

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form N-PX  
August 18, 2011

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 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: 07/01/2010 - 06/30/2011

Cohen & Steers Quality Income Realty Fund

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ACADIA REALTY TRUST

Agen

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Security: 004239109  
Meeting Type: Annual  
Meeting Date: 10-May-2011  
Ticker: AKR  
ISIN: US0042391096  
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| Prop.# | Proposal                                   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: KENNETH F. BERNSTEIN | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: DOUGLAS CROCKER II   | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR: LORRENCE T. KELLAR   | Mgmt          | For           |
| 1D     | ELECTION OF DIRECTOR: WENDY LUSCOMBE       | Mgmt          | For           |

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|    |   |      |        |
|----|---|------|--------|
| 1E | ELECTION OF DIRECTOR: WILLIAM T. SPITZ  | Mgmt | For    |
| 1F | ELECTION OF DIRECTOR: LEE S. WIELANSKY  | Mgmt | For    |
| 02 | THE RATIFICATION OF THE APPOINTMENT OF BDO USA, LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.  | Mgmt | For    |
| 03 | THE APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2011 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION. | Mgmt | For    |
| 04 | THE APPROVAL OF AN ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION EVERY.   | Mgmt | 1 Year |

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 APARTMENT INVESTMENT AND MANAGEMENT CO.  
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Agen

Security: 03748R101  
 Meeting Type: Annual  
 Meeting Date: 26-Apr-2011  
 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           |
| 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           |
| 2      | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt          | For           |
| 3      | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt          | For           |
| 4      | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.  | Mgmt          | 1 Year        |
| 5      | APPROVAL OF AN AMENDMENT TO AIMCO'S CHARTER TO PERMIT THE BOARD OF DIRECTORS TO GRANT WAIVERS   | Mgmt          | For           |

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OF THE OWNERSHIP LIMIT UP TO 12%.

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ASSOCIATED ESTATES REALTY CORPORATION

Agen

Security: 045604105  
Meeting Type: Annual  
Meeting Date: 04-May-2011  
Ticker: AEC  
ISIN: US0456041054

| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 01     | DIRECTOR<br>ALBERT T. ADAMS<br>JAMES M. DELANEY<br>JEFFREY I. FRIEDMAN<br>MICHAEL E. GIBBONS<br>MARK L. MILSTEIN<br>JAMES A. SCHOFF<br>RICHARD T. SCHWARZ                      | 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 APPROVE THE ASSOCIATED ESTATES REALTY CORPORATION 2011 EQUITY-BASED AWARD PLAN.   | Mgmt   | For   |
| 03     | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt   | For   |
| 04     | TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.   | Mgmt   | For   |
| 05     | TO RECOMMEND THE FREQUENCY OF THE VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.  | Mgmt   | 1 Year  |

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AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101  
Meeting Type: Annual  
Meeting Date: 11-May-2011  
Ticker: AVB  
ISIN: US0534841012

| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 01     | DIRECTOR<br>BRYCE BLAIR<br>BRUCE A. CHOATE<br>JOHN J. HEALY, JR. | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |

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|    |   |      |        |
|----|---|------|--------|
|    | TIMOTHY J. NAUGHTON   | Mgmt | For    |
|    | LANCE R. PRIMIS   | Mgmt | For    |
|    | PETER S. RUMMELL  | Mgmt | For    |
|    | H. JAY SARLES   | Mgmt | For    |
|    | W. EDWARD WALTER  | Mgmt | For    |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2011.   | Mgmt | For    |
| 03 | TO CAST A NON-BINDING ADVISORY VOTE ON APPROVAL OF THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION AND ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION SET FORTH IN THE PROXY STATEMENT. | Mgmt | For    |
| 04 | TO CAST A NON-BINDING ADVISORY VOTE AS TO FREQUENCY OF FUTURE ADVISORY STOCKHOLDER VOTES ON THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.   | Mgmt | 1 Year |

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 BOSTON PROPERTIES, INC.

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 Agen

Security: 101121101  
 Meeting Type: Annual  
 Meeting Date: 17-May-2011  
 Ticker: BXP  
 ISIN: US1011211018  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: LAWRENCE S. BACOW  | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: ZOE BAIRD  | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR: ALAN J. PATRICOF   | Mgmt          | For           |
| 1D     | ELECTION OF DIRECTOR: MARTIN TURCHIN   | Mgmt          | For           |
| 02     | TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.   | Mgmt          | For           |
| 03     | TO APPROVE, BY NON-BINDING VOTE, THE FREQUENCY OF HOLDING THE ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION.   | Mgmt          | 1 Year        |
| 04     | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt          | For           |
| 05     | STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.   | Shr           | Against       |

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BR PROPERTIES SA

Agen

Security: P59656101  
 Meeting Type: EGM  
 Meeting Date: 08-Jul-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 change of the address of the head office of the Company   | Mgmt          | For           |
| II.A   | Amend the wording of Article 2, to reflect the change of the head office   | Mgmt          | For           |
| II.B   | Amend the wording of Article 5, main part, to reflect the capital increases that occurred on 04 MAR 2010, as ratified by the Board of Directors on 05 MAR 2010, in regard to the public offering for the issuance of shares of the Company and on 15 APR 2010, as ratified by the Board of Directors on 20 APRIL 2010, in regard to the exercise of purchase options for shares of the Company | Mgmt          | For           |

BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 01-Jun-2011  
 Ticker: BDN  
 ISIN: US1053682035

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

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|    |  |      |        |
|----|--|------|--------|
|    | WALTER D'ALESSIO   | Mgmt | For    |
|    | ANTHONY A. NICHOLS, SR.  | Mgmt | For    |
|    | GERARD H. SWEENEY  | Mgmt | For    |
|    | D. PIKE ALOIAN   | Mgmt | For    |
|    | WYCHE FOWLER   | Mgmt | For    |
|    | MICHAEL J. JOYCE   | Mgmt | For    |
|    | CHARLES P. PIZZI   | Mgmt | For    |
|    | JAMES C. DIGGS   | Mgmt | For    |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2011. | Mgmt | For    |
| 03 | TO HOLD AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION.   | Mgmt | For    |
| 04 | TO HOLD AN ADVISORY, NON-BINDING VOTE ON THE FREQUENCY OF ADVISORY VOTES ON OUR EXECUTIVE COMPENSATION.  | Mgmt | 1 Year |

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BRE PROPERTIES, INC.

Agem

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Security: 05564E106  
Meeting Type: Annual  
Meeting Date: 24-May-2011  
Ticker: BRE  
ISIN: US05564E1064  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1      | DIRECTOR<br>IRVING F. LYONS, III<br>PAULA F. DOWNEY<br>CHRISTOPHER J. MCGURK<br>MATTHEW T. MEDEIROS<br>CONSTANCE B. MOORE<br>JEANNE R. MYERSON<br>JEFFREY T. PERO<br>THOMAS E. ROBINSON<br>DENNIS E. SINGLETON<br>THOMAS P. SULLIVAN | 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 |
| 2      | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY.  | Mgmt   | For  |
| 3      | TO APPROVE, BY NON-BINDING ADVISORY VOTE, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY.   | Mgmt   | For  |
| 04     | TO RECOMMEND, BY NON-BINDING ADVISORY VOTE, THE FREQUENCY OF HOLDING FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year   |

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CAMPUS CREST COMMUNITIES, INC.

Agen

Security: 13466Y105  
 Meeting Type: Annual  
 Meeting Date: 25-Apr-2011  
 Ticker: CCG  
 ISIN: US13466Y1055

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 01     | DIRECTOR<br>TED W. ROLLINS<br>MICHAEL S. HARTNETT<br>N. ANTHONY COLES<br>RICHARD S. KAHLBAUGH<br>DENIS MCGLYNN<br>WILLIAM G. POPEO<br>DANIEL L. SIMMONS | 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 OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011.                       | Mgmt   | For   |
| 03     | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.  | Mgmt   | For   |
| 04     | TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.   | Mgmt   | 1 Year  |

COGDELL SPENCER INC.

Agen

Security: 19238U107  
 Meeting Type: Annual  
 Meeting Date: 04-May-2011  
 Ticker: CSA  
 ISIN: US19238U1079

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 1      | DIRECTOR<br>RAYMOND W. BRAUN<br>JOHN R. GEORGIUS<br>RICHARD B. JENNINGS<br>CHRISTOPHER E. LEE<br>DAVID J. LUBAR<br>RICHARD C. NEUGENT<br>RANDOLPH D. SMOAK, JR. | 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      | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011.                  | Mgmt   | For   |

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|---|---|------|--------|
| 3 | TO APPROVE, IN A NON-BINDING ADVISORY VOTE,<br>THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS,<br>AS DISCLOSED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For    |
| 4 | TO VOTE UPON, IN A NON-BINDING ADVISORY VOTE,<br>THE FREQUENCY OF HOLDING FUTURE NON-BINDING<br>ADVISORY VOTES ON EXECUTIVE COMPENSATION.             | Mgmt | 1 Year |

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COLONIAL PROPERTIES TRUST

Agen

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Security: 195872106  
Meeting Type: Annual  
Meeting Date: 27-Apr-2011  
Ticker: CLP  
ISIN: US1958721060  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>CARL F. BAILEY<br>EDWIN M. CRAWFORD<br>M. MILLER GORRIE<br>WILLIAM M. JOHNSON<br>JAMES K. LOWDER<br>THOMAS H. LOWDER<br>HERBERT A. MEISLER<br>CLAUDE B. NIELSEN<br>HAROLD W. RIPPS<br>JOHN W. SPIEGEL | 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     | TO APPROVE AMENDMENTS TO THE COLONIAL PROPERTIES<br>TRUST 2008 OMNIBUS INCENTIVE PLAN.  | Mgmt   | For  |
| 03     | 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, 2011.   | Mgmt   | For  |
| 04     | AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt   | For  |
| 05     | AN ADVISORY VOTE ON THE FREQUENCY OF SHAREHOLDER<br>ADVISORY VOTES ON EXECUTIVE COMPENSATION.   | Mgmt   | 1 Year   |

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DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

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Security: 251591103  
Meeting Type: Annual  
Meeting Date: 18-May-2011  
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           |
| 02     | RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2011.  | Mgmt          | For           |
| 03     | SHAREHOLDER ADVISORY VOTE REGARDING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.   | Mgmt          | For           |
| 04     | SHAREHOLDER ADVISORY VOTE REGARDING THE FREQUENCY FOR FUTURE SHAREHOLDER ADVISORY VOTES REGARDING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt          | 1 Year        |

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 DEXUS PROPERTY GROUP

Agen

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 Security: Q3190P100  
 Meeting Type: AGM  
 Meeting Date: 27-Oct-2010  
 Ticker:  
 ISIN: AU000000DXS1  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1      | Appointment of Stewart F. Ewen OAM as an Independent Director | Mgmt          | For           |
| 2      | Adopt the remuneration report                                 | Mgmt          | For           |

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 DIAMONDROCK HOSPITALITY CO

Agen

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Security: 252784301  
 Meeting Type: Annual  
 Meeting Date: 26-Apr-2011  
 Ticker: DRH  
 ISIN: US2527843013

| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 01     | DIRECTOR<br>WILLIAM W. MCCARTEN<br>DANIEL J. ALTOBELLO<br>W. ROBERT GRAFTON<br>MAUREEN L. MCAVEY<br>GILBERT T. RAY<br>JOHN L. WILLIAMS<br>MARK W. BRUGGER    | 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 APPROVE, ON A NON-BINDING, ADVISORY BASIS,<br>THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS,<br>AS DISCLOSED IN THE PROXY STATEMENT.                   | Mgmt   | For   |
| 03     | TO APPROVE ON A NON-BINDING, ADVISORY BASIS,<br>THE FREQUENCY OF FUTURE NON-BINDING, ADVISORY<br>VOTES ON EXECUTIVE COMPENSATION.                            | Mgmt   | 1 Year  |
| 04     | TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE<br>INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY<br>COMPANY FOR THE FISCAL YEAR ENDING DECEMBER<br>31, 2011. | Mgmt   | For   |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103  
 Meeting Type: Annual  
 Meeting Date: 25-Apr-2011  
 Ticker: DLR  
 ISIN: US2538681030

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 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 ENDING DECEMBER 31, 2011.                   | Mgmt   | For   |

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|    |  |      |        |
|----|--|------|--------|
| 03 | THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.   | Mgmt | For    |
| 04 | RECOMMENDATION, ON A NON-BINDING, ADVISORY BASIS, OF THE FREQUENCY OF HOLDING FUTURE ADVISORY VOTES ON THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS (EVERY ONE, TWO OR THREE YEARS). | Mgmt | 1 Year |

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 DOUGLAS EMMETT, INC.

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 Agen

Security: 25960P109  
 Meeting Type: Annual  
 Meeting Date: 26-May-2011  
 Ticker: DEI  
 ISIN: US25960P1093  
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| Prop.# | Proposal  | Proposal 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     | NON-BINDING ADVISORY APPROVAL OF 2010 COMPENSATION.   | Mgmt   | For  |
| 03     | PREFERENCE ON THE FREQUENCY OF FUTURE STOCKHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION.   | Mgmt   | 1 Year   |
| 04     | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.  | Mgmt   | For  |

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 DUPONT FABROS TECHNOLOGY, INC.

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 Agen

Security: 26613Q106  
 Meeting Type: Annual  
 Meeting Date: 25-May-2011  
 Ticker: DFT  
 ISIN: US26613Q1067  
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| Prop.# | Proposal                    | Proposal Type | Proposal Vote |
|--------|-----------------------------|---------------|---------------|
| 01     | DIRECTOR<br>MICHAEL A. COKE | Mgmt          | For           |

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|    |   |      |        |
|----|---|------|--------|
|    | LAMMOT J. DU PONT   | Mgmt | For    |
|    | THOMAS D. ECKERT  | Mgmt | For    |
|    | HOSSEIN FATEH   | Mgmt | For    |
|    | FREDERIC V. MALEK   | Mgmt | For    |
|    | JOHN T. ROBERTS, JR.  | Mgmt | For    |
|    | JOHN H. TOOLE   | Mgmt | For    |
| 02 | APPROVAL OF THE 2011 EQUITY INCENTIVE PLAN.   | Mgmt | For    |
| 03 | ADVISORY VOTE ON OUR EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE).  | Mgmt | For    |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF SAY-ON-PAY VOTES.   | Mgmt | 1 Year |
| 05 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For    |

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 EDUCATION REALTY TRUST, INC.

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 Agen

Security: 28140H104  
 Meeting Type: Annual  
 Meeting Date: 04-May-2011  
 Ticker: EDR  
 ISIN: US28140H1041  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 01     | DIRECTOR<br>PAUL O. BOWER<br>MONTE J. BARROW<br>WILLIAM J. CAHILL, III<br>RANDALL L. CHURCHEY<br>JOHN L. FORD<br>HOWARD A. SILVER<br>WENDELL W. WEAKLEY                             | 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 DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.                               | Mgmt   | For   |
| 03     | TO APPROVE THE EDUCATION REALTY TRUST, INC. 2011 OMNIBUS EQUITY INCENTIVE PLAN.   | Mgmt   | For   |
| 04     | TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.  | Mgmt   | For   |
| 05     | TO DETERMINE, IN AN ADVISORY (NON-BINDING) VOTE, WHETHER A STOCKHOLDER VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS SHOULD OCCUR EVERY ONE, TWO OR THREE YEARS. | Mgmt   | 1 Year  |

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 EQUITY LIFESTYLE PROPERTIES, INC.

Agen

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 Security: 29472R108  
 Meeting Type: Annual  
 Meeting Date: 11-May-2011  
 Ticker: ELS  
 ISIN: US29472R1086  
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| 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     | THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.                      | Mgmt   | For  |
| 03     | A NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt   | For  |
| 04     | A NON-BINDING ADVISORY VOTE ON THE FREQUENCY OF A STOCKHOLDER VOTE TO APPROVE EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year   |

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 EQUITY RESIDENTIAL

Agen

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 Security: 29476L107  
 Meeting Type: Annual  
 Meeting Date: 16-Jun-2011  
 Ticker: EQR  
 ISIN: US29476L1070  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>JOHN W. ALEXANDER<br>CHARLES L. ATWOOD<br>LINDA WALKER BYNOE<br>BRADLEY A. KEYWELL<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 |

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|    |  |      |         |
|----|--|------|---------|
| 02 | RATIFICATION OF THE SELECTION OF ERNST & YOUNG<br>LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR<br>THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For     |
| 03 | APPROVAL OF THE 2011 SHARE INCENTIVE PLAN.   | Mgmt | For     |
| 04 | ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt | For     |
| 05 | FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE<br>COMPENSATION.   | Mgmt | 1 Year  |
| 06 | SHAREHOLDER PROPOSAL RELATING TO CUMULATIVE<br>VOTING.   | Shr  | Against |
| 07 | SHAREHOLDER PROPOSAL RELATING TO AN EXECUTIVE<br>COMPENSATION PERFORMANCE MEASURE.   | Shr  | Against |

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 ESSEX PROPERTY TRUST, INC.

Agen

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 Security: 297178105  
 Meeting Type: Annual  
 Meeting Date: 17-May-2011  
 Ticker: ESS  
 ISIN: US2971781057  
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| Prop.# | Proposal   | Proposal Type                | Proposal Vote            |
|--------|--|------------------------------|--------------------------|
| 01     | DIRECTOR<br>DAVID W. BRADY<br>BYRON A. SCORDELIS<br>JANICE L. SEARS<br>C.J. ZINNGRABE, JR.   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 02     | RATIFICATION OF THE APPOINTMENT OF KPMG LLP<br>AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER<br>31, 2011. | Mgmt                         | For                      |
| 03     | TO APPROVE THE ADVISORY RESOLUTION ON EXECUTIVE<br>COMPENSATION.   | Mgmt                         | For                      |
| 04     | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY<br>VOTES ON EXECUTIVE COMPENSATION.  | Mgmt                         | 1 Year                   |

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 FOREST CITY ENTERPRISES, INC.

Agen

-----  
 Security: 345550107  
 Meeting Type: Annual  
 Meeting Date: 10-Jun-2011  
 Ticker: FCEA  
 ISIN: US3455501078  
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| Prop.# | Proposal   | Proposal Type                | Proposal Vote                                |
|--------|--|------------------------------|--|
| 01     | DIRECTOR<br>ARTHUR F. ANTON<br>M.P. ESPOSITO, JR.<br>DEBORAH L. HARMON<br>STAN ROSS  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | Withheld<br>Withheld<br>Withheld<br>Withheld |
| 02     | THE APPROVAL (ON AN ADVISORY, NON-BINDING BASIS) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.  | Mgmt                         | For  |
| 03     | THE VOTE (ON AN ADVISORY, NON-BINDING BASIS) ON THE FREQUENCY OF WHICH THE SHAREHOLDERS WILL HAVE AN ADVISORY, NON-BINDING VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt                         | 1 Year                                       |
| 04     | THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING JANUARY 31, 2012.                                   | Mgmt                         | For  |

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GENERAL GROWTH PROPERTIES, INC

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Agen

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Security: 370023103  
Meeting Type: Annual  
Meeting Date: 27-Apr-2011  
Ticker: GGP  
ISIN: US3700231034  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 01     | DIRECTOR<br>RICHARD B. CLARK<br>MARY LOU FIALA<br>BRUCE J. FLATT<br>JOHN K. HALEY<br>CYRUS MADON<br>SANDEEP MATHRANI<br>DAVID J. NEITHERCUT<br>SHELI Z. ROSENBERG<br>JOHN G. SCHREIBER | 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 THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS.  | Mgmt   | For   |
| 03     | ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt   | For   |
| 04     | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.   | Mgmt   | 1 Year  |

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 GREAT EAGLE HOLDINGS LTD

Agen

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 Security: G4069C148  
 Meeting Type: AGM  
 Meeting Date: 12-May-2011  
 Ticker:  
 ISIN: BMG4069C1486  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| CMMT   | PLEASE NOTE THAT SHAREHOLDERS ARE ALLOWED TO VOTE 'IN FAVOR' OR 'AGAINST' FOR ALL RESOLUTIONS. THANK YOU.  | Non-Voting    | No vote       |
| CMMT   | PLEASE NOTE THAT THE COMPANY NOTICE IS AVAILABLE BY CLICKING ON THE URL LINK: <a href="http://www.hkexnews.hk/listedco/listconews/sehk/20110330/LTN2">http://www.hkexnews.hk/listedco/listconews/sehk/20110330/LTN2</a>  | Non-Voting    | No vote       |
| 1      | To receive and consider the audited consolidated Financial Statements of the Company and its subsidiaries for the year ended 31 December 2010 together with the Reports of the Directors and Independent Auditor thereon | Mgmt          | For           |
| 2      | To declare the payment of a Final Dividend (with scrip option) of HKD 38 cents per share   | Mgmt          | For           |
| 3.i    | To re-elect Mr. Cheng Hoi Chuen, Vincent as Director   | Mgmt          | Against       |
| 3.ii   | To re-elect Mr. Lo Hong Sui, Vincent as Director   | Mgmt          | For           |
| 3.iii  | To re-elect Dr. Lo Ying Sui, Archie as Director; and   | Mgmt          | For           |
| 3.iv   | To re-elect Mr. Kan Tak Kwong as Director  | Mgmt          | Against       |
| 4      | To fix the maximum number of Directors at 15 and authorise the Directors to appoint additional Directors up to such maximum number   | Mgmt          | Against       |
| 5      | To fix a fee of HKD130,000 per annum as ordinary remuneration payable to each Director   | Mgmt          | For           |
| 6      | To re-appoint Messrs. Deloitte Touche Tohmatsu as Auditor and authorise the Board of Directors to fix the Auditor's remuneration   | Mgmt          | For           |
| 7      | To give a general mandate to the Directors to repurchase shares not exceeding 10% of the issued share capital  | Mgmt          | For           |
| 8      | To give a general mandate to the Directors to allot, issue and deal with additional shares not exceeding 20% of the issued share capital   | Mgmt          | Against       |
| 9      | To extend the general mandate granted to the Directors to allot, issue and deal with   | Mgmt          | Against       |



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shares by the number of shares repurchased

10 To approve the amendments to the Bye-laws of the Company Mgmt For

HCP, INC.

Agen

Security: 40414L109  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2011  
 Ticker: HCP  
 ISIN: US40414L1098

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: JAMES F. FLAHERTY III   | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: CHRISTINE N. GARVEY   | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR: DAVID B. HENRY  | Mgmt          | For           |
| 1D     | ELECTION OF DIRECTOR: LAURALEE E. MARTIN  | Mgmt          | For           |
| 1E     | ELECTION OF DIRECTOR: MICHAEL D. MCKEE  | Mgmt          | For           |
| 1F     | ELECTION OF DIRECTOR: PETER L. RHEIN  | Mgmt          | For           |
| 1G     | ELECTION OF DIRECTOR: KENNETH B. ROATH  | Mgmt          | For           |
| 1H     | ELECTION OF DIRECTOR: RICHARD M. ROSENBERG  | Mgmt          | For           |
| 1I     | ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN  | Mgmt          | For           |
| 02     | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt          | For           |
| 03     | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt          | For           |
| 04     | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.  | Mgmt          | 1 Year        |

HEALTH CARE REIT, INC.

Agen

Security: 42217K106  
 Meeting Type: Annual  
 Meeting Date: 05-May-2011  
 Ticker: HCN  
 ISIN: US42217K1060

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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS:<br>WILLIAM C. BALLARD, JR.   | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS:<br>PETER J. GRUA   | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS:<br>R. SCOTT TRUMBULL   | Mgmt          | For           |
| 02     | APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT PURSUANT TO THE COMPENSATION DISCLOSURE RULES OF THE SEC.   | Mgmt          | For           |
| 03     | FREQUENCY OF ADVISORY VOTE ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.  | Mgmt          | 1 Year        |
| 04     | APPROVAL OF AN AMENDMENT TO THE SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 225,000,000 TO 400,000,000 FOR GENERAL CORPORATE PURPOSES. | Mgmt          | For           |
| 05     | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2011.  | Mgmt          | For           |

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HERSHA HOSPITALITY TRUST

Agen

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Security: 427825104  
Meeting Type: Annual  
Meeting Date: 26-May-2011  
Ticker: HT  
ISIN: US4278251040  
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| Prop.# | Proposal  | Proposal Type                        | Proposal Vote                        |
|--------|---|--------------------------------------|--------------------------------------|
| 01     | DIRECTOR<br>HASU P. SHAH<br>EDUARDO S. ELSZTAIN<br>DIANNA F. MORGAN<br>KIRAN P. PATEL<br>JOHN M. SABIN                                  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>Withheld<br>For<br>For<br>For |
| 02     | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.  | Mgmt                                 | For                                  |
| 03     | THE APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY OF A SHAREHOLDER VOTE TO APPROVE THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt                                 | 1 Year                               |
| 04     | THE APPROVAL OF THE 2012 EQUITY INCENTIVE PLAN.   | Mgmt                                 | For                                  |

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05 THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS. Mgmt For

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HOME PROPERTIES, INC. Agen

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Security: 437306103  
Meeting Type: Annual  
Meeting Date: 03-May-2011  
Ticker: HME  
ISIN: US4373061039  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>STEPHEN R. BLANK<br>ALAN L. GOSULE<br>LEONARD F. HELBIG, III<br>CHARLES J. KOCH<br>THOMAS P. LYDON, JR.<br>EDWARD J. PETTINELLA<br>CLIFFORD W. SMITH, JR.<br>AMY L. TAIT | 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     | ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt   | For  |
| 03     | ADVISORY VOTE ON FREQUENCY OF FUTURE VOTES ON EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year   |
| 04     | TO APPROVE THE HOME PROPERTIES, INC. 2011 STOCK BENEFIT PLAN.  | Mgmt   | For  |
| 05     | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011.   | Mgmt   | For  |

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HOSPITALITY PROPERTIES TRUST Agen

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Security: 44106M102  
Meeting Type: Annual  
Meeting Date: 11-May-2011  
Ticker: HPT  
ISIN: US44106M1027  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01     | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP I: JOHN L. HARRINGTON | Mgmt          | Against       |
| 02     | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT  | Mgmt          | Against       |

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TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE  
IN GROUP I: BARRY M. PORTNOY

|    |   |      |        |
|----|---|------|--------|
| 03 | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION.  | Mgmt | For    |
| 04 | TO RECOMMEND, BY NONBINDING ADVISORY VOTE, THE FREQUENCY OF SHAREHOLDER NONBINDING ADVISORY VOTES RELATING TO OUR EXECUTIVE COMPENSATION.         | Mgmt | 1 Year |
| 05 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For    |
| 06 | TO CONSIDER AND VOTE UPON A NONBINDING SHAREHOLDER PROPOSAL IF PROPERLY PRESENTED AT THE MEETING.   | Shr  | For    |

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HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104  
Meeting Type: Annual  
Meeting Date: 12-May-2011  
Ticker: HST  
ISIN: US44107P1049

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: ROBERT M. BAYLIS  | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: WILLARD W. BRITTAIN   | 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 2011. | Mgmt          | For           |
| 03     | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.                              | Mgmt          | For           |
| 04     | TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.     | Mgmt          | 1 Year        |

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HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109  
 Meeting Type: Annual  
 Meeting Date: 09-Jun-2011  
 Ticker: HPP  
 ISIN: US4440971095

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: VICTOR J. COLEMAN   | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: HOWARD S. STERN   | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI   | Mgmt          | For           |
| 1D     | ELECTION OF DIRECTOR: RICHARD B. FRIED  | Mgmt          | For           |
| 1E     | ELECTION OF DIRECTOR: JONATHAN M. GLASER  | Mgmt          | For           |
| 1F     | ELECTION OF DIRECTOR: MARK D. LINEHAN   | Mgmt          | For           |
| 1G     | ELECTION OF DIRECTOR: ROBERT M. MORAN, JR.  | Mgmt          | For           |
| 1H     | ELECTION OF DIRECTOR: BARRY A. PORTER   | Mgmt          | For           |
| 02     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt          | For           |
| 03     | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT.                          | Mgmt          | For           |
| 04     | AN ADVISORY DETERMINATION OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION.                                      | Mgmt          | 1 Year        |

HYATT HOTELS CORPORATION

Agen

Security: 448579102  
 Meeting Type: Annual  
 Meeting Date: 15-Jun-2011  
 Ticker: H  
 ISIN: US4485791028

| Prop.# | Proposal                       | Proposal Type | Proposal Vote |
|--------|--------------------------------|---------------|---------------|
| 01     | DIRECTOR<br>THOMAS J. PRITZKER | Mgmt          | For           |
|        | JAMES H. WOOTEN, JR.           | Mgmt          | For           |
|        | BYRON D. TROTT                 | Mgmt          | Withheld      |
|        | RICHARD C. TUTTLE              | Mgmt          | For           |

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|    |   |      |        |
|----|---|------|--------|
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HYATT HOTELS CORPORATION'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2011.                                | Mgmt | For    |
| 03 | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS AS DISCLOSED PURSUANT TO THE SECURITIES AND EXCHANGE COMMISSION'S COMPENSATION DISCLOSURE RULES. | Mgmt | For    |
| 04 | APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY WITH WHICH ADVISORY VOTES ON EXECUTIVE COMPENSATION ARE SUBMITTED TO STOCKHOLDERS.   | Mgmt | 1 Year |

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KIMCO REALTY CORPORATION

Agen

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Security: 49446R109  
Meeting Type: Annual  
Meeting Date: 04-May-2011  
Ticker: KIM  
ISIN: US49446R1095  
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| 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>C. NICHOLAS<br>R. SALTZMAN | 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     | THE APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY.   | Mgmt   | For  |
| 03     | CONDUCTING ADVISORY VOTES ON EXECUTIVE COMPENSATION EVERY YEAR.  | Mgmt   | 1 Year   |
| 04     | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt   | For  |

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LAND SECURITIES GROUP PLC R.E.I.T, LONDON

Agen

-----  
Security: G5375M118  
Meeting Type: AGM  
Meeting Date: 22-Jul-2010  
Ticker:  
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ISIN: GB0031809436

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1      | Receive the report and financial statements for the YE 31 MAR 2010 together with the report of the Auditors   | Mgmt          | For           |
| 2      | Approve to confirm the interim dividends paid in the year and the payment of a final dividend for the year of 7.0 per share   | Mgmt          | For           |
| 3      | Approve the Directors' remuneration report for the YE 31 MAR 2010   | Mgmt          | For           |
| 4      | Re-elect Martin Greenslade as a Director  | Mgmt          | For           |
| 5      | Re-elect Francis Salway as a Director   | Mgmt          | For           |
| 6      | Re-elect Richard Akers as a Director  | Mgmt          | For           |
| 7      | Re-elect Sir Stuart Rose as a Director  | Mgmt          | For           |
| 8      | Re-elect Bo Lerenius as a Director  | Mgmt          | For           |
| 9      | Re-elect Allson Carnwath as a Director  | Mgmt          | For           |
| 10     | Re-elect Sir Christopher Bland as a Director  | Mgmt          | For           |
| 11     | Re-elect Kevin O'Byrne as a Director  | Mgmt          | For           |
| 12     | Re-elect David Rough as a Director  | Mgmt          | For           |
| 13     | Re-appoint Chris Bartram as a Director  | Mgmt          | For           |
| 14     | Re-appoint Robert Noel as a Director  | Mgmt          | For           |
| 15     | Re-appoint PricewaterhouseCoopers LLP as the Auditors of the Company for the ensuing year   | Mgmt          | For           |
| 16     | Authorize the Directors to determine the remuneration of the Auditors   | Mgmt          | For           |
| 17     | Authorize the Directors to allot shares in the Company and to grant rights to subscribe for or convert any security into shares in the Company; up to an aggregate nominal amount of GBP 25,405,291 and comprising equity securities Section 560(1) of the Companies Act 2006 up to a nominal amount of GBP 50,810,583 such amount to be reduced by an allotments or grant made under paragraph in connection with an offer by way of a right issue: to ordinary shareholders in proportion as nearly as may be practicable to their existing holdings; and to holders of other equity securities as required by the rights of those securities or as the Board otherwise considers necessary; Authority expires earlier at the conclusion of the next AGM of the Company or 22 OCT | Mgmt          | For           |

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- 2011 ; and the Directors may allot relevant securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry
- S.18 Authorize the Directors, subject to the passing of Resolution 17, to allot equity securities as defined 2006 of the Act for cash pursuant to the authority conferred by Resolution 17 and/or where such allotment constitutes an allotment of equity securities by virtue of Section 561 of the said Act, disapplying the statutory pre-emption rights, provided that this power is limited to the allotment of equity securities: i) in connection with a right issue, open offer or other offer of securities in favour of the holders of the ordinary shares; ii) up to an aggregate nominal amount of GBP 3,810,793; Authority expires earlier at the conclusion of the next AGM of the Company or 22 OCT 2011 ; and the Directors may allot equity securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry
- S.19 Authorize the Company to purchase its own ordinary shares in accordance with Section 701 of the Companies Act 2006 by way of market purchase Section 693 of the 2006 Act of up to 76,805,475 Ordinary Shares of 10p, at a minimum price of 10p and up to 105% of the average middle market quotations for such shares derived from the London Stock Exchange Daily Official List, over the previous 5 business days; Authority expires earlier at the conclusion of the AGM of the Company in 2011 or 22 OCT 2011 ; the Company, before the expiry, may make a contract to purchase ordinary shares which will or may be executed wholly or partly after such expiry
- S.20 Approve the general meeting other than an AGM may be called on not less than 14 clear days' notice
- S.21 Amend the Articles of Association of the Company, by deleting all the provisions of the Company's Memorandum of Association which by virtue of Section 28 of the Companies Act 2006 are to be treated as provisions of the Company's Articles of Association; and adopt the Articles of Association of the Company produced to the meeting as specified, in substitution for and to the exclusion of the current Articles of Association
- 22 Authorize the Company, in accordance with Section 366 and 367 of the Companies Act 2006 the 2006 Act , in aggregate to: i make political donations to political parties and/or independent election candidates not exceeding GBP 20,000 in total; ii make political donations to political Organizations other than political

Mgmt For

Mgmt For

Mgmt For

Mgmt For

Mgmt For



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parties not exceeding GBP 20,000 in total;  
 and iii incur political expenditure not exceeding  
 GBP 20,000 in total Authority expires  
 at the conclusion of the AGM of the Company  
 in 22 JUL 2013

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 LEXINGTON REALTY TRUST

Agen

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 Security: 529043101  
 Meeting Type: Annual  
 Meeting Date: 17-May-2011  
 Ticker: LXP  
 ISIN: US5290431015  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 01     | DIRECTOR<br>E. ROBERT ROSKIND<br>T. WILSON EGLIN<br>CLIFFORD BROSER<br>HAROLD FIRST<br>RICHARD S. 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     | APPROVAL OF THE LEXINGTON REALTY TRUST 2011<br>EQUITY-BASED AWARD PLAN.  | Mgmt   | For   |
| 03     | A RESOLUTION TO APPROVE, ON A NON-BINDING, ADVISORY<br>BASIS, EXECUTIVE COMPENSATION OF CERTAIN OFFICERS,<br>AS DISCLOSED IN THE PROXY STATEMENT.          | Mgmt   | For   |
| 04     | TO RECOMMEND, ON A NON-BINDING, ADVISORY BASIS,<br>THE FREQUENCY OF FUTURE NON-BINDING, ADVISORY<br>VOTES ON EXECUTIVE COMPENSATION.                       | Mgmt   | 1 Year  |
| 05     | RATIFICATION OF THE APPOINTMENT OF KPMG LLP<br>AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER<br>31, 2011. | Mgmt   | For   |

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 LIBERTY PROPERTY TRUST

Agen

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 Security: 531172104  
 Meeting Type: Annual  
 Meeting Date: 11-May-2011  
 Ticker: LRY  
 ISIN: US5311721048  
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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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|    |   |  |   |
|----|---|--|---|
| 01 | DIRECTOR<br>M. LEANNE LACHMAN<br>STEPHEN D. STEINOUR<br>FREDERICK F. BUCHHOLZ<br>THOMAS C. DELOACH, JR.<br>DANIEL P. GARTON<br>STEPHEN B. SIEGEL<br>K. ELIZABETH DIETZE | 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 | A NON-BINDING, ADVISORY VOTE REGARDING THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS.  | Mgmt   | For   |
| 03 | A NON-BINDING, ADVISORY VOTE REGARDING THE FREQUENCY OF THE VOTING ON THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS.   | Mgmt   | 1 Year  |
| 04 | A PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT PUBLIC ACCOUNTING FIRM FOR 2011.   | Mgmt   | For   |

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MACK-CALI REALTY CORPORATION

Agen

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Security: 554489104  
Meeting Type: Annual  
Meeting Date: 24-May-2011  
Ticker: CLI  
ISIN: US5544891048  
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| Prop.# | Proposal  | Proposal Type                | Proposal Vote            |
|--------|---|------------------------------|--------------------------|
| 01     | DIRECTOR<br>WILLIAM L. MACK<br>NATHAN GANTCHER<br>DAVID S. MACK<br>ALAN G. PHILIBOSIAN  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 02     | ADVISORY VOTE APPROVING THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS DESCRIBED UNDER THE "COMPENSATION DISCUSSION AND ANALYSIS" AND "EXECUTIVE COMPENSATION" SECTIONS OF THE ACCOMPANYING PROXY STATEMENT.   | Mgmt                         | For                      |
| 03     | ADVISORY VOTE APPROVING THE FREQUENCY OF THE STOCKHOLDER VOTE ON THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS DESCRIBED UNDER THE "COMPENSATION DISCUSSION AND ANALYSIS" AND "EXECUTIVE COMPENSATION" SECTIONS OF THE ACCOMPANYING PROXY STATEMENT, EVERY. | Mgmt                         | 1 Year                   |
| 04     | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.   | Mgmt                         | For                      |

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PENNSYLVANIA REAL ESTATE INVESTMENT TR

Agen

Security: 709102107  
 Meeting Type: Annual  
 Meeting Date: 02-Jun-2011  
 Ticker: PEI  
 ISIN: US7091021078

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>DORRIT J. BERN<br>STEPHEN B. COHEN<br>JOSEPH F. CORADINO<br>M. WALTER D'ALESSIO<br>EDWARD A. GLICKMAN<br>LEONARD I. KORMAN<br>IRA M. LUBERT<br>DONALD F. MAZZIOTTI<br>MARK E. PASQUERILLA<br>JOHN J. ROBERTS<br>GEORGE F. RUBIN<br>RONALD RUBIN | 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 |
| 02     | ADVISORY VOTE ON THE COMPENSATION OF NAMED EXECUTIVE OFFICERS.  | Mgmt   | For  |
| 03     | ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year   |
| 04     | RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2011.  | Mgmt   | For  |

POST PROPERTIES, INC.

Agen

Security: 737464107  
 Meeting Type: Annual  
 Meeting Date: 25-May-2011  
 Ticker: PPS  
 ISIN: US7374641071

| 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 | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |

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|   |   |      |        |
|---|---|------|--------|
|   | DALE ANNE REISS   | Mgmt | For    |
|   | STELLA F. THAYER  | Mgmt | For    |
|   | RONALD DE WAAL  | Mgmt | For    |
| 2 | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt | For    |
| 3 | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.                            | Mgmt | 1 Year |
| 4 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2011. | Mgmt | For    |

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PROLOGIS

Agen

Security: 743410102  
Meeting Type: Special  
Meeting Date: 01-Jun-2011  
Ticker: PLD  
ISIN: US7434101025

| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01     | TO APPROVE THE MERGER OF PUMPKIN LLC, INDIRECT WHOLLY OWNED SUBSIDIARY OF PROLOGIS, WITH AND INTO PROLOGIS, FOLLOWED BY THE MERGER OF NEW PUMPKIN INC. WITH AND INTO AMB PROPERTY CORPORATION, A MARYLAND CORPORATION ("AMB"), WITH AMB CONTINUING AS THE SURVIVING CORPORATION UNDER THE NAME "PROLOGIS, INC.", ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt          | For           |
| 02     | TO APPROVE THE ADJOURNMENT OF THE PROLOGIS SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE MERGER IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF SUCH ADJOURNMENT TO APPROVE EACH PROPOSAL.  | Mgmt          | For           |

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PS BUSINESS PARKS, INC.

Agen

Security: 69360J107  
Meeting Type: Annual  
Meeting Date: 02-May-2011  
Ticker: PSB  
ISIN: US69360J1079

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

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|    |   |      |        |
|----|---|------|--------|
|    | RONALD L. HAVNER, JR.   | Mgmt | For    |
|    | JOSEPH D. RUSSELL, JR.  | Mgmt | For    |
|    | R. WESLEY BURNS   | Mgmt | For    |
|    | JENNIFER HOLDEN DUNBAR  | Mgmt | For    |
|    | ARTHUR M. FRIEDMAN  | Mgmt | For    |
|    | JAMES H. KROPP  | Mgmt | For    |
|    | SARA GROOTWASSINK LEWIS   | Mgmt | For    |
|    | MICHAEL V. MCGEE  | Mgmt | 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>2011. | Mgmt | For    |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt | For    |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY<br>VOTE ON EXECUTIVE COMPENSATION.   | Mgmt | 1 Year |

-----  
PUBLIC STORAGE

----- Agen

Security: 74460D109  
Meeting Type: Annual  
Meeting Date: 05-May-2011  
Ticker: PSA  
ISIN: US74460D1090  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 01     | DIRECTOR<br>B. WAYNE HUGHES<br>RONALD L. HAVNER, JR.<br>TAMARA HUGHES GUSTAVSON<br>URI P. HARKHAM<br>B. WAYNE HUGHES, JR.<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 | 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 AS THE COMPANY'S INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR<br>ENDING DECEMBER 31, 2011.                                     | Mgmt   | For   |
| 03     | ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt   | For   |
| 04     | ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY<br>VOTE ON EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year  |

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RAMCO-GERSHENSON PROPERTIES TRUST

----- Agen

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Security: 751452202  
 Meeting Type: Annual  
 Meeting Date: 01-Jun-2011  
 Ticker: RPT  
 ISIN: US7514522025

| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01     | DIRECTOR<br>ARTHUR H. GOLDBERG<br>MARK K. ROSENFELD  | Mgmt<br>Mgmt  | For<br>For    |
| 02     | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON<br>LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR 2011. | Mgmt          | For           |
| 03     | ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER<br>COMPENSATION.  | Mgmt          | For           |
| 04     | ADVISORY RECOMMENDATION ON THE FREQUENCY OF<br>AN ADVISORY VOTE ON NAMED EXECUTIVE OFFICER<br>COMPENSATION.                        | Mgmt          | 1 Year        |

REGENCY CENTERS CORPORATION

Agen

Security: 758849103  
 Meeting Type: Annual  
 Meeting Date: 03-May-2011  
 Ticker: REG  
 ISIN: US7588491032

| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>MARTIN E. STEIN, JR.<br>RAYMOND L. BANK<br>C. RONALD BLANKENSHIP<br>A.R. CARPENTER<br>J. DIX DRUCE<br>MARY LOU FIALA<br>BRUCE M. JOHNSON<br>DOUGLAS S. LUKE<br>JOHN C. SCHWEITZER<br>BRIAN M. SMITH<br>THOMAS G. WATTLES | 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     | TO DETERMINE WHETHER AN ADVISORY VOTE ON EXECUTIVE<br>COMPENSATION WILL OCCUR EVERY 1, 2 OR 3 YEARS.   | Mgmt   | 1 Year   |
| 03     | ADOPTION OF AN ADVISORY RESOLUTION APPROVING<br>EXECUTIVE COMPENSATION FOR FISCAL YEAR 2010.   | Mgmt   | For  |
| 04     | APPROVAL OF THE REGENCY CENTERS CORPORATION  | Mgmt   | For  |

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2011 OMNIBUS INCENTIVE PLAN.

|    |   |      |     |
|----|---|------|-----|
| 05 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
|----|---|------|-----|

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S.L. GREEN REALTY CORP.

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Agen

Security: 78440X101  
Meeting Type: Annual  
Meeting Date: 15-Jun-2011  
Ticker: SLG  
ISIN: US78440X1019

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01     | DIRECTOR<br>MARC HOLLIDAY<br>JOHN S. LEVY   | Mgmt<br>Mgmt  | For<br>For    |
| 02     | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.  | Mgmt          | For           |
| 03     | TO RECOMMEND, BY A NON-BINDING ADVISORY VOTE, WHETHER AN ADVISORY VOTE ON EXECUTIVE COMPENSATION SHOULD BE HELD EVERY ONE, TWO OR THREE YEARS.    | Mgmt          | 1 Year        |
| 04     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt          | For           |

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SENIOR HOUSING PROPERTIES TRUST

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Agen

Security: 81721M109  
Meeting Type: Annual  
Meeting Date: 16-May-2011  
Ticker: SNH  
ISIN: US81721M1099

| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01     | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP III: FREDERICK N. ZEYTOONJIAN | Mgmt          | For           |
| 02     | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION.   | Mgmt          | For           |
| 03     | TO RECOMMEND, BY NONBINDING ADVISORY VOTE, THE   | Mgmt          | 1 Year        |

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### FREQUENCY OF SHAREHOLDER NONBINDING ADVISORY VOTES RELATING TO OUR EXECUTIVE COMPENSATION.

|    |   |      |     |
|----|---|------|-----|
| 04 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
|----|---|------|-----|

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 SERGO PLC REIT

Agen

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 Security: G80277141  
 Meeting Type: AGM  
 Meeting Date: 28-Apr-2011  
 Ticker:  
 ISIN: GB00B5ZN1N88  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1      | To receive the financial statements for the year ended 31 December 2010  | Mgmt          | For           |
| 2      | To declare a final dividend of 9.6 pence per ordinary share  | Mgmt          | For           |
| 3      | To approve the remuneration report for the year ended 31 December 2010   | Mgmt          | For           |
| 4      | To re-elect Nigel Rich as a Director   | Mgmt          | For           |
| 5      | To re-elect Andrew Palmer as a Director  | Mgmt          | For           |
| 6      | To re-elect Chris Peacock as a Director  | Mgmt          | For           |
| 7      | To elect Mark Robertshaw as a Director   | Mgmt          | For           |
| 8      | To elect Doug Webb as a Director   | Mgmt          | For           |
| 9      | To re-appoint Deloitte LLP as auditors of the Company  | Mgmt          | For           |
| 10     | To authorise the Directors to determine the remuneration of the auditors   | Mgmt          | For           |
| 11     | To authorise political donations under the Companies Act 2006  | Mgmt          | For           |
| 12     | To confer on the Directors a general authority to allot ordinary shares  | Mgmt          | For           |
| 13     | To disapply statutory pre-emption rights relating to ordinary shares allotted under the authority granted by resolution 12 | Mgmt          | For           |
| 14     | To confer on the Directors an additional authority to allot ordinary shares in connection with a rights issue              | Mgmt          | For           |



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|    |  |      |     |
|----|--|------|-----|
| 15 | To disapply statutory pre-emption rights relating to ordinary shares allotted under the authority granted by resolution 14 | Mgmt | For |
| 16 | To authorise the Company to make market purchases of its ordinary shares   | Mgmt | For |
| 17 | To enable a general meeting other than an AGM to be held on not less than 14 clear days' notice                            | Mgmt | For |
| 18 | To renew the Segro plc Savings Related Share Option Scheme   | Mgmt | For |

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SIMON PROPERTY GROUP, INC.

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Agen

Security: 828806109  
Meeting Type: Annual  
Meeting Date: 19-May-2011  
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     | NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt          | For           |
| 03     | NON-BINDING ADVISORY VOTE REGARDING THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.         | Mgmt          | 1 Year        |
| 04     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt          | For           |

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SOVRAN SELF STORAGE, INC.

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Agen

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Security: 84610H108  
 Meeting Type: Annual  
 Meeting Date: 26-May-2011  
 Ticker: SSS  
 ISIN: US84610H1086

| 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 LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2011. | Mgmt   | For                                    |
| 03     | PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.   | Mgmt   | For                                    |
| 04     | PROPOSAL ON THE FREQUENCY OF HOLDING FUTURE VOTES ON THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.                                | Mgmt   | 1 Year                                 |

STARWOOD HOTELS & RESORTS WORLDWIDE

Agen

Security: 85590A401  
 Meeting Type: Annual  
 Meeting Date: 05-May-2011  
 Ticker: HOT  
 ISIN: US85590A4013

| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 01     | DIRECTOR<br>ADAM ARON<br>CHARLENE BARSHEFSKY<br>THOMAS CLARKE<br>CLAYTON DALEY, JR.<br>BRUCE DUNCAN<br>LIZANNE GALBREATH<br>ERIC HIPPEAU<br>STEPHEN QUAZZO<br>THOMAS RYDER<br>FRITS VAN PAASSCHEN<br>KNEELAND YOUNGBLOOD | 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 |
| 02     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011.  | Mgmt   | For   |

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|    |  |      |        |
|----|--|------|--------|
| 03 | RESOLVED, THAT THE COMPANY STOCKHOLDERS APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION & ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION, IN OUR PROXY STATEMENT FOR THE 2011 ANNUAL MEETING OF STOCKHOLDERS. | Mgmt | For    |
| 04 | TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.  | Mgmt | 1 Year |

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 SUNSTONE HOTEL INVESTORS, INC.

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 Agen

Security: 867892101  
 Meeting Type: Annual  
 Meeting Date: 04-May-2011  
 Ticker: SHO  
 ISIN: US8678921011

| Prop.# | Proposal   | Proposal Type                                | Proposal Vote                          |
|--------|--|--|--|
| 01     | DIRECTOR<br>ROBERT A. ALTER<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 | For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt   | For                                    |
| 03     | ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS.  | Mgmt   | For                                    |
| 04     | ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS.   | Mgmt   | 1 Year                                 |

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 U-STORE-IT TRUST

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 Agen

Security: 91274F104  
 Meeting Type: Annual  
 Meeting Date: 01-Jun-2011  
 Ticker: YSI  
 ISIN: US91274F1049

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

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|    |  | Type   |   |
|----|--|--|---|
| 01 | DIRECTOR<br>W.M. DIEFENDERFER III<br>PIERO BUSSANI<br>DEAN JERNIGAN<br>MARIANNE M. KELER<br>DAVID J. LARUE<br>JOHN F. REMONDI<br>JEFFREY F. ROGATZ | 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 | RATIFY THE APPOINTMENT OF KPMG LLP, AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2011.   | Mgmt   | For   |
| 03 | TO APPROVE, BY NON-BINDING ADVISORY VOTE, EXECUTIVE COMPENSATION.  | Mgmt   | For   |
| 04 | TO RECOMMEND, BY NON-BINDING ADVISORY VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION ADVISORY VOTES.  | Mgmt   | 1 Year  |

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UDR, INC.

Agem

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Security: 902653104  
Meeting Type: Annual  
Meeting Date: 12-May-2011  
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<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011.   | Mgmt   | For   |
| 03     | AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt   | For   |
| 04     | AN ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year  |

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URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205  
 Meeting Type: Annual  
 Meeting Date: 10-Mar-2011  
 Ticker: UBA  
 ISIN: US9172862057

| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 01     | DIRECTOR<br>KEVIN J. BANNON<br>PETER HERRICK<br>CHARLES D. URSTADT   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 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 RESTRICTED STOCK AWARD PLAN.  | Mgmt                 | For               |
| 04     | ADVISORY VOTE ON EXECUTIVE COMPENSATION.   | Mgmt                 | For               |
| 05     | FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION.   | Mgmt                 | 1 Year            |

VENTAS, INC.

Agen

Security: 92276F100  
 Meeting Type: Annual  
 Meeting Date: 12-May-2011  
 Ticker: VTR  
 ISIN: US92276F1003

| Prop.# | Proposal                                 | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: DEBRA A. CAFARO    | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: DOUGLAS CROCKER II | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR: RONALD G. GEARY    | Mgmt          | For           |
| 1D     | ELECTION OF DIRECTOR: JAY M. GELLERT     | Mgmt          | For           |
| 1E     | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG  | Mgmt          | For           |
| 1F     | ELECTION OF DIRECTOR: ROBERT D. REED     | Mgmt          | For           |
| 1G     | ELECTION OF DIRECTOR: SHELI Z. ROSENBERG | Mgmt          | For           |
| 1H     | ELECTION OF DIRECTOR: GLENN J. RUFRANO   | Mgmt          | For           |

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|    |   |      |        |
|----|---|------|--------|
| 1I | ELECTION OF DIRECTOR: JAMES D. SHELTON  | Mgmt | For    |
| 1J | ELECTION OF DIRECTOR: THOMAS C. THEOBALD  | Mgmt | For    |
| 02 | RATIFICATION OF THE SELECTION OF ERNST & YOUNG<br>LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM FOR FISCAL YEAR 2011. | Mgmt | For    |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt | For    |
| 04 | ADVISORY VOTE AS TO THE FREQUENCY OF ADVISORY<br>VOTES ON EXECUTIVE COMPENSATION.   | Mgmt | 1 Year |

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VORNADO REALTY TRUST

Agen

Security: 929042109  
Meeting Type: Annual  
Meeting Date: 26-May-2011  
Ticker: VNO  
ISIN: US9290421091

| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 01     | DIRECTOR<br>ANTHONY W. DEERING<br>MICHAEL LYNNE<br>RONALD G. TARGAN                                      | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02     | RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM                          | Mgmt                 | For               |
| 03     | NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION  | Mgmt                 | For               |
| 04     | NON-BINDING ADVISORY VOTE ON FREQUENCY OF EXECUTIVE<br>COMPENSATION ADVISORY VOTES                       | Mgmt                 | 1 Year            |
| 05     | NON-BINDING SHAREHOLDER PROPOSAL RELATING TO<br>A CHANGE IN THE VOTING STANDARD FOR TRUSTEE<br>ELECTIONS | Shr                  | For               |
| 06     | NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE<br>APPOINTMENT OF AN INDEPENDENT CHAIRMAN                 | Shr                  | Against           |
| 07     | NON-BINDING SHAREHOLDER PROPOSAL RELATING TO<br>DECLASSIFICATION OF THE BOARD OF TRUSTEES                | Shr                  | For               |

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WESTFIELD GROUP, SYDNEY NSW

Agen

Security: Q97062105  
Meeting Type: EGM  
Meeting Date: 09-Dec-2010  
Ticker:

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ISIN: AU000000WDC7

| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1.     | That the Proposal as described in the Explanatory Memorandum accompanying the Notice of Meeting convening this meeting be and is hereby approved for all purposes including, in the case of WHL and WFT, section 208 (as modified for WML by section 601LC) of the Corporations Act  | Mgmt          | For           |
| 2.     | That: (a) subject to the passing of Resolution 1 in the Notice of Meeting convening this meeting, the constitution of WFT is amended in accordance with the provisions of the supplemental deed in the form tabled at the meeting and signed by the Chairperson of the meeting for the purposes of identification; and (b) Westfield Management Limited, as responsible entity of WFT, is authorised to execute and lodge with the Australian Securities and Investments Commission that supplemental deed to give effect to these amendments to the constitution of WFT   | Mgmt          | For           |
| 3.     | That: (a) subject to the passing of Resolution 1 in the Notice of Meeting convening this meeting, the constitution of WAT is amended in accordance with the provisions of the supplemental deed in the form tabled at the meeting and signed by the Chairperson of the meeting for the purposes of identification; and (b) Westfield America Management Limited, as responsible entity of WAT, is authorised to execute and lodge with the Australian Securities and Investments Commission that supplemental deed to give effect to these amendments to the constitution of WAT   | Mgmt          | For           |
| 4.     | That subject to the passing of Resolution 1 in the Notice of Meeting convening this meeting, the document submitted to the meeting, and for the purposes of identification signed by the Chairperson of the meeting, is adopted as the constitution of WHL in substitution for the present constitution of WHL (which is repealed)   | Mgmt          | For           |
| 5.     | That, subject to the passing of Resolutions 2, 3 and 4 in the Notice of Meeting convening this meeting and lodgement with the Australian Securities and Investments Commission of the supplemental deeds referred to in Resolutions 2 and 3 in the Notice of Meeting convening this meeting, for the purpose of clause 2.3 of the Westfield Group Stapling Deed, the units in Westfield Retail Trust 1 and Westfield Retail Trust 2 be stapled to the Westfield Stapled Securities in the manner contemplated by: (a) in the case of the WFT constitution, clause 3.4(c); and (b) in the case of the WAT constitution, clause 5.1B; and (c) in the case of the WHL | Mgmt          | For           |

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constitution, clause 2.7, in each case being the constitutions as amended in accordance with Resolutions 2, 3 and 4 in the Notice of Meeting convening this meeting

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 WESTFIELD HLDGS LTD / WESTFIELD TR / WESTFIELD AMER TR  
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Agen

Security: Q97062105  
 Meeting Type: AGM  
 Meeting Date: 25-May-2011  
 Ticker:  
 ISIN: AU000000WDC7  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| CMMT   | VOTING EXCLUSIONS APPLY TO THIS MEETING FOR PROPOSAL 9 AND VOTES CAST BY ANY INDIVIDUAL OR RELATED PARTY WHO BENEFIT FROM THE PASSING OF THE PROPOSAL/S WILL BE DISREGARDED BY THE COMPANY. HENCE, IF YOU HAVE OBTAINED BENEFIT OR EXPECT TO OBTAIN FUTURE BENEFIT YOU SHOULD NOT VOTE (OR VOTE "ABSTAIN") ON THE RELEVANT PROPOSAL ITEMS. BY DOING SO, YOU ACKNOWLEDGE THAT YOU HAVE OBTAINED BENEFIT OR EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE RELEVANT PROPOSAL/S. BY VOTING (FOR OR AGAINST) ON PROPOSAL (9), YOU ACKNOWLEDGE THAT YOU HAVE NOT OBTAINED BENEFIT NEITHER EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE RELEVANT PROPOSAL/S AND YOU COMPLY WITH THE VOTING EXCLUSION. | Non-Voting    | No vote       |
| 2      | That the Company's Remuneration Report for the year ended 31 December 2010 be approved  | Mgmt          | For           |
| 3      | That Mr Roy L Furman is re-elected as a Director of the Company   | Mgmt          | For           |
| 4      | That Mr Stephen P Johns is re-elected as a Director of the Company  | Mgmt          | Against       |
| 5      | That Mr Steven M Lowy AM is re-elected as a Director of the Company   | Mgmt          | For           |
| 6      | That Mr Brian M Schwartz AM is re-elected as a Director of the Company  | Mgmt          | For           |
| 7      | That Mr Peter K Allen is elected as a Director of the Company   | Mgmt          | For           |
| 8      | That Ms Ilana R Atlas is elected as a Director of the Company   | Mgmt          | For           |
| 9      | That for the purposes of Listing Rule 10.17 and Article 10.9(a) of the Constitution of the Company, the maximum aggregate fees payable to Directors be increased by AUD 1,000,000   | Mgmt          | For           |



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from AUD 2.5 million to AUD 3.5 million per  
annum

10 That the Company's constitution be amended as Mgmt For  
set out in the Notice of Meeting

\* 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 Payne  
Name Tina Payne  
Title Assistant Secretary  
Date 08/18/2011