

COHEN & STEERS TOTAL RETURN REALTY FUND INC
Form N-PX
August 05, 2013

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: Tina M. Payne
280 Park Avenue
10th Floor
New York, NY 10017
REGISTRANT'S TELEPHONE NUMBER: 212-832-3232
DATE OF FISCAL YEAR END: 12/31
DATE OF REPORTING PERIOD: 07/01/2012 - 06/30/2013

Cohen & Steers Total Return Realty Fund

ACADIA REALTY TRUST

Agen

Security: 004239109
Meeting Type: Annual
Meeting Date: 15-May-2013
Ticker: AKR
ISIN: US0042391096

| 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 |
| 2. | 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, 2013. | Mgmt | For |
| 3. | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2013 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION. | Mgmt | For |

 AMERICAN ASSETS TRUST INC

 Agen

Security: 024013104
 Meeting Type: Annual
 Meeting Date: 10-Jul-2012
 Ticker: AAT
 ISIN: US0240131047

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1 | DIRECTOR ERNEST S. RADY JOHN W. CHAMBERLAIN LARRY E. FINGER ALAN D. GOLD DUANE A. NELLES THOMAS S. OLINGER ROBERT S. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2 | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3 | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2011, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 4 | AN ADVISORY DETERMINATION OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

 AMERICAN ASSETS TRUST INC

 Agen

Security: 024013104

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Meeting Type: Annual
 Meeting Date: 13-Jun-2013
 Ticker: AAT
 ISIN: US0240131047

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1 | DIRECTOR ERNEST S. RADY JOHN W. CHAMBERLAIN LARRY E. FINGER DUANE A. NELLES THOMAS S. OLINGER ROBERT S. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 2 | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3 | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2012, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
 Meeting Type: Annual
 Meeting Date: 02-May-2013
 Ticker: ACC
 ISIN: US0248351001

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR WILLIAM C. BAYLESS JR. R.D. BURCK G. STEVEN DAWSON CYDNEY C. DONNELL EDWARD LOWENTHAL OLIVER LUCK WINSTON W. WALKER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2013 | Mgmt | For |
| 3. | TO PROVIDE A NON-BINDING ADVISORY VOTE APPROVING THE COMPANY'S EXECUTIVE COMPENSATION PROGRAM | Mgmt | For |

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APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 30-Apr-2013
 Ticker: AIV
 ISIN: US03748R1014

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.1 | ELECTION OF DIRECTOR: JAMES N. BAILEY | Mgmt | For |
| 1.2 | ELECTION OF DIRECTOR: TERRY CONSIDINE | Mgmt | For |
| 1.3 | ELECTION OF DIRECTOR: THOMAS L. KELTNER | Mgmt | For |
| 1.4 | ELECTION OF DIRECTOR: J. LANDIS MARTIN | Mgmt | For |
| 1.5 | ELECTION OF DIRECTOR: ROBERT A. MILLER | Mgmt | For |
| 1.6 | ELECTION OF DIRECTOR: KATHLEEN M. NELSON | Mgmt | For |
| 1.7 | ELECTION OF DIRECTOR: MICHAEL A. STEIN | Mgmt | For |
| 2. | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 22-May-2013
 Ticker: AVB
 ISIN: US0534841012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR GLYN F. AEPPEL ALAN B. BUCKELEW BRUCE A. CHOATE JOHN J. HEALY, JR. TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2. | TO RATIFY THE SELECTION OF ERNST & YOUNG | Mgmt | For |

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LLP AS THE COMPANY'S INDEPENDENT AUDITORS
FOR THE YEAR ENDING DECEMBER 31, 2013.

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|----|--|------|-----|
| 3. | TO ADOPT A RESOLUTION APPROVING, ON A NON-BINDING ADVISORY BASIS, 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 |
| 4. | TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF AMENDMENT, AS AMENDED, TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF THE COMPANY'S COMMON STOCK, PAR VALUE \$.01 PER SHARE, BY 140 MILLION SHARES. | Mgmt | For |

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 21-May-2013
Ticker: BXP
ISIN: US1011211018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: ZOE BAIRD BUDINGER | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: CAROL B. EINIGER | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: JACOB A. FRENKEL | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: JOEL I. KLEIN | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: DOUGLAS T. LINDE | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: ALAN J. PATRICOF | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: OWEN D. THOMAS | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: MARTIN TURCHIN | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: DAVID A. TWARDOCK | Mgmt | For |
| 1K. | ELECTION OF DIRECTOR: MORTIMER B. ZUCKERMAN | Mgmt | For |
| 2. | TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | Against |

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|----|--|------|-----|
| 3. | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
|----|--|------|-----|

BRANDYWINE REALTY TRUST Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 30-May-2013
 Ticker: BDN
 ISIN: US1053682035

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR WALTER D'ALESSIO ANTHONY A. NICHOLS, SR. GERARD H. SWEENEY WYCHE FOWLER MICHAEL J. JOYCE CHARLES P. PIZZI JAMES C. DIGGS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2013. | Mgmt | For |
| 3. | PROVIDE AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |

CEDAR REALTY TRUST INC. Agen

Security: 150602209
 Meeting Type: Annual
 Meeting Date: 03-May-2013
 Ticker: CDR
 ISIN: US1506022094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: JAMES J. BURNS | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: PAMELA N. HOOTKIN | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: PAUL G. KIRK, JR. | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: EVERETT B. MILLER, | Mgmt | For |

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|-----|--|------|-----|
| 1E. | ELECTION OF DIRECTOR: BRUCE J. SCHANZER | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: ROGER M. WIDMANN | Mgmt | For |
| 2. | THE APPROVAL (NON-BINDING) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

CHESAPEAKE LODGING TRUST

Agen

Security: 165240102
Meeting Type: Annual
Meeting Date: 21-May-2013
Ticker: CHSP
ISIN: US1652401027

- | Prop.# | Proposal | Proposal
Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR JAMES L. FRANCIS DOUGLAS W. VICARI THOMAS A. NATELLI THOMAS D. ECKERT JOHN W. HILL GEORGE F. MCKENZIE JEFFREY D. NUECHTERLEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | CONSIDER AND VOTE UPON A PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |
| 3. | CONSIDER AND VOTE UPON A NON-BINDING ADVISORY PROPOSAL TO APPROVE THE TRUST'S EXECUTIVE COMPENSATION PROGRAMS AS DESCRIBED IN THE TRUST'S 2013 PROXY STATEMENT. | Mgmt | For |

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
Meeting Type: Annual
Meeting Date: 24-Apr-2013
Ticker: CLP
ISIN: US1958721060

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1 | DIRECTOR CARL F. BAILEY EDWIN M. CRAWFORD M. MILLER GORRIE WILLIAM M. JOHNSON JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS JOHN W. SPIEGEL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3 | AN ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |

COLONY FINANCIAL INC

Agen

Security: 19624R106
Meeting Type: Annual
Meeting Date: 06-May-2013
Ticker: CLNY
ISIN: US19624R1068

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 1. | DIRECTOR THOMAS J. BARRACK, JR. RICHARD B. SALTZMAN GEORGE G.C. PARKER JOHN A. SOMERS JOHN L. STEFFENS | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 2. | APPROVAL OF AN ADVISORY PROPOSAL REGARDING THE COMPENSATION PAID TO COLONY FINANCIAL'S NAMED EXECUTIVE OFFICERS (THE "SAY ON PAY" PROPOSAL). | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT PUBLIC AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

CORPORATE OFFICE PROPERTIES TRUST

Agen

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Security: 22002T108
 Meeting Type: Annual
 Meeting Date: 09-May-2013
 Ticker: OFC
 ISIN: US22002T1088

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF TRUSTEE: JAY H. SHIDLER | Mgmt | For |
| 1B. | ELECTION OF TRUSTEE: CLAY W. HAMLIN, III | Mgmt | For |
| 1C. | ELECTION OF TRUSTEE: THOMAS F. BRADY | Mgmt | For |
| 1D. | ELECTION OF TRUSTEE: ROBERT L. DENTON | Mgmt | For |
| 1E. | ELECTION OF TRUSTEE: ELIZABETH A. HIGHT | Mgmt | For |
| 1F. | ELECTION OF TRUSTEE: DAVID M. JACOBSTEIN | Mgmt | For |
| 1G. | ELECTION OF TRUSTEE: STEVEN D. KESLER | Mgmt | For |
| 1H. | ELECTION OF TRUSTEE: RICHARD SZAFRANSKI | Mgmt | For |
| 1I. | ELECTION OF TRUSTEE: ROGER A. WAESCHE, JR. | Mgmt | For |
| 1J. | ELECTION OF TRUSTEE: KENNETH D. WETHE | Mgmt | For |
| 2. | RATIFICATION OF THE APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |

CUBESMART

Agen

Security: 229663109
 Meeting Type: Annual
 Meeting Date: 29-May-2013
 Ticker: CUBE
 ISIN: US2296631094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-------------------------|---------------|---------------|
| 1 | DIRECTOR | | |
| | WILLIAM M. DIEFENDERFER | Mgmt | For |
| | PIERO BUSSANI | Mgmt | For |
| | DEAN JERNIGAN | Mgmt | For |
| | MARIANNE M. KELER | Mgmt | For |
| | DEBORAH R. SALZBERG | Mgmt | For |
| | JOHN F. REMONDI | Mgmt | For |
| | JEFFREY F. ROGATZ | Mgmt | For |

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|---|---|------|-----|
| | JOHN W. FAIN | Mgmt | For |
| 2 | RATIFY THE APPOINTMENT OF KPMG LLP AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2013. | Mgmt | For |
| 3 | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |

DCT INDUSTRIAL TRUST INC.

Agen

Security: 233153105
Meeting Type: Annual
Meeting Date: 01-May-2013
Ticker: DCT
ISIN: US2331531051

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: THOMAS G. WATTLES | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: PHILIP L. HAWKINS | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: MARILYN A. ALEXANDER | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: THOMAS F. AUGUST | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: JOHN S. GATES, JR. | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: RAYMOND B. GREER | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: TRIPP H. HARDIN | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: JOHN C. O'KEEFFE | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: BRUCE L. WARWICK | Mgmt | For |
| 2. | TO APPROVE, BY NON-BINDING VOTE, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

DDR CORP.

Agen

Security: 23317H102
Meeting Type: Annual
Meeting Date: 14-May-2013
Ticker: DDR
ISIN: US23317H1023

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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: REBECCA L. MACCARDINI | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: VICTOR B. MACFARLANE | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: CRAIG MACNAB | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: SCOTT D. ROULSTON | Mgmt | For |
| 1K. | ELECTION OF DIRECTOR: BARRY A. SHOLEM | Mgmt | For |
| 2. | APPROVAL OF AN AMENDMENT TO THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES FROM 500,000,000 TO 600,000,000, WHICH RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF AUTHORIZED SHARES OF THE COMPANY FROM 511,000,000 TO 611,000,000. | Mgmt | For |
| 3. | APPROVAL OF AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED CODE OF REGULATIONS TO PERMIT THE BOARD OF DIRECTORS TO AMEND THE CODE OF REGULATIONS IN ACCORDANCE WITH OHIO LAW. | Mgmt | For |
| 4. | RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 5. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
 Meeting Type: Annual
 Meeting Date: 01-May-2013
 Ticker: DLR
 ISIN: US2538681030

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: DENNIS E. SINGLETON | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: MICHAEL F. FOUST | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: LAURENCE A. CHAPMAN | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: KATHLEEN EARLEY | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: RUANN F. ERNST, PH.D. | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: KEVIN J. KENNEDY | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: WILLIAM G. LAPERCH | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: ROBERT H. ZERBST | Mgmt | For |
| 2. | RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 04-Jun-2013
 Ticker: DEI
 ISIN: US25960P1093

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER CHRISTOPHER H. ANDERSON LESLIE E. BIDER DR. DAVID T. FEINBERG THOMAS E. O'HERN WILLIAM E. SIMON, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

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 DUKE REALTY CORPORATION

Agen

 Security: 264411505
 Meeting Type: Annual
 Meeting Date: 24-Apr-2013
 Ticker: DRE
 ISIN: US2644115055

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: THOMAS J. BALTIMORE, JR. | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: WILLIAM CAVANAUGH III | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: ALAN H. COHEN | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: NGAIRE E. CUNEO | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: CHARLES R. EITEL | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: MARTIN C. JISCHKE, PHD. | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: DENNIS D. OKLAK | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: MELANIE R. SABELHAUS | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: PETER M. SCOTT, III | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: JACK R. SHAW | Mgmt | For |
| 1K. | ELECTION OF DIRECTOR: LYNN C. THURBER | Mgmt | For |
| 1L. | ELECTION OF DIRECTOR: ROBERT J. WOODWARD JR. | Mgmt | For |
| 2. | RESOLVED, THAT SHAREHOLDERS APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | TO RATIFY THE REAPPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR 2013. | Mgmt | For |

 DUPONT FABROS TECHNOLOGY, INC.

Agen

 Security: 26613Q106
 Meeting Type: Annual
 Meeting Date: 30-May-2013
 Ticker: DFT

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ISIN: US26613Q1067

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1 | DIRECTOR MICHAEL A. COKE LAMMOT J. DU PONT THOMAS D. ECKERT HOSSEIN FATEH JONATHAN G. HEILIGER FREDERIC V. MALEK JOHN T. ROBERTS, JR. JOHN H. TOOLE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | ADVISORY VOTE ON EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE) . | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 08-May-2013
Ticker: EDR
ISIN: US28140H1041

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD HOWARD A. SILVER WENDELL W. WEAKLEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013 | Mgmt | For |
| 3. | TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS | Mgmt | For |

EMERITUS CORPORATION

Agen

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Security: 291005106
 Meeting Type: Annual
 Meeting Date: 29-May-2013
 Ticker: ESC
 ISIN: US2910051067

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1. | DIRECTOR STANLEY L. BATY GRANGER COBB RICHARD W. MACEDONIA | Mgmt Mgmt Mgmt | For For For |
| 2. | TO APPROVE AN AMENDMENT OF OUR 2006 EQUITY INCENTIVE PLAN, INCLUDING AN INCREASE IN THE NUMBER OF SHARES AVAILABLE FOR AWARDS UNDER THE PLAN AND AN EXTENSION OF THE PLAN'S TERM, AND TO RE-APPROVE THE MATERIAL TERMS OF THE PERFORMANCE GOALS IN THE PLAN FOR PURPOSES OF SECTION 162(M) OF THE INTERNAL REVENUE CODE. | Mgmt | For |
| 3. | TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |

EQUITY RESIDENTIAL

Agen

Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 13-Jun-2013
 Ticker: EQR
 ISIN: US29476L1070

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE MARY KAY HABEN BRADLEY A. KEYWELL JOHN E. NEAL DAVID J. NEITHERCUT MARK S. SHAPIRO GERALD A. SPECTOR B. JOSEPH WHITE SAMUEL ZELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 2. | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

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- | | | | |
|----|--|------|---------|
| 3. | APPROVAL OF EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | SHAREHOLDER PROPOSAL RELATING TO SUSTAINABILITY REPORTING. | Shr | Against |

 ESSEX PROPERTY TRUST, INC.

 Agen

Security: 297178105
 Meeting Type: Annual
 Meeting Date: 14-May-2013
 Ticker: ESS
 ISIN: US2971781057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 1. | DIRECTOR KEITH R. GUERICKE ISSIE N. RABINOVITCH THOMAS E. RANDLETT | Mgmt Mgmt Mgmt | For For For |
| 2. | AMENDMENT OF OUR CHARTER TO ELIMINATE CLASSIFICATION OF THE BOARD OF DIRECTORS AND ELECT DIRECTORS ANNUALLY. | Mgmt | For |
| 3. | APPROVAL OF THE 2013 STOCK AWARD AND INCENTIVE COMPENSATION PLAN. | Mgmt | For |
| 4. | APPROVAL OF THE 2013 EMPLOYEE STOCK PURCHASE PLAN. | Mgmt | For |
| 5. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 6. | ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | For |

 FIRST INDUSTRIAL REALTY TRUST, INC.

 Agen

Security: 32054K103
 Meeting Type: Annual
 Meeting Date: 09-May-2013
 Ticker: FR
 ISIN: US32054K1034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | AMENDMENTS TO THE COMPANY'S CHARTER: TO | Mgmt | For |

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DECLASSIFY THE COMPANY'S BOARD OF DIRECTORS.

| | | | |
|-----|--|------|-----|
| 1B. | AMENDMENTS TO THE COMPANY'S CHARTER: TO PROVIDE THAT DIRECTORS MAY BE REMOVED BY THE STOCKHOLDERS OF THE COMPANY ONLY FOR CAUSE. | Mgmt | For |
| 1C. | AMENDMENTS TO THE COMPANY'S CHARTER: TO MODIFY ARTICLE IX OF THE CHARTER. | Mgmt | For |
| 1D. | AMENDMENTS TO THE COMPANY'S CHARTER: TO DELETE THE CURRENT DEFINITION OF "INDEPENDENT DIRECTOR". | Mgmt | For |
| 1E. | AMENDMENTS TO THE COMPANY'S CHARTER: TO REMOVE AN EXISTING EXCEPTION FROM THE COMPANY'S ELECTION TO BE GOVERNED BY THE PROVISIONS OF THE MARYLAND BUSINESS COMBINATION ACT. | Mgmt | For |
| 2A. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: MATTHEW S. DOMINSKI (IF EACH OF PROPOSALS 1A-1E ARE APPROVED). | Mgmt | For |
| 2B. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: BRUCE W. DUNCAN (IF EACH OF PROPOSALS 1A-1E ARE APPROVED). | Mgmt | For |
| 2C. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: H. PATRICK HACKETT, JR. (IF EACH OF PROPOSALS 1A-1E ARE APPROVED). | Mgmt | For |
| 2D. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: JOHN RAU (IF EACH OF PROPOSALS 1A-1E ARE APPROVED). | Mgmt | For |
| 2E. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: L. PETER SHARPE (IF EACH OF PROPOSALS 1A-1E ARE APPROVED). | Mgmt | For |
| 2F. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: W. ED TYLER (IF EACH OF PROPOSALS 1A-1E ARE APPROVED). | Mgmt | For |
| 3A. | ELECTION OF CLASS I DIRECTOR TO SERVE UNTIL 2016: H. PATRICK HACKETT, JR. (IF ANY OF PROPOSALS 1A-1E ARE NOT APPROVED). | Mgmt | For |
| 3B. | ELECTION OF CLASS I DIRECTOR TO SERVE UNTIL 2016: L. PETER SHARPE (IF ANY OF PROPOSALS 1A-1E ARE NOT APPROVED). | Mgmt | For |
| 3C. | ELECTION OF CLASS II DIRECTOR TO SERVE UNTIL 2014: MATTHEW S. DOMINSKI (IF ANY OF PROPOSALS 1A-1E ARE NOT APPROVED). | Mgmt | For |
| 4. | TO APPROVE, ON AN ADVISORY (I.E. NON-BINDING) BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT FOR THE 2013 ANNUAL MEETING. | Mgmt | For |

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| | | | |
|----|--|------|-----|
| 5. | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
|----|--|------|-----|

FOREST CITY ENTERPRISES, INC.

Agen

Security: 345550107
Meeting Type: Annual
Meeting Date: 13-Jun-2013
Ticker: FCEA
ISIN: US3455501078

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 1. | DIRECTOR ARTHUR F. ANTON SCOTT S. COWEN MICHAEL P. ESPOSITO, JR STAN ROSS | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 2. | THE APPROVAL (ON AN ADVISORY, NON-BINDING BASIS) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | THE APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE EXECUTIVE SHORT-TERM INCENTIVE PLAN. | Mgmt | For |
| 4. | THE APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE EXECUTIVE LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 5. | THE APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE 1994 STOCK PLAN. | Mgmt | For |
| 6. | THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

GENERAL GROWTH PROPERTIES, INC

Agen

Security: 370023103
Meeting Type: Annual
Meeting Date: 10-May-2013
Ticker: GGP
ISIN: US3700231034

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

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| | | Type | |
|----|---|--|---|
| 1. | DIRECTOR RICHARD B. CLARK MARY LOU FIALA J. BRUCE FLATT JOHN K. HALEY CYRUS MADON SANDEEP MATHRANI DAVID J. NEITHERCUT MARK R. PATTERSON JOHN G. SCHREIBER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2. | RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO THE NAMED EXECUTIVE OFFICERS. | Mgmt | For |

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual
Meeting Date: 09-May-2013
Ticker: GRT
ISIN: US3793021029

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 1. | DIRECTOR TIMOTHY J. O'BRIEN NILES C. OVERLY WILLIAM S. WILLIAMS | Mgmt Mgmt Mgmt | For For For |
| 2. | TO RATIFY THE APPOINTMENT OF BDO USA, LLP AS GLIMCHER REALTY TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | TO APPROVE A NON-BINDING AND ADVISORY RESOLUTION REGARDING GLIMCHER REALTY TRUST'S EXECUTIVE COMPENSATION. | Mgmt | For |

GRAMERCY PROPERTY TRUST INC

Agen

Security: 38489R100
Meeting Type: Annual
Meeting Date: 25-Jun-2013
Ticker: GPT
ISIN: US38489R1005

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR ALLAN J. BAUM GORDON F. DUGAN MARC HOLLIDAY GREGORY F. HUGHES JEFFREY E. KELTER CHARLES S. LAVEN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 2. | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

GRAMERCY PROPERTY TRUST INC

Agen

Security: 38489R209
Meeting Type: Special
Meeting Date: 25-Jun-2013
Ticker: GTPRA
ISIN: US38489R2094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--------------------------------|---------------|---------------|
| 1. | DIRECTOR WILLIAM H. LENEHAN | Mgmt | For |

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 25-Apr-2013
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 |

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| | | | |
|-----|---|------|-----|
| 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: JOSEPH P. SULLIVAN | Mgmt | For |
| 2. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
Meeting Type: Annual
Meeting Date: 23-May-2013
Ticker: HT
ISIN: US4278251040

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF TRUSTEE: HASU P. SHAH | Mgmt | For |
| 1B. | ELECTION OF TRUSTEE: DIANNA F. MORGAN | Mgmt | For |
| 1C. | ELECTION OF TRUSTEE: KIRAN P. PATEL | Mgmt | For |
| 1D. | ELECTION OF TRUSTEE: JOHN M. SABIN | Mgmt | For |
| 2. | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS. | Mgmt | For |

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
Meeting Type: Annual
Meeting Date: 15-May-2013
Ticker: HIW
ISIN: US4312841087

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR THOMAS W. ADLER GENE H. ANDERSON EDWARD J. FRITSCH DAVID J. HARTZELL SHERRY A. KELLETT MARK F. MULHERN L. GLENN ORR, JR. O. TEMPLE SLOAN, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013 | Mgmt | For |
| 3. | ADVISORY VOTE ON EXECUTIVE COMPENSATION | Mgmt | For |

 HOST HOTELS & RESORTS, INC.

Agen

 Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 16-May-2013
 Ticker: HST
 ISIN: US44107P1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: SHEILA C. BAIR | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: ROBERT M. BAYLIS | 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: WALTER C. RAKOWICH | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: GORDON H. SMITH | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: W. EDWARD WALTER | Mgmt | For |
| 2. | RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2013. | Mgmt | For |
| 3. | ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

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HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 17-May-2013
 Ticker: HPP
 ISIN: US4440971095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR VICTOR J. COLEMAN HOWARD S. STERN THEODORE R. ANTENUCCI RICHARD B. FRIED JONATHAN M. GLASER MARK D. LINEHAN ROBERT M. MORAN, JR. BARRY A. PORTER PATRICK WHITESELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2. | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT. | Mgmt | For |

HYATT HOTELS CORPORATION

Agen

Security: 448579102
 Meeting Type: Annual
 Meeting Date: 10-Jun-2013
 Ticker: H
 ISIN: US4485791028

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 1. | DIRECTOR MARK S. HOPLAMAZIAN CARY D. MCMILLAN PENNY PRITZKER MICHAEL A. ROCCA | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 2. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HYATT HOTELS CORPORATION'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |

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- | | | | |
|----|---|------|-----|
| 3. | APPROVAL OF THE SECOND AMENDED AND RESTATED HYATT HOTELS CORPORATION LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 4. | APPROVAL OF THE AMENDED AND RESTATED HYATT HOTELS CORPORATION EXECUTIVE INCENTIVE PLAN. | Mgmt | For |
| 5. | 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 |

KILROY REALTY CORPORATION

Agen

Security: 49427F108
Meeting Type: Annual
Meeting Date: 23-May-2013
Ticker: KRC
ISIN: US49427F1084

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 1. | DIRECTOR JOHN B. KILROY, JR. EDWARD F. BRENNAN PH.D. WILLIAM P. DICKEY SCOTT S. INGRAHAM DALE F. KINSELLA | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 2. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | Against |
| 3. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2013. | Mgmt | For |
| 4. | AMENDMENT AND RESTATEMENT OF THE KILROY REALTY 2006 INCENTIVE AWARD PLAN, AS AMENDED. | Mgmt | Against |

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 30-Apr-2013
Ticker: KIM
ISIN: US49446R1095

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1 | DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS D. HENRY F.P. HUGHES F. LOURENSO C. NICHOLAS R. SALTZMAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2 | THE ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | For |
| 3 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
Meeting Type: Annual
Meeting Date: 15-May-2013
Ticker: CLI
ISIN: US5544891048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 1. | DIRECTOR KENNETH M. DUBERSTEIN VINCENT TESE ROY J. ZUCKERBERG | Mgmt Mgmt Mgmt | For For For |
| 2. | 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 | Against |
| 3. | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 4. | APPROVAL AND ADOPTION OF MACK-CALI REALTY CORPORATION 2013 INCENTIVE STOCK PLAN. | Mgmt | For |

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MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 21-May-2013
 Ticker: MAA
 ISIN: US59522J1034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1. | DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. RALPH HORN PHILIP W. NORWOOD W. REID SANDERS WILLIAM B. SANSOM GARY SHORB | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |
| 3. | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |

NATIONAL RETAIL PROPERTIES, INC.

Agen

Security: 637417106
 Meeting Type: Annual
 Meeting Date: 23-May-2013
 Ticker: NNN
 ISIN: US6374171063

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR DON DEFOSSET DAVID M. FICK EDWARD J. FRITSCH KEVIN B. HABICHT RICHARD B. JENNINGS TED B. LANIER ROBERT C. LEGLER CRAIG MACNAB ROBERT MARTINEZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | RATIFICATION OF THE SELECTION OF THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

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 OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100
 Meeting Type: Annual
 Meeting Date: 06-Jun-2013
 Ticker: OHI
 ISIN: US6819361006

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1 | DIRECTOR EDWARD LOWENTHAL STEPHEN D. PLAVIN | Mgmt Mgmt | For For |
| 2 | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP. | Mgmt | For |
| 3 | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |
| 4 | APPROVAL OF 2013 STOCK INCENTIVE PLAN. | Mgmt | For |

 PARKWAY PROPERTIES, INC.

Agen

Security: 70159Q104
 Meeting Type: Annual
 Meeting Date: 16-May-2013
 Ticker: PKY
 ISIN: US70159Q1040

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1 | DIRECTOR AVI BANYASZ CHARLES T. CANNADA EDWARD M. CASAL KELVIN L. DAVIS LAURIE L. DOTTER JAMES R. HEISTAND C. WILLIAM HOSLER ADAM S. METZ BRENDA J. MIXSON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2 | ADVISORY VOTE TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2013 FISCAL YEAR. | Mgmt | For |
| 3 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |

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4 VOTE TO RATIFY THE ADOPTION OF THE 2013 OMNIBUS EQUITY INCENTIVE PLAN. Mgmt For

 PEBBLEBROOK HOTEL TRUST

Agem

 Security: 70509V100
 Meeting Type: Annual
 Meeting Date: 10-Jul-2012
 Ticker: PEB
 ISIN: US70509V1008

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR JON E. BORTZ CYDNEY C. DONNELL RON E. JACKSON PHILLIP M. MILLER MICHAEL J. SCHALL EARL E. WEBB LAURA H. WRIGHT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 2. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 3. | APPROVAL, BY ADVISORY AND NON-BINDING VOTE, OF EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | APPROVAL OF AMENDED AND RESTATED 2009 EQUITY INCENTIVE PLAN. | Mgmt | For |

 PEBBLEBROOK HOTEL TRUST

Agem

 Security: 70509V100
 Meeting Type: Annual
 Meeting Date: 17-Jun-2013
 Ticker: PEB
 ISIN: US70509V1008

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--------------------------------------|---------------------------------|
| 1. | DIRECTOR JON E. BORTZ CYDNEY C. DONNELL RON E. JACKSON PHILLIP M. MILLER MICHAEL J. SCHALL | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |

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| | | | |
|----|--|------|-----|
| | EARL E. WEBB | Mgmt | For |
| | LAURA H. WRIGHT | Mgmt | For |
| 2. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | APPROVAL, BY ADVISORY AND NON-BINDING VOTE, OF EXECUTIVE COMPENSATION. | Mgmt | For |

 PROLOGIS, INC.

 Agen

Security: 74340W103
 Meeting Type: Annual
 Meeting Date: 02-May-2013
 Ticker: PLD
 ISIN: US74340W1036

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: HAMID R. MOGHADAM | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: GEORGE L. FOTIADES | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: CHRISTINE N. GARVEY | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: LYDIA H. KENNARD | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: J. MICHAEL LOSH | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: IRVING F. LYONS III | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: JEFFREY L. SKELTON | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: D. MICHAEL STEUERT | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: CARL B. WEBB | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS | Mgmt | For |
| 2. | ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2012. | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2013. | Mgmt | For |

 PS BUSINESS PARKS, INC.

 Agen

Security: 69360J107
 Meeting Type: Annual

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Meeting Date: 06-May-2013
 Ticker: PSB
 ISIN: US69360J1079

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR RONALD L. HAVNER, JR. JOSEPH D. RUSSELL, JR. JENNIFER HOLDEN DUNBAR JAMES H. KROPP SARA GROOTWASSINK LEWIS MICHAEL V. MCGEE GARY E. PRUITT PETER SCHULTZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS, TO AUDIT THE ACCOUNTS OF PS BUSINESS PARKS, INC. FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 09-May-2013
 Ticker: PSA
 ISIN: US74460D1090

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR RONALD L. HAVNER, JR. TAMARA HUGHES GUSTAVSON URI P. HARKHAM B. WAYNE HUGHES, JR. AVEDICK B. POLADIAN GARY E. PRUITT RONALD P. SPOGLI DANIEL C. STATON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

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RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 04-Jun-2013
 Ticker: RPT
 ISIN: US7514522025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR STEPHEN R. BLANK DENNIS GERSHENSON ARTHUR GOLDBERG ROBERT A. MEISTER DAVID J. NETTINA MATTHEW L. OSTROWER JOEL M. PASHCOW MARK K. ROSENFELD MICHAEL A. WARD | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2. | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |
| 3. | ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
 Meeting Type: Annual
 Meeting Date: 07-May-2013
 Ticker: REG
 ISIN: US7588491032

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE MARY LOU FIALA DOUGLAS S. LUKE DAVID P. O'CONNOR JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For For |

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- | | | | |
|----|---|------|-----|
| 2. | ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2012. | Mgmt | For |
| 3. | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

 RETAIL PROPERTIES OF AMERICA, INC. Agen

 Security: 76131V202
 Meeting Type: Annual
 Meeting Date: 09-Oct-2012
 Ticker: RPAI
 ISIN: US76131V2025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1 | DIRECTOR KENNETH H. BEARD FRANK A. CATALANO, JR. PAUL R. GAUVREAU GERALD M. GORSKI STEVEN P. GRIMES RICHARD P. IMPERIALE KENNETH E. MASICK BARBARA A. MURPHY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2 | APPROVAL OF AN ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 3 | RATIFICATION OF DELOITTE & TOUCHE LLP AS RPAI'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012. | Mgmt | For |

 SIMON PROPERTY GROUP, INC. Agen

 Security: 828806109
 Meeting Type: Annual
 Meeting Date: 14-May-2013
 Ticker: SPG
 ISIN: US8288061091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: LARRY C. GLASSCOCK | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: KAREN N. HORN, PH.D. | Mgmt | For |

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| | | | |
|-----|---|------|-----|
| 1D. | ELECTION OF DIRECTOR: ALLAN HUBBARD | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D. | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: J. ALBERT SMITH, JR. | Mgmt | For |
| 2. | ANNUAL ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

SL GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 13-Jun-2013
Ticker: SLG
ISIN: US78440X1019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1. | DIRECTOR EDWIN THOMAS BURTON III CRAIG M. HATKOFF | Mgmt Mgmt | For For |
| 2. | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | TO APPROVE OUR THIRD AMENDED AND RESTATED 2005 STOCK OPTION AND INCENTIVE PLAN. | Mgmt | For |
| 4. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 22-May-2013
Ticker: SSS
ISIN: US84610H1086

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

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| | Type | |
|--|------|-----|
| 1. DIRECTOR | | |
| ROBERT J. ATTEA | Mgmt | For |
| KENNETH F. MYSZKA | Mgmt | For |
| ANTHONY P. GAMMIE | Mgmt | For |
| CHARLES E. LANNON | Mgmt | For |
| JAMES R. BOLDT | Mgmt | For |
| STEPHEN R. RUSMISEL | Mgmt | For |
| 2. RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |
| 3. PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS. | Mgmt | For |

 STAG INDUSTRIAL, INC.

Agen

 Security: 85254J102
 Meeting Type: Annual
 Meeting Date: 06-May-2013
 Ticker: STAG
 ISIN: US85254J1025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1. | DIRECTOR | | |
| | BENJAMIN S. BUTCHER | Mgmt | For |
| | F. ALEXANDER FRASER | Mgmt | For |
| | JEFFREY D. FURBER | Mgmt | For |
| | LARRY T. GUILLEMETTE | Mgmt | For |
| | FRANCIS X. JACOBY III | Mgmt | For |
| | CHRISTOPHER P. MARR | Mgmt | For |
| | HANS S. WEGER | Mgmt | For |
| 2. | THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | THE APPROVAL OF AN AMENDMENT TO OUR 2011 EQUITY INCENTIVE PLAN. | Mgmt | For |
| 4. | THE APPROVAL, BY NON-BINDING VOTE, OF EXECUTIVE COMPENSATION. | Mgmt | For |

 STARWOOD HOTELS & RESORTS WORLDWIDE, INC.

Agen

 Security: 85590A401
 Meeting Type: Annual

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Meeting Date: 30-May-2013
 Ticker: HOT
 ISIN: US85590A4013

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR FRITS VAN PAASSCHEN BRUCE W. DUNCAN ADAM M. ARON CHARLENE BARSHEFSKY THOMAS E. CLARKE CLAYTON C. DALEY, JR. LIZANNE GALBREATH ERIC HIPPEAU AYLWIN B. LEWIS STEPHEN R. QUAZZO THOMAS O. RYDER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For For |
| 2. | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 3. | TO APPROVE STARWOOD'S 2013 LONG-TERM INCENTIVE COMPENSATION PLAN. | Mgmt | For |
| 4. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |

STE FONCIERE LYONNAISE SA, PARIS

Agen

Security: F38493114
 Meeting Type: OGM
 Meeting Date: 15-Nov-2012
 Ticker:
 ISIN: FR0000033409

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| CMMT | PLEASE NOTE IN THE FRENCH MARKET THAT THE ONLY VALID VOTE OPTIONS ARE "FOR" AND "AGAINST" A VOTE OF "ABSTAIN" WILL BE TREATED AS AN "AGAINST" VOTE. | Non-Voting | |
| CMMT | French Resident Shareowners must complete, sign and forward the Proxy Card directly to the sub custodian. Please contact your Client Service Representative to obtain the necessary card, account details and directions. The following applies to Non-Resident Shareowners: Proxy Cards: Voting instructions will be forwarded to the Global Custodians that have become | Non-Voting | |

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Registered Intermediaries, on the Vote Deadline Date. In capacity as Registered Intermediary, the Global Custodian will sign the Proxy Card and forward to the local custodian. If you are unsure whether your Global Custodian acts as Registered Intermediary, please contact your representative

| | | | |
|------|--|------------|-----|
| CMMT | PLEASE NOTE THAT IMPORTANT ADDITIONAL MEETING INFORMATION IS AVAILABLE BY CLICKING ON THE MATERIAL URL LINK: http://www.journal-officiel.gouv.fr/pdf/2012/1008/201210081205941.pdf AND https://balo.journal-officiel.gouv.fr/pdf/2012/1029/201210291206119.pdf | Non-Voting | |
| 1 | Exceptional premiums distribution in cash | Mgmt | For |
| 2 | Powers granted to carry out all legal formalities | Mgmt | For |
| CMMT | PLEASE NOTE THAT THIS IS A REVISION DUE TO ADDITION OF URL LINK. IF YOU HAVE ALREADY SENT IN YOUR VOTES, PLEASE DO NOT RETURN THIS PROXY FORM UNLESS YOU DECIDE TO AMEND YOUR ORIGINAL INSTRUCTIONS. THANK YOU. | Non-Voting | |

STE FONCIERE LYONNAISE SA, PARIS

Agen

Security: F38493114
Meeting Type: MIX
Meeting Date: 18-Apr-2013
Ticker:
ISIN: FR0000033409

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| CMMT | PLEASE NOTE IN THE FRENCH MARKET THAT THE ONLY VALID VOTE OPTIONS ARE "FOR" AND "AGAINST" A VOTE OF "ABSTAIN" WILL BE TREATED AS AN "AGAINST" VOTE. | Non-Voting | |
| CMMT | THE FOLLOWING APPLIES TO NON-RESIDENT SHAREOWNERS ONLY: PROXY CARDS: VOTING INSTRUCTIONS WILL BE FORWARDED TO THE GLOBAL CUSTODIANS ON THE VOTE DEADLINE DATE. IN CAPACITY AS REGISTERED INTERMEDIARY, THE GLOBAL CUSTODIANS WILL SIGN THE PROXY CARDS AND FORWARD THEM TO THE LOCAL CUSTODIAN. IF YOU REQUEST MORE INFORMATION, PLEASE CONTACT YOUR CLIENT REPRESENTATIVE | Non-Voting | |
| CMMT | PLEASE NOTE THAT IMPORTANT ADDITIONAL MEETING INFORMATION IS AVAILABLE BY | Non-Voting | |

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CLICKING ON THE MATERIAL URL LINK:
<https://balo.journal-officiel.gouv.fr/pdf/2013/0313/201303131300713.pdf> . PLEASE NOTE THAT THIS IS A REVISION DUE TO CHANGE IN TEXT OF RESOLUTION 14 AND ADDITION OF URL LINK:

<https://balo.journal-officiel.gouv.fr/pdf/2013/0329/201303291300958.pdf>. IF YOU HAVE ALREADY SENT IN YOUR VOTES, PLEASE DO NOT RETURN THIS PROXY FORM UNLESS YOU DECIDE TO AMEND YOUR ORIGINAL INSTRUCTIONS. THANK YOU.

| | | | |
|------|---|------|---------|
| 0.1 | Approval of the annual corporate financial statements for the financial year ended December 31, 2012 | Mgmt | For |
| 0.2 | Approval of the consolidated financial statements for the financial year ended December 31, 2012 | Mgmt | For |
| 0.3 | Allocation of income | Mgmt | For |
| 0.4 | Special report of the Statutory Auditors on the agreements pursuant to Articles L.225-38 et seq. of the Commercial Code | Mgmt | For |
| 0.5 | Renewal of term of Mr. Juan Jose Brugera Clavero as Board member | Mgmt | Against |
| 0.6 | Renewal of term of Mr. Jean-Jacques Duchamp as Board member | Mgmt | For |
| 0.7 | Renewal of term of Mr. Carlos Fernandez-Lerga Garralda as Board member | Mgmt | For |
| 0.8 | Renewal of term of Mr. Aref Lahham as Board member | Mgmt | For |
| 0.9 | Renewal of term of Mr. Pere Vinolas Serra as Board member | Mgmt | For |
| 0.10 | Renewal of term of Mr. Anthony Wyand as Board member | Mgmt | For |
| 0.11 | Renewal of term of the company Reig Capital Group Luxembourg Sarl as Board member | Mgmt | Against |
| 0.12 | Renewal of term of Mr. Jean Arvis as Board member | Mgmt | For |
| 0.13 | Renewal of term of Mr. Jacques Calvet as Board member | Mgmt | For |
| 0.14 | Renewal of term of PricewaterhouseCoopers Audit as principal Statutory Auditor | Mgmt | For |
| 0.15 | Renewal of term of Mrs. Anik Chaumartin as deputy Statutory Auditor | Mgmt | For |
| 0.16 | Authorization to be granted to the Board of Directors to purchase, hold or transfer | Mgmt | Against |

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| | | | |
|------|---|------|-----|
| | shares of Societe Fonciere Lyonnaise | | |
| O.17 | Powers to carry out all legal formalities | Mgmt | For |
| E.1 | Delegation of authority to the Board of Directors to issue ordinary shares of the Company and securities giving access to ordinary shares of the Company while maintaining shareholders' preferential subscription rights | Mgmt | For |
| E.2 | Delegation of authority to the Board of Directors to issue ordinary shares of the Company and securities giving access to ordinary shares of the Company with cancellation of shareholders' preferential subscription rights in the context of a public offering | Mgmt | For |
| E.3 | Delegation of authority to the Board of Directors to issue ordinary shares of the Company and securities giving access to ordinary shares of the Company with cancellation of shareholders' preferential subscription rights through private placement pursuant to Article L.411-2, II of the Monetary and Financial Code | Mgmt | For |
| E.4 | Authorization to the Board of Directors in the event of an issuance of ordinary shares or securities giving access to ordinary shares with cancellation of shareholders' preferential subscription rights through public offering or an offer pursuant to Article L.411-2, II of the Monetary and Financial Code to set the issue price according to the terms established by the General Meeting | Mgmt | For |
| E.5 | Authorization to the Board of Directors to increase the number of issuable securities in case of capital increase with or without shareholders' preferential subscription rights | Mgmt | For |
| E.6 | Delegation of authority to the Board of Directors to issue ordinary shares and securities giving access to ordinary shares, in case of public exchange offer initiated by the Company | Mgmt | For |
| E.7 | Delegation of powers to the Board of Directors to issue ordinary shares and securities giving access to ordinary shares, in consideration for in-kind contributions granted to the Company and comprised of equity securities or securities giving access to capital outside of public exchange offer initiated by the Company | Mgmt | For |
| E.8 | Overall limitation of authorizations | Mgmt | For |

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|------|--|------|-----|
| E.9 | Delegation of authority to the Board of Directors to issue securities entitling to the allotment of debt securities without giving rise to Company's capital increase | Mgmt | For |
| E.10 | Delegation of authority to the Board of Directors to increase capital of the Company by incorporation of reserves, profits or premiums | Mgmt | For |
| E.11 | Delegation of authority to the Board of Directors to carry out capital increases reserved for employees who are members of a company savings plan without preferential subscription rights | Mgmt | For |
| E.12 | Authorization granted to the Board of Directors to reduce share capital by cancellation of shares | Mgmt | For |
| E.13 | Powers to carry out all legal formalities | Mgmt | For |

 STRATEGIC HOTELS & RESORTS, INC.

Agen

Security: 86272T106
 Meeting Type: Annual
 Meeting Date: 23-May-2013
 Ticker: BEE
 ISIN: US86272T1060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 1. | DIRECTOR ROBERT P. BOWEN KENNETH FISHER RAYMOND L. GELLEIN, JR. JAMES A. JEFFS RICHARD D. KINCAID SIR DAVID M.C. MICHELS WILLIAM A. PREZANT EUGENE F. REILLY SHELI Z. ROSENBERG | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2. | APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN OUR PROXY STATEMENT FOR THE 2013 ANNUAL MEETING OF STOCKHOLDERS. | Mgmt | For |
| 3. | RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 4. | NON-BINDING STOCKHOLDER PROPOSAL, IF | Shr | For |

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PROPERLY PRESENTED AT THE MEETING.

 SUNSTONE HOTEL INVESTORS, INC.

Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 01-May-2013
 Ticker: SHO
 ISIN: US8678921011

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR ANDREW BATINOVICH Z. JAMIE BEHAR KENNETH E. CRUSE THOMAS A. LEWIS, JR. KEITH M. LOCKER DOUGLAS M. PASQUALE KEITH P. RUSSELL LEWIS N. WOLFF | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 4. | NON-BINDING STOCKHOLDER PROPOSAL. | Shr | Against |

 TANGER FACTORY OUTLET CENTERS, INC.

Agen

Security: 875465106
 Meeting Type: Annual
 Meeting Date: 17-May-2013
 Ticker: SKT
 ISIN: US8754651060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: JACK AFRICK | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: WILLIAM G. BENTON | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: BRIDGET RYAN BERMAN | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: DONALD G. DRAPKIN | Mgmt | For |

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| | | | |
|----|--|------|-----|
| 1E | ELECTION OF DIRECTOR: THOMAS J. REDDIN | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: THOMAS E. ROBINSON | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: ALLAN L. SCHUMAN | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: STEVEN B. TANGER | Mgmt | For |
| 2 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3 | TO APPROVE, ON A NON-BINDING BASIS, NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |

 TERRENO REALTY CORPORATION

Agen

 Security: 88146M101
 Meeting Type: Annual
 Meeting Date: 07-May-2013
 Ticker: TRNO
 ISIN: US88146M1018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR W. BLAKE BAIRD MICHAEL A. COKE LEROY E. CARLSON PETER J. MERLONE DOUGLAS M. PASQUALE DENNIS POLK | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 2. | ADOPTION OF A RESOLUTION TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF CERTAIN EXECUTIVES, AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 3. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED CERTIFIED PUBLIC ACCOUNTING FIRM FOR THE 2013 FISCAL YEAR. | Mgmt | For |

 UDR, INC.

Agen

 Security: 902653104
 Meeting Type: Annual
 Meeting Date: 23-May-2013
 Ticker: UDR

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ISIN: US9026531049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1. | DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 2. | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |

VENTAS, INC.

Agen

Security: 92276F100
Meeting Type: Annual
Meeting Date: 16-May-2013
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: RICHARD I. GILCHRIST | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: ROBERT D. REED | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: SHELI Z. ROSENBERG | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: GLENN J. RUFRANO | Mgmt | For |
| 1K. | ELECTION OF DIRECTOR: JAMES D. SHELTON | Mgmt | For |

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| | | | |
|----|---|------|---------|
| 2. | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | STOCKHOLDER PROPOSAL REGARDING AN EQUITY RETENTION POLICY. | Shr | Against |
| 5. | STOCKHOLDER PROPOSAL REGARDING AN INDEPENDENT CHAIRMAN. | Shr | Against |
| 6. | STOCKHOLDER PROPOSAL REGARDING ACCELERATION OF EQUITY AWARD VESTING. | Shr | Against |
| 7. | STOCKHOLDER PROPOSAL REGARDING TAX GROSS-UP PAYMENTS. | Shr | For |

VORNADO REALTY TRUST

Agen

Security: 929042109
 Meeting Type: Annual
 Meeting Date: 23-May-2013
 Ticker: VNO
 ISIN: US9290421091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 1 | DIRECTOR CANDACE K. BEINECKE ROBERT P. KOGOD DAVID MANDELBAUM RICHARD R. WEST | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 2 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR. | Mgmt | For |
| 3 | NON-BINDING ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |
| 4 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING. | Shr | For |
| 5 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN. | Shr | Against |
| 6 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES TO BE ELECTED ANNUALLY. | Shr | For |

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* 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/ Tina M. Payne |
| Name | Tina M. Payne |
| Title | President |
| Date | 07/29/2013 |