

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

COHEN & STEERS TOTAL RETURN 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: 811-07154  
NAME OF REGISTRANT: Cohen & Steers Total Return  
Realty Fund  
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 Total Return Realty Fund

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APARTMENT INVESTMENT AND MANAGEMENT CO.

----- Agen

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

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|    |  |      |     |
|----|--|------|-----|
| 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<br>TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING<br>DECEMBER 31, 2010. | Mgmt | For |

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ASSISTED LIVING CONCEPTS INC

Agen

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Security: 04544X300  
Meeting Type: Annual  
Meeting Date: 03-May-2010  
Ticker: ALC  
ISIN: US04544X3008  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>LAURIE A. BEBO<br>ALAN BELL<br>JESSE C. BROTZ<br>DEREK H.L. BUNTAIN<br>DAVID J. HENNIGAR<br>MALEN S. NG<br>MELVIN A. RHINELANDER<br>C.H. ROADMAN II, MD<br>MICHAEL J. SPECTOR | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>Withheld<br>For<br>For<br>For<br>For<br>For |
| 02     | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT<br>OF GRANT THORNTON LLP AS THE COMPANY'S INDEPENDENT<br>AUDITORS FOR 2010.   | Mgmt   | For   |

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ASSOCIATED ESTATES REALTY CORPORATION

Agen

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Security: 045604105  
Meeting Type: Annual  
Meeting Date: 05-May-2010  
Ticker: AEC  
ISIN: US0456041054  
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| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 01     | DIRECTOR<br>ALBERT T. ADAMS<br>JAMES M. DELANEY<br>JEFFREY I. FRIEDMAN | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |

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|    |   |      |     |
|----|---|------|-----|
|    | MICHAEL E. GIBBONS  | Mgmt | For |
|    | MARK L. MILSTEIN  | Mgmt | For |
|    | JAMES A. SCHOFF   | Mgmt | For |
|    | RICHARD T. SCHWARZ  | Mgmt | 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 |

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AVALONBAY COMMUNITIES, INC.

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Agen

Security: 053484101  
Meeting Type: Annual  
Meeting Date: 19-May-2010  
Ticker: AVB  
ISIN: US0534841012  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>BRYCE BLAIR<br>BRUCE A. CHOATE<br>JOHN J. HEALY, JR.<br>TIMOTHY J. NAUGHTON<br>LANCE R. PRIMIS<br>PETER S. RUMMELL<br>H. JAY SARLES<br>W. EDWARD WALTER | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>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  |

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BOSTON PROPERTIES, INC.

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Agen

Security: 101121101  
Meeting Type: Annual  
Meeting Date: 18-May-2010  
Ticker: BXP  
ISIN: US1011211018  
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| Prop.# | Proposal | Proposal | Proposal Vote |
|--------|----------|----------|---------------|
|--------|----------|----------|---------------|

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|   |   | Type                 |                   |
|---|---|----------------------|-------------------|
| 1 | DIRECTOR<br>MORTIMER B. ZUCKERMAN<br>CAROL B. EINIGER<br>DR. JACOB A. FRENKEL   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 2 | TO APPROVE AN AMENDMENT TO OUR AMENDED AND RESTATED<br>CERTIFICATE OF INCORPORATION RELATING TO THE<br>ELECTION OF DIRECTORS.   | Mgmt                 | For               |
| 3 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT<br>OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT<br>REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL<br>YEAR ENDING DECEMBER 31, 2010. | Mgmt                 | For               |
| 4 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL<br>CONCERNING THE PREPARATION OF A SUSTAINABILITY<br>REPORT, IF PROPERLY PRESENTED AT THE MEETING.                                    | Shr                  | Against           |
| 5 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL<br>CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF<br>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<br>OWNER SIGNED POWER OF ATTORNEY (POA) IS REQUIRED<br>IN ORDER TO LODGE AND EXECUTE YOUR VOTING<br>INSTRUCTIONS IN THIS MARKET. ABSENCE<br>OF A POA, MAY CAUSE YOUR INSTRUCTIONS TO BE<br>REJECTED. IF YOU HAVE ANY QUESTIONS, PLEASE<br>CONTACT YOUR CLIENT SERVICE REPRESENTATIVE | Non-Voting    | No vote       |
| -      | PLEASE NOTE THAT VOTES 'IN FAVOR' AND 'AGAINST'<br>IN THE SAME AGENDA ITEM ARE NOT ALLOWED.<br>ONLY VOTES IN FAVOR AND/OR ABSTAIN OR AGAINST<br>AND/ OR ABSTAIN ARE ALLOWED. THANK YOU   | Non-Voting    | No vote       |
| I      | Approve the Board of Directors annual report,<br>the financial statements and Independent<br>Auditors report relating to FYE 31 DEC 2009   | Mgmt          | For           |
| II     | Approve the destination of the year end results<br>of 2009 and the distribution of dividends   | Mgmt          | For           |
| III    | Approve to decide on the newspapers in which<br>Company notices will be published  | Mgmt          | For           |

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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  | Mgmt          | For           |
|        | PAULA F. DOWNEY       | Mgmt          | For           |
|        | EDWARD F. LANGE, JR.  | Mgmt          | For           |
|        | CHRISTOPHER J. MCGURK | Mgmt          | For           |
|        | MATTHEW T. MEDEIROS   | Mgmt          | For           |
|        | CONSTANCE B. MOORE    | Mgmt          | For           |
|        | JEANNE R. MYERSON     | Mgmt          | For           |
|        | JEFFREY T. PERO       | Mgmt          | For           |
|        | THOMAS E. ROBINSON    | Mgmt          | For           |
|        | DENNIS E. SINGLETON   | Mgmt          | For           |
|        | THOMAS P. SULLIVAN    | Mgmt          | For           |

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|   |  |      |     |
|---|--|------|-----|
| 2 | TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED 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. | Mgmt | For |
| 3 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY.  | Mgmt | For |

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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<br>JACKIE M. CLEGG<br>TOBIA IPPOLITO<br>JAMES R. SEWARD  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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               |

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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<br>MR. GORDON E. ARNELL<br>MR. WILLIAM T. CAHILL<br>MR. RICHARD B. CLARK<br>MR. JACK L. COCKWELL  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |

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|                        |      |     |
|------------------------|------|-----|
| MR. RODERICK D. FRASER | Mgmt | For |
| 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 |
|---|---|------|-----|

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CAMDEN PROPERTY TRUST

Agen

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Security: 133131102  
Meeting Type: Annual  
Meeting Date: 03-May-2010  
Ticker: CPT  
ISIN: US1331311027  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>RICHARD J. CAMPO<br>WILLIAM R. COOPER<br>SCOTT S. INGRAHAM<br>LEWIS A. LEVEY<br>WILLIAM B. MCGUIRE, JR.<br>WILLIAM F. PAULSEN<br>D. KEITH ODEN<br>F. GARDNER PARKER<br>STEVEN A. WEBSTER<br>KELVIN R. WESTBROOK | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.   | Mgmt   | For  |

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COLONIAL PROPERTIES TRUST

Agen

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Security: 195872106  
Meeting Type: Annual  
Meeting Date: 28-Apr-2010  
Ticker: CLP  
ISIN: US1958721060  
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| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 1      | DIRECTOR<br>CARL F. BAILEY<br>M. MILLER GORRIE<br>WILLIAM M. JOHNSON | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |

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|   |   |      |     |
|---|---|------|-----|
|   | GLADE M. KNIGHT   | Mgmt | For |
|   | 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<br>LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING<br>DECEMBER 31, 2010. | Mgmt | For |

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DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103  
Meeting Type: Annual  
Meeting Date: 11-May-2010  
Ticker: DDR  
ISIN: US2515911038  
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| 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<br>LLP AS OUR INDEPENDENT ACCOUNTANTS FOR OUR<br>FISCAL YEAR ENDING DECEMBER 31, 2010. | Mgmt          | For           |

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DEXUS PROPERTY GROUP

Agen



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 Security: Q3190P100  
 Meeting Type: AGM  
 Meeting Date: 26-Oct-2009  
 Ticker:  
 ISIN: AU000000DXS1  
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| 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 Limited   | Mgmt          | For           |
| 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           |

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 DIGITAL REALTY TRUST, INC.

Agen

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 Security: 253868103  
 Meeting Type: Annual  
 Meeting Date: 27-Apr-2010  
 Ticker: DLR  
 ISIN: US2538681030  
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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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

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DOUGLAS EMMETT, INC.

Agen

Security: 25960P109  
Meeting Type: Annual  
Meeting Date: 27-May-2010  
Ticker: DEI  
ISIN: US25960P1093  
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| Prop.# | Proposal  | Proposal<br>Type   | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>DAN A. EMMETT<br>JORDAN L. KAPLAN<br>KENNETH M. PANZER<br>LESLIE E. BIDER<br>G. SELASSIE MEHRETEAB<br>THOMAS E. O'HERN<br>DR. ANDREA RICH<br>WILLIAM WILSON III | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | PROPOSAL TO RATIFY THE SELECTION OF ERNST &<br>YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER<br>31, 2010.                  | Mgmt   | For  |

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DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106  
Meeting Type: Annual  
Meeting Date: 19-May-2010  
Ticker: DFT  
ISIN: US26613Q1067  
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| Prop.# | Proposal | Proposal<br>Type | Proposal Vote |
|--------|----------|------------------|---------------|
| 01     | DIRECTOR |                  |               |

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

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EASTGROUP PROPERTIES, INC.

Agen

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

| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>D. PIKE ALOIAN<br>H.C. BAILEY, JR.<br>HAYDEN C. EAVES, III<br>FREDRIC H. GOULD<br>DAVID H. HOSTER II<br>MARY E. MCCORMICK<br>DAVID M. OSNOS<br>LELAND R. SPEED | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>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  |

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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<br>PAUL O. BOWER<br>MONTE J. BARROW | Mgmt<br>Mgmt  | For<br>For    |

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|   |  |      |     |
|---|--|------|-----|
|   | WILLIAM J. CAHILL  | Mgmt | For |
|   | RANDALL L. CHURCHEY  | Mgmt | For |
|   | JOHN L. FORD   | Mgmt | For |
|   | HOWARD A. SILVER   | Mgmt | For |
|   | WENDELL W. WEAKLEY   | Mgmt | For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE<br>LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,<br>2010. | Mgmt | For |
| 3 | TO APPROVE THE EDUCATION REALTY TRUST, INC.<br>EMPLOYEE STOCK PURCHASE PLAN.   | Mgmt | For |

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EMERITUS CORPORATION

Agen

Security: 291005106  
Meeting Type: Annual  
Meeting Date: 20-May-2010  
Ticker: ESC  
ISIN: US2910051067

| Prop.# | Proposal   | Proposal Type                | Proposal Vote            |
|--------|--|------------------------------|--------------------------|
| 1      | DIRECTOR<br>STANLEY L. BATY<br>RAYMOND R. BRANDSTROM<br>GRANGER COBB<br>RICHARD W. MACEDONIA   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 2      | TO APPROVE AN AMENDMENT TO OUR 2006 EQUITY INCENTIVE<br>PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE<br>FOR AWARDS UNDER THE PLAN FROM 3 MILLION TO<br>5.8 MILLION AND TO RE-APPROVE THE MATERIAL<br>TERMS OF THE PERFORMANCE GOALS IN THE PLAN<br>FOR PURPOSES OF SECTION 162(M) OF THE INTERNAL<br>REVENUE CODE | Mgmt                         | For                      |
| 3      | TO APPROVE AN AMENDMENT TO OUR AMENDED AND RESTATED<br>STOCK OPTION PLAN FOR NON-EMPLOYEE DIRECTORS<br>TO INCREASE THE NUMBER OF SHARES AVAILABLE<br>FOR AWARDS UNDER THE PLAN FROM 350,000 TO 550,000   | Mgmt                         | For                      |
| 4      | TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR<br>INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM<br>FOR FISCAL YEAR 2010  | Mgmt                         | For                      |

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EQUITY LIFESTYLE PROPERTIES, INC.

Agen

Security: 29472R108  
Meeting Type: Annual  
Meeting Date: 11-May-2010

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Ticker: ELS  
 ISIN: US29472R1086

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>PHILIP CALIAN<br>DAVID CONTIS<br>THOMAS DOBROWSKI<br>THOMAS HENEGHAN<br>SHELI ROSENBERG<br>HOWARD WALKER<br>GARY WATERMAN<br>SAMUEL ZELL  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>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<br>JOHN W. ALEXANDER<br>CHARLES L. ATWOOD<br>LINDA WALKER BYNOE<br>BOONE A. KNOX<br>JOHN E. NEAL<br>DAVID J. NEITHERCUT<br>MARK S. SHAPIRO<br>GERALD A. SPECTOR<br>B. JOSEPH WHITE<br>SAMUEL ZELL | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>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  |

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EXTRA SPACE STORAGE INC.

Agen

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 Security: 30225T102  
 Meeting Type: Annual  
 Meeting Date: 19-May-2010  
 Ticker: EXR  
 ISIN: US30225T1025  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 1      | DIRECTOR<br>SPENCER F. KIRK<br>ANTHONY FANTICOLA<br>HUGH W. HORNE<br>JOSEPH D. MARGOLIS<br>ROGER B. PORTER<br>K. FRED SKOUSEN<br>KENNETH M. WOOLLEY              | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>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   |

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 FEDERAL REALTY INVESTMENT TRUST

Agen

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

| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 1      | DIRECTOR<br>JON E. BORTZ<br>DAVID W. FAEDER<br>KRISTIN GAMBLE  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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               |
| 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          | Shr                  | Against           |

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ESTABLISHED BY THE GLOBAL REPORTING INITIATIVE,  
IF PROPERLY COMING BEFORE THE ANNUAL MEETING  
OR ANY ADJOURNMENT.

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FOREST CITY ENTERPRISES, INC.

Agen

Security: 345550107  
Meeting Type: Annual  
Meeting Date: 16-Jun-2010  
Ticker: FCEA  
ISIN: US3455501078  
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| Prop.# | Proposal   | Proposal Type                | Proposal Vote                      |
|--------|--|------------------------------|------------------------------------|
| 01     | DIRECTOR<br>M.P. ESPOSITO, JR.<br>JOAN K. SHAFRAN<br>LOUIS STOKES<br>STAN ROSS   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>Withheld<br>Withheld<br>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                                |

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GREAT EAGLE HOLDINGS LTD

Agen

Security: G4069C148  
Meeting Type: SGM  
Meeting Date: 07-May-2010  
Ticker:  
ISIN: BMG4069C1486  
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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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|  |            |         |
|--|------------|---------|
| <p>PLEASE NOTE THAT SHAREHOLDERS ARE ALLOWED TO VOTE 'IN FAVOR' OR 'AGAINST' FOR ALL RESOLUTION NUMERS. THANK YOU.</p>   | Non-Voting | No vote |
| <p>PLEASE NOTE THAT THE COMPANY NOTICE IS AVAILABLE BY CLICKING ON THE URL LINK: <a href="http://www.hkexnews.hk/listedco/listconews/sehk/20100420/LTN2">http://www.hkexnews.hk/listedco/listconews/sehk/20100420/LTN2</a></p>   |            |         |
| <p>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</p> | Mgmt       | For     |
| <p>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</p>  | Mgmt       | For     |

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 GREAT EAGLE HOLDINGS LTD

Agen

-----  
 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       |
| 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   | Mgmt          | For           |



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|   |  |            |         |
|---|--|------------|---------|
|   | at fifteen and authorize the Directors to appoint additional Directors up to such maximum number   |            |         |
| 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 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 | Mgmt       | Against |

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|   |  |            |         |
|---|--|------------|---------|
| - | <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 |

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           |
|        | CHRISTINE N. GARVEY   | Mgmt          | For           |
|        | DAVID B. HENRY        | Mgmt          | For           |
|        | LAURALEE E. MARTIN    | Mgmt          | For           |
|        | MICHAEL D. MCKEE      | Mgmt          | For           |

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|    |   |      |     |
|----|---|------|-----|
|    | 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<br>LLP AS HCP'S INDEPENDENT AUDITOR FOR THE FISCAL<br>YEAR ENDING DECEMBER 31, 2010.       | Mgmt | For |
| 03 | TO CONSIDER A STOCKHOLDER PROPOSAL REGARDING<br>A MAJORITY VOTE STANDARD FOR DIRECTOR ELECTIONS,<br>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<br>JAY H. SHAH<br>THOMAS A. CAPELLO<br>THOMAS J. HUTCHISON III<br>DONALD J. LANDRY | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 02     | RATIFICATION OF KPMG LLP AS THE COMPANY'S INDEPENDENT<br>REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt                         | For                      |
| 03     | APPROVAL OF AMENDMENTS TO THE 2008 EQUITY INCENTIVE<br>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 |
|--------|--|---------------|---------------|
| 1      | Receive the financial statements for 2009 and<br>to declare a final dividend | Mgmt          | Against       |
| 2      | Re-elect Lord Leach of Fairford as a Director                                | Mgmt          | Against       |

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|   |  |      |         |
|---|--|------|---------|
| 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     |

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HOSPITALITY PROPERTIES TRUST

Agen

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Security: 44106M102  
Meeting Type: Annual  
Meeting Date: 15-Apr-2010  
Ticker: HPT  
ISIN: US44106M1027  
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| 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 SUPERMAJORITY VOTE REQUIREMENTS.  | Shr           | For           |

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 HOST HOTELS & RESORTS, INC.

Agen

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

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 ING OFFICE FUND

Agen

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

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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<br>M. COOPER<br>P. COVIELLO<br>R. DOOLEY<br>J. GRILLS<br>D. HENRY<br>F.P. HUGHES<br>F. LOURENSO<br>R. SALTZMAN                        | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>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 PRICEWATERHOUSECOOPERSMgmt LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010. |  | For  |

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<br>E. ROBERT ROSKIND<br>T. WILSON EGLIN<br>CLIFFORD BROSER<br>HAROLD FIRST<br>RICHARD FRARY<br>JAMES GROSFELD<br>KEVIN W. LYNCH    | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>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                                       |

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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<br>J. ANTHONY HAYDEN<br>M. LEANNE LACHMAN<br>STEPHEN D. STEINOUR  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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               |

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<br>ANDRE C. DIMITRIADIS<br>BOYD W. HENDRICKSON<br>EDMUND C. KING<br>DEVRA G. SHAPIRO<br>WENDY L. SIMPSON<br>TIMOTHY J. TRICHE, M.D. | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF THE COMPANY'S INDEPENDENT AUDITORS.  | Mgmt   | For                                    |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

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

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

MFA FINANCIAL, INC.

Agen

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

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

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

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



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

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POST PROPERTIES, INC.

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Agen

Security: 737464107  
Meeting Type: Annual  
Meeting Date: 19-May-2010  
Ticker: PPS  
ISIN: US7374641071  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 1      | DIRECTOR<br>ROBERT C. GODDARD, III<br>DOUGLAS CROCKER II<br>DAVID P. STOCKERT<br>HERSCHEL M. BLOOM<br>WALTER M. DERISO, JR.<br>RUSSELL R. FRENCH<br>DALE ANNE REISS<br>STELLA F. THAYER<br>RONALD DE WAAL | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2      | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE<br>LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS<br>FOR 2010.   | Mgmt   | For   |

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PROLOGIS

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Agen

Security: 743410102  
Meeting Type: Annual  
Meeting Date: 14-May-2010  
Ticker: PLD  
ISIN: US7434101025  
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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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

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PS BUSINESS PARKS, INC.

Agen

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Security: 69360J107  
Meeting Type: Annual  
Meeting Date: 03-May-2010  
Ticker: PSB  
ISIN: US69360J1079  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>RONALD L. HAVNER, JR.<br>JOSEPH D. RUSSELL, JR.<br>R. WESLEY BURNS<br>JENNIFER H. DUNBAR<br>ARTHUR M. FRIEDMAN<br>JAMES H. KROPP<br>HARVEY LENKIN<br>SARA G. LEWIS<br>MICHAEL V. MCGEE      | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG<br>LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS,<br>TO AUDIT THE ACCOUNTS OF PS BUSINESS PARKS,<br>INC. FOR THE FISCAL YEAR ENDING DECEMBER 31,<br>2010. | Mgmt   | For   |

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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<br>B. WAYNE HUGHES<br>RONALD L. HAVNER, JR.<br>DANN V. ANGELOFF<br>WILLIAM C. BAKER<br>JOHN T. EVANS<br>TAMARA HUGHES GUSTAVSON<br>URI P. HARKHAM<br>B. WAYNE HUGHES, JR.<br>HARVEY LENKIN<br>AVEDICK B. POLADIAN<br>GARY E. PRUITT<br>RONALD P. SPOGLI<br>DANIEL C. STATON | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2      | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG<br>LLP AS THE COMPANY'S INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR<br>ENDING DECEMBER 31, 2010.   | Mgmt   | For  |

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<br>DENNIS GERSHENSON<br>ROBERT A. MEISTER<br>MICHAEL A. WARD  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02     | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON<br>LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR 2010.   | Mgmt                 | For               |
| 03     | APPROVAL OF THE AMENDMENT TO THE DECLARATION<br>OF TRUST TO DECLASSIFY THE BOARD OF TRUSTEES.<br>EACH OF PROPOSAL 3 AND PROPOSAL 4 WILL BE IMPLEMENTED<br>ONLY IF BOTH PROPOSALS ARE APPROVED BY THE | Mgmt                 | For               |

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APPLICABLE REQUIRED SHAREHOLDER VOTE.

|    |   |      |     |
|----|---|------|-----|
| 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 |
|----|---|------|-----|

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 RAYONIER INC.

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 Agen

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

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 REGENCY CENTERS CORPORATION

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 Agen

Security: 758849103  
 Meeting Type: Annual  
 Meeting Date: 04-May-2010  
 Ticker: REG  
 ISIN: US7588491032  
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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 1      | DIRECTOR |               |               |

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|   |   |      |     |
|---|---|------|-----|
|   | 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 |

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S.L. GREEN REALTY CORP.

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Agen

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Security: 78440X101  
Meeting Type: Annual  
Meeting Date: 15-Jun-2010  
Ticker: SLG  
ISIN: US78440X1019  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01     | DIRECTOR<br>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           |

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SEGRO PLC (REIT), SLOUGH

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Agen

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Security: G80277141  
Meeting Type: AGM  
Meeting Date: 29-Apr-2010  
Ticker:  
ISIN: GB00B5ZN1N88  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1      | Receive the financial statements for the YE 31 DEC 2009 | Mgmt          | For           |

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|      |   |      |         |
|------|---|------|---------|
| 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     |
| 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     |

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 SENIOR HOUSING PROPERTIES TRUST

Agen

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 Security: 81721M109  
 Meeting Type: Annual  
 Meeting Date: 12-May-2010  
 Ticker: SNH  
 ISIN: US81721M1099  
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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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|    |   |      |         |
|----|---|------|---------|
| 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     |

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SIMON PROPERTY GROUP, INC.

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Agen

Security: 828806109  
Meeting Type: Annual  
Meeting Date: 06-May-2010  
Ticker: SPG  
ISIN: US8288061091  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN   | Mgmt          | For           |
| 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           |

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SOVRAN SELF STORAGE, INC.

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Agen

Security: 84610H108  
Meeting Type: Annual  
Meeting Date: 26-May-2010  
Ticker: SSS  
ISIN: US84610H1086  
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| Prop.# | Proposal  | Proposal Type                                | Proposal Vote                          |
|--------|---|--|--|
| 01     | DIRECTOR<br>ROBERT J. ATTEA<br>KENNETH F. MYSZKA<br>JOHN E. BURNS<br>ANTHONY P. GAMMIE<br>CHARLES E. LANNON<br>JAMES R. BOLDT                   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG<br>LLP AS THE COMPANY'S INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2010. | Mgmt   | For                                    |

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SUNSTONE HOTEL INVESTORS, INC.

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Agen

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Security: 867892101  
Meeting Type: Annual  
Meeting Date: 05-May-2010  
Ticker: SHO  
ISIN: US8678921011  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 01     | DIRECTOR<br>ROBERT A. ALTER<br>ARTHUR L. BUSER, JR.<br>LEWIS N. WOLFF<br>Z. JAMIE BEHAR<br>THOMAS A. LEWIS<br>KEITH M. LOCKER<br>KEITH P. RUSSELL   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT<br>OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT<br>REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL<br>YEAR ENDING DECEMBER 31, 2010.   | Mgmt   | For   |
| 03     | APPROVAL OF AMENDMENTS TO THE 2004 LONG-TERM<br>INCENTIVE PLAN (I) TO PROVIDE FOR AN INCREASE<br>IN THE NUMBER OF AUTHORIZED SHARES TO BE ISSUED<br>UNDER THE 2004 LONG-TERM INCENTIVE PLAN BY<br>2,200,000 SHARES AND (II) TO PROHIBIT REPRICING<br>OF STOCK OPTIONS AND STOCK APPRECIATION RIGHTS<br>WITHOUT THE APPROVAL OF A MAJORITY OF THE COMPANY'S<br>STOCKHOLDERS. | Mgmt   | For   |

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THE MACERICH COMPANY

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Agen

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Security: 554382101  
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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

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

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>W.M. DIEFENDERFER III<br>PIERO BUSSANI<br>HAROLD S. HALLER, PH.D.<br>DANIEL B. HURWITZ<br>DEAN JERNIGAN<br>MARIANNE M. KELER<br>DAVID J. LARUE<br>JOHN F. REMONDI | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>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  |

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UDR, INC.

Agen

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 Security: 902653104  
 Meeting Type: Annual  
 Meeting Date: 14-May-2010  
 Ticker: UDR  
 ISIN: US9026531049  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>KATHERINE A. CATTANACH<br>ERIC J. FOSS<br>ROBERT P. FREEMAN<br>JON A. GROVE<br>JAMES D. KLINGBEIL<br>LYNNE B. SAGALYN<br>MARK J. SANDLER<br>THOMAS W. TOOMEY<br>THOMAS C. WAJNERT | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | Withheld<br>For<br>For<br>Withheld<br>Withheld<br>Withheld<br>For<br>For<br>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   |

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 URSTADT BIDDLE PROPERTIES INC.

Agen

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 Security: 917286205  
 Meeting Type: Annual  
 Meeting Date: 09-Mar-2010  
 Ticker: UBA  
 ISIN: US9172862057  
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| Prop.# | Proposal   | Proposal Type        | Proposal Vote                    |
|--------|--|----------------------|----------------------------------|
| 01     | DIRECTOR<br>WILLING L. BIDDLE<br>E. VIRGIL CONWAY<br>ROBERT J. MUELLER   | Mgmt<br>Mgmt<br>Mgmt | Withheld<br>Withheld<br>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                              |

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

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<br>CANDACE K. BEINECKE<br>ROBERT P. KOGOD<br>DAVID MANDELBAUM<br>RICHARD R. WEST | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 02     | RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM.          | Mgmt                         | For                      |
| 03     | APPROVAL OF THE 2010 OMNIBUS SHARE PLAN.  | Mgmt                         | For                      |
| 04     | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING<br>FOR TRUSTEES.                           | Shr                          | For                      |
| 05     | SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT<br>OF AN INDEPENDENT CHAIRMAN.             | Shr                          | Against                  |

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06 SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES. Shr For

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WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103  
Meeting Type: Annual  
Meeting Date: 06-May-2010  
Ticker: WRI  
ISIN: US9487411038  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 01     | DIRECTOR<br>STANFORD ALEXANDER<br>ANDREW M. ALEXANDER<br>JAMES W. CROWNOVER<br>ROBERT J. CRUIKSHANK<br>MELVIN A. DOW<br>STEPHEN A. LASHER<br>DOUGLAS W. SCHNITZER<br>C. PARK SHAPER<br>MARC J. SHAPIRO | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | APPROVAL TO AMEND OUR SIXTH AMENDED AND RESTATED DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES OF BENEFICIAL INTEREST FROM 150,000,000 TO 275,000,000.                       | Mgmt   | For   |
| 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   |

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WEYERHAEUSER COMPANY

Agen

Security: 962166104  
Meeting Type: Annual  
Meeting Date: 15-Apr-2010  
Ticker: WY  
ISIN: US9621661043  
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| Prop.# | Proposal                                   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: RICHARD H. SINKFIELD | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: D. MICHAEL STEUERT   | Mgmt          | For           |

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|    |  |      |         |
|----|--|------|---------|
| 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     |

\* 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 Total Return Realty Fund |
| By (Signature) | /s/ Adam M. Derechin                    |
| Name           | Adam M. Derechin                        |
| Title          | President                               |
| Date           | 08/18/2010                              |