HONG KONG) Limited.

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

015 B000012 S  
015 C010012 KWUN TONG  
015 D010012 HONG KONG  
015 E040012 X  
015 A000013 Deutsche Bank S.p.A  
015 B000013 S  
015 C010013 MILAN  
015 D010013 Italy  
015 D020013 20121  
015 E040013 X  
015 A000014 THE HONGKONG AND SHANGHAI BANKING CORP  
015 B000014 S  
015 C010014 Tokyo  
015 D010014 Japan  
015 D020014 1030027  
015 E040014 X  
015 A000015 BANCO NACIONAL DE MEXICO S.A. (BANAMEX)  
015 B000015 S  
015 C010015 SANTA FE  
015 D010015 MEXICO  
015 D020015 01219  
015 E040015 X  
015 A000016 DEUTSCHE BANK AG  
015 B000016 S  
015 C010016 AMSTERDAM  
015 D010016 NETHERLANDS  
015 D020016 1101 HE  
015 E040016 X  
015 A000017 NORDEA BANK NORGE ASA  
015 B000017 S  
015 C010017 OSLO  
015 D010017 NORWAY  
015 D020017 0368  
015 E040017 X  
015 A000018 THE HONGKONG AND SHANGHAI BANKING CORP., LTD.  
PAGE 4  
015 B000018 S  
015 C010018 AUCKLAND  
015 D010018 NEW ZEALAND  
015 D020018 1010  
015 E040018 X  
015 A000019 NORDEA BANK AB (PUBL)  
015 B000019 S  
015 C010019 STOCKHOLM  
015 D010019 SWEDEN  
015 D020019 105 71  
015 E040019 X  
015 A000020 CITIBANK N.A.  
015 B000020 S  
015 C010020 SINGAPORE  
015 D010020 SINGAPORE  
015 D020020 486026  
015 E040020 X  
015 A000021 CITIBANK N.A.  
015 B000021 S  
015 C010021 SAO PAULO  
015 D010021 BRAZIL  
015 D020021 01311-920  
015 E040021 X  
018 000000 Y  
019 A000000 Y  
019 B000000 22

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
020 C000001 87  
020 A000002 GOLDMAN SACHS & CO.  
020 B000002 13-5108880  
020 C000002 53  
020 A000003 NATIONAL FINANCIAL SERVICES LLC  
020 B000003 04-3523567  
020 C000003 46  
020 A000004 MERRILL LYNCH & CO.  
020 B000004 13-5674085  
020 C000004 45  
020 A000005 CITIGROUP GLOBAL MARKETS INC.  
020 B000005 11-2418191  
020 C000005 35  
020 A000006 SANFORD C. BERNSTEIN & CO.  
020 B000006 13-4132953  
020 C000006 33  
020 A000007 WELLS FARGO SECURITIES LLC  
020 B000007 94-3379992  
020 C000007 26  
020 A000008 BARCLAYS CAPITAL INC  
020 B000008 13-3297824  
020 C000008 17

PAGE 5

020 A000009 CS FIRST BOSTON  
020 B000009 13-5659485  
020 C000009 9  
020 A000010 RBC CAPITAL MARKETS CORP.  
020 B000010 41-1416330  
020 C000010 9  
021 000000 412  
022 A000001 STATE STREET BANK AND TRUST CO.  
022 B000001 04-1867445  
022 C000001 119805  
022 D000001 129905  
022 A000002 MERRILL LYNCH & CO.  
022 B000002 13-5674085  
022 C000002 37920  
022 D000002 0  
022 A000003 WELLS FARGO SECURITIES LLC  
022 B000003 94-3379992  
022 C000003 21720  
022 D000003 10174  
022 A000004 PERSHING LLC  
022 B000004 13-2741729  
022 C000004 17445  
022 D000004 0  
022 A000005 MORGAN STANLEY CO INCORPORATED  
022 B000005 13-2665598  
022 C000005 7981  
022 D000005 2092  
022 A000006 DEUTSCHE BANK SECURITIES INC  
022 B000006 13-6124068  
022 C000006 6284  
022 D000006 1451  
022 A000007 CANTOR FITZGERALD & CO.  
022 B000007 13-3680184  
022 C000007 5858  
022 D000007 0  
022 A000008 JEFFERIES & CO., INC.

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

022 B000008 95-2622900  
022 C000008 5817  
022 D000008 0  
022 A000009 GOLDMAN SACHS & CO.  
022 B000009 13-3175029  
022 C000009 3869  
022 D000009 0  
022 A000010 BARCLAYS CAPITAL INC  
022 B000010 13-3297824  
022 C000010 658  
022 D000010 2923  
023 C000000 241400  
023 D000000 154752  
024 000000 Y  
025 A000001 BARCLAYS CAPITAL INC  
PAGE 6  
025 B000001 13-3297824  
025 C000001 E  
025 D000001 13235  
025 A000002 MERRILL LYNCH & CO.  
025 B000002 13-5674085  
025 C000002 E  
025 D000002 12248  
025 A000003 WELLS FARGO SECURITIES LLC  
025 B000003 94-3379992  
025 C000003 E  
025 D000003 5716  
025 A000004 J.P. MORGAN SECURITIES, INC.  
025 B000004 13-3379014  
025 C000004 E  
025 D000004 3308  
025 A000005 STATE STREET BANK AND TRUST CO.  
025 B000005 04-1867445  
025 C000005 D  
025 D000005 3300  
025 A000006 CS FIRST BOSTON  
025 B000006 13-5659485  
025 C000006 E  
025 D000006 2314  
026 A000000 N  
026 B000000 Y  
026 C000000 Y  
026 D000000 Y  
026 E000000 N  
026 F000000 N  
026 G010000 Y  
026 G020000 N  
026 H000000 N  
027 000000 N  
028 A010000 0  
028 A020000 0  
028 A030000 0  
028 A040000 0  
028 B010000 0  
028 B020000 0  
028 B030000 0  
028 B040000 0  
028 C010000 0  
028 C020000 0  
028 C030000 0  
028 C040000 0  
028 D010000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

028	D020000	0
028	D030000	0
028	D040000	0
028	E010000	0
028	E020000	0
PAGE 7		
028	E030000	0
028	E040000	0
028	F010000	0
028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0
028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
042	C000000	0
042	D000000	0
042	E000000	0
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
046	000000	N
047	000000	Y
048	000000	0.850
048	A010000	0
048	A020000	0.000
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
PAGE 8		
048	I010000	0
048	I020000	0.000
048	J010000	0
048	J020000	0.000

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

048 K010000 0  
048 K020000 0.000  
049 000000 N  
050 000000 N  
051 000000 N  
052 000000 N  
053 A000000 N  
054 A000000 Y  
054 B000000 Y  
054 C000000 N  
054 D000000 N  
054 E000000 N  
054 F000000 N  
054 G000000 Y  
054 H000000 Y  
054 I000000 N  
054 J000000 Y  
054 K000000 N  
054 L000000 N  
054 M000000 Y  
054 N000000 N  
054 O000000 N  
055 A000000 N  
055 B000000 Y  
056 000000 Y  
057 000000 N  
058 A000000 N  
059 000000 Y  
060 A000000 Y  
060 B000000 Y  
061 000000 0  
062 A000000 N  
062 B000000 0.0  
062 C000000 0.0  
062 D000000 0.0  
062 E000000 0.0  
062 F000000 0.0  
062 G000000 0.0  
062 H000000 0.0  
062 I000000 0.0  
062 J000000 0.0  
062 K000000 0.0  
062 L000000 0.0  
062 M000000 0.0  
062 N000000 0.0  
062 O000000 0.0  
062 P000000 0.0  
PAGE 9  
062 Q000000 0.0  
062 R000000 0.0  
063 A000000 0  
063 B000000 0.0  
066 A000000 Y  
066 B000000 N  
066 C000000 N  
066 D000000 N  
066 E000000 N  
066 F000000 Y  
066 G000000 N  
067 000000 N  
068 A000000 N  
068 B000000 N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

069 000000 N  
070 A010000 Y  
070 A020000 N  
070 B010000 Y  
070 B020000 Y  
070 C010000 Y  
070 C020000 N  
070 D010000 Y  
070 D020000 N  
070 E010000 Y  
070 E020000 N  
070 F010000 Y  
070 F020000 N  
070 G010000 Y  
070 G020000 N  
070 H010000 Y  
070 H020000 N  
070 I010000 N  
070 I020000 N  
070 J010000 Y  
070 J020000 Y  
070 K010000 Y  
070 K020000 Y  
070 L010000 Y  
070 L020000 Y  
070 M010000 Y  
070 M020000 Y  
070 N010000 Y  
070 N020000 Y  
070 O010000 Y  
070 O020000 Y  
070 P010000 Y  
070 P020000 N  
070 Q010000 Y  
070 Q020000 N  
070 R010000 N  
070 R020000 N

PAGE 10

071 A000000 459845  
071 B000000 458035  
071 C000000 1915806  
071 D000000 24  
072 A000000 6  
072 B000000 2870  
072 C000000 34559  
072 D000000 0  
072 E000000 48  
072 F000000 8175  
072 G000000 318  
072 H000000 0  
072 I000000 0  
072 J000000 23  
072 K000000 0  
072 L000000 170  
072 M000000 55  
072 N000000 0  
072 O000000 0  
072 P000000 4394  
072 Q000000 0  
072 R000000 37  
072 S000000 12  
072 T000000 0



Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

072 U000000	0
072 V000000	0
072 W000000	102
072 X000000	13286
072 Y000000	0
072 Z000000	24191
072AA000000	81002
072BB000000	17626
072CC010000	99724
072CC020000	0
072DD010000	52397
072DD020000	0
072EE000000	0
073 A010000	0.4800
073 A020000	0.0000
073 B000000	0.0000
073 C000000	0.0000
074 A000000	3688
074 B000000	0
074 C000000	0
074 D000000	0
074 E000000	363356
074 F000000	1685592
074 G000000	0
074 H000000	0
074 I000000	3300
074 J000000	2522
PAGE 11	
074 K000000	0
074 L000000	8622
074 M000000	74
074 N000000	2067154
074 O000000	0
074 P000000	1426
074 Q000000	460000
074 R010000	0
074 R020000	0
074 R030000	0
074 R040000	1749
074 S000000	0
074 T000000	1603979
074 U010000	109161
074 U020000	0
074 V010000	14.69
074 V020000	0.00
074 W000000	0.0000
074 X000000	38156
074 Y000000	951211
075 A000000	0
075 B000000	1492133
076 000000	13.72
077 A000000	N
078 000000	N
080 C000000	0
081 B000000	0
082 B000000	0
083 B000000	0
084 B000000	0
086 A010000	0
086 A020000	0
086 B010000	0
086 B020000	0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-A

086	C010000	0
086	C020000	0
086	D010000	0
086	D020000	0
086	E010000	0
086	E020000	0
086	F010000	0
086	F020000	0
087	A010000	COMMON STOCK
087	A020000	19247L106
087	A030000	RQI
088	A000000	N
088	B000000	N
088	C000000	N
088	D000000	N
SIGNATURE	ALBERT LASKAJ	
TITLE	ASST TREASURER	