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COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form N-PX

August 21, 2017

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, Inc.

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

NAME AND ADDRESS OF AGENT FOR SERVICE: Francis C. Poli
280 Park Avenue
10th Floor
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2016 - 06/30/2017

Cohen & Steers Total Return Realty Fund

ALEXANDRIA REAL ESTATE EQUITIES, INC.

Agent

Security: 015271109
Meeting Type: Annual
Meeting Date: 09-May-2017
Ticker: ARE
ISIN: US0152711091

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

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- | | | | |
|----|---|------|--------|
| 2. | TO CAST A NON-BINDING, ADVISORY VOTE ON A RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 3. | TO CAST A NON-BINDING, ADVISORY VOTE ON THE FREQUENCY OF FUTURE NON-BINDING ADVISORY STOCKHOLDER VOTES ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS MORE PARTICULARLY DEFINED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | 1 Year |
| 4. | TO VOTE TO APPROVE AN AMENDMENT OF THE COMPANY'S CHARTER TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK THAT THE COMPANY IS AUTHORIZED TO ISSUE FROM 100,000,000 TO 200,000,000 SHARES, AS MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 5. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017, AS MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |

AMERICAN ASSETS TRUST INC

Agen

Security: 024013104
Meeting Type: Annual
Meeting Date: 13-Jun-2017
Ticker: AAT
ISIN: US0240131047

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--------------------------------------|---------------------------------|
| 1. | DIRECTOR
ERNEST S. RADY
LARRY E. FINGER
DUANE A. NELLES
THOMAS S. OLINGER
DR. ROBERT S. SULLIVAN | Mgmt
Mgmt
Mgmt
Mgmt
Mgmt | For
For
For
For
For |
| 2. | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017. | Mgmt | For |
| 3. | AN ADVISORY RESOLUTION TO APPROVE OUR EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016. | Mgmt | For |

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AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 04-May-2017
Ticker: ACC
ISIN: US0248351001

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: WILLIAM C. BAYLESS JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: BLAKELY W. CHANDLEE III	Mgmt	For
1C.	ELECTION OF DIRECTOR: G. STEVEN DAWSON	Mgmt	For
1D.	ELECTION OF DIRECTOR: CYDNEY C. DONNELL	Mgmt	For
1E.	ELECTION OF DIRECTOR: DENNIS G. LOPEZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: EDWARD LOWENTHAL	Mgmt	For
1G.	ELECTION OF DIRECTOR: OLIVER LUCK	Mgmt	For
1H.	ELECTION OF DIRECTOR: C. PATRICK OLES, JR.	Mgmt	For
2.	RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2017	Mgmt	For
3.	TO PROVIDE A NON-BINDING ADVISORY VOTE APPROVING THE COMPANY'S EXECUTIVE COMPENSATION PROGRAM	Mgmt	For
4.	TO PROVIDE A NON-BINDING VOTE ON THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES IN THE FUTURE	Mgmt	1 Year

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 25-Apr-2017
Ticker: AIV
ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: TERRY CONSIDINE	Mgmt	For

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1B.	ELECTION OF DIRECTOR: THOMAS L. KELTNER	Mgmt	For
1C.	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: ROBERT A. MILLER	Mgmt	For
1E.	ELECTION OF DIRECTOR: KATHLEEN M. NELSON	Mgmt	For
1F.	ELECTION OF DIRECTOR: MICHAEL A. STEIN	Mgmt	For
1G.	ELECTION OF DIRECTOR: NINA A. TRAN	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2017.	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

 AVALONBAY COMMUNITIES, INC.

 Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 18-May-2017
 Ticker: AVB
 ISIN: US0534841012

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: GLYN F. AEPPPEL	Mgmt	For
1B.	ELECTION OF DIRECTOR: TERRY S. BROWN	Mgmt	For
1C.	ELECTION OF DIRECTOR: ALAN B. BUCKELEW	Mgmt	For
1D.	ELECTION OF DIRECTOR: RONALD L. HAVNER, JR.	Mgmt	For
1E.	ELECTION OF DIRECTOR: RICHARD J. LIEB	Mgmt	For
1F.	ELECTION OF DIRECTOR: TIMOTHY J. NAUGHTON	Mgmt	For
1G.	ELECTION OF DIRECTOR: PETER S. RUMMELL	Mgmt	For
1H.	ELECTION OF DIRECTOR: H. JAY SARLES	Mgmt	For
1I.	ELECTION OF DIRECTOR: SUSAN SWANEZY	Mgmt	For
1J.	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
2.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2017.	Mgmt	For

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3.	TO APPROVE THE COMPANY'S SECOND AMENDED AND RESTATE 2009 EQUITY INCENTIVE PLAN.	Mgmt	For
4.	TO ADOPT A RESOLUTION APPROVING, ON A NON-BINDING ADVISORY ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	For
5.	TO CAST A NON-BINDING ADVISORY VOTE AS TO FREQUENCY OF FUTURE ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	1 Year

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 23-May-2017
Ticker: BXP
ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: BRUCE W. DUNCAN	Mgmt	For
1B.	ELECTION OF DIRECTOR: KAREN E. DYKSTRA	Mgmt	For
1C.	ELECTION OF DIRECTOR: CAROL B. EINIGER	Mgmt	For
1D.	ELECTION OF DIRECTOR: JACOB A. FRENKEL	Mgmt	For
1E.	ELECTION OF DIRECTOR: JOEL I. KLEIN	Mgmt	For
1F.	ELECTION OF DIRECTOR: DOUGLAS T. LINDE	Mgmt	For
1G.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1H.	ELECTION OF DIRECTOR: ALAN J. PATRICOF	Mgmt	For
1I.	ELECTION OF DIRECTOR: OWEN D. THOMAS	Mgmt	For
1J.	ELECTION OF DIRECTOR: MARTIN TURCHIN	Mgmt	For
1K.	ELECTION OF DIRECTOR: DAVID A. TWARDOCK	Mgmt	For
2.	TO APPROVE, BY NON-BINDING, ADVISORY RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION	Mgmt	For
3.	TO APPROVE, BY NON-BINDING, ADVISORY VOTE, THE FREQUENCY OF HOLDING THE ADVISORY VOTE ON THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	1 Year
4.	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF ... (DUE TO SPACE LIMITS, SEE PROXY	Mgmt	For

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STATEMENT FOR FULL PROPOSAL) .

BRIXMOR PROPERTY GROUP INC

Agen

Security: 11120U105
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: BRX
ISIN: US11120U1051

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JAMES M. TAYLOR JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: JOHN G. SCHREIBER	Mgmt	For
1C.	ELECTION OF DIRECTOR: MICHAEL BERMAN	Mgmt	For
1D.	ELECTION OF DIRECTOR: SHERYL M. CROSLAND	Mgmt	For
1E.	ELECTION OF DIRECTOR: ANTHONY W. DEERING	Mgmt	For
1F.	ELECTION OF DIRECTOR: THOMAS W. DICKSON	Mgmt	For
1G.	ELECTION OF DIRECTOR: DANIEL B. HURWITZ	Mgmt	For
1H.	ELECTION OF DIRECTOR: WILLIAM D. RAHM	Mgmt	For
1I.	ELECTION OF DIRECTOR: GABRIELLE SULZBERGER	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2017.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

COLONY STARWOOD HOMES

Agen

Security: 19625X102
Meeting Type: Annual
Meeting Date: 15-May-2017
Ticker: SFR
ISIN: US19625X1028

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR THOMAS J. BARRACK, JR.	Mgmt	For

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	BARRY S. STERNLICHT	Mgmt	For
	ROBERT T. BEST	Mgmt	For
	THOMAS M. BOWERS	Mgmt	For
	RICHARD D. BRONSON	Mgmt	For
	JUSTIN T. CHANG	Mgmt	For
	MICHAEL D. FASCITELLI	Mgmt	For
	RENEE LEWIS GLOVER	Mgmt	For
	JEFFREY E. KELTER	Mgmt	For
	THOMAS W. KNAPP	Mgmt	For
	RICHARD B. SALTZMAN	Mgmt	For
	JOHN L. STEFFENS	Mgmt	For
	J. RONALD TERWILLIGER	Mgmt	For
	FREDERICK C. TUOMI	Mgmt	For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	THE APPROVAL OF THE COLONY STARWOOD HOMES 2017 EMPLOYEE SHARE PURCHASE PLAN.	Mgmt	For
4.	THE APPROVAL OF AN AMENDMENT TO THE 2014 COLONY STARWOOD HOMES EQUITY PLAN, WHICH WOULD INCREASE THE NUMBER OF COMMON SHARES RESERVED FOR ISSUANCE THEREUNDER BY 2,500,000.	Mgmt	For
5.	THE APPROVAL, ON AN ADVISORY BASIS, OF A NON-BINDING RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION AS DISCLOSED IN THE ACCOMPANYING PROXY.	Mgmt	For

COUSINS PROPERTIES INCORPORATED

Agen-----

Security: 222795106
Meeting Type: Special
Meeting Date: 23-Aug-2016
Ticker: CUZ
ISIN: US2227951066

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	COUSINS ISSUANCE PROPOSAL - A PROPOSAL TO APPROVE THE ISSUANCE OF SHARES OF COMMON STOCK OF COUSINS PROPERTIES INCORPORATED ("COUSINS"), TO STOCKHOLDERS OF PARKWAY PROPERTIES, INC. ("PARKWAY"), IN CONNECTION WITH THE AGREEMENT AND PLAN OF MERGER DATED AS OF APRIL 28, 2016, BY AND AMONG COUSINS AND PARKWAY ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For
2.	COUSINS ARTICLES AMENDMENT PROPOSAL - A PROPOSAL TO AMEND THE RESTATED AND AMENDED	Mgmt	For

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ARTICLES OF INCORPORATION OF COUSINS,
EFFECTIVE AT THE EFFECTIVE TIME OF THE
MERGER, TO INCREASE THE NUMBER OF
AUTHORIZED SHARES OF COUSINS COMMON STOCK,
PAR VALUE \$1 PER SHARE, FROM 350,000,000
SHARES TO 700,000,000 SHARES.

3.	COUSINS ADJOURNMENT PROPOSAL - A PROPOSAL TO APPROVE THE ADJOURNMENT OF THE SPECIAL MEETING OF STOCKHOLDERS, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE COUSINS ISSUANCE PROPOSAL AND THE COUSINS ARTICLES AMENDMENT PROPOSAL IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF SUCH ADJOURNMENT TO APPROVE SUCH PROPOSALS.	Mgmt	For
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CROWN CASTLE INTERNATIONAL CORP

Agem

Security: 22822V101
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: CCI
ISIN: US22822V1017

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: P. ROBERT BARTOLO	Mgmt	For
1B.	ELECTION OF DIRECTOR: JAY A. BROWN	Mgmt	For
1C.	ELECTION OF DIRECTOR: CINDY CHRISTY	Mgmt	For
1D.	ELECTION OF DIRECTOR: ARI Q. FITZGERALD	Mgmt	For
1E.	ELECTION OF DIRECTOR: ROBERT E. GARRISON II	Mgmt	For
1F.	ELECTION OF DIRECTOR: LEE W. HOGAN	Mgmt	For
1G.	ELECTION OF DIRECTOR: EDWARD C. HUTCHESON, JR.	Mgmt	For
1H.	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1I.	ELECTION OF DIRECTOR: ROBERT F. MCKENZIE	Mgmt	For
1J.	ELECTION OF DIRECTOR: ANTHONY J. MELONE	Mgmt	For
1K.	ELECTION OF DIRECTOR: W. BENJAMIN MORELAND	Mgmt	For
2.	THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR FISCAL YEAR 2017.	Mgmt	For
3.	THE NON-BINDING, ADVISORY VOTE REGARDING	Mgmt	For

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THE COMPENSATION OF THE COMPANY'S NAMED
EXECUTIVE OFFICERS.

- | | | | |
|----|--|-----|---------|
| 4. | A STOCKHOLDER PROPOSAL REGARDING PROXY
ACCESS, IF PROPERLY PRESENTED. | Shr | Against |
|----|--|-----|---------|

CUBESMART

----- Agen

Security: 229663109
Meeting Type: Annual
Meeting Date: 31-May-2017
Ticker: CUBE
ISIN: US2296631094

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI CHRISTOPHER P. MARR MARIANNE M. KELER DEBORAH R. SALZBERG JOHN F. REMONDI JEFFREY F. ROGATZ JOHN W. FAIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	TO CAST AN ADVISORY VOTE TO APPROVE OUR EXECUTIVE COMPENSATION.	Mgmt	For
4.	TO CAST AN ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON OUR EXECUTIVE COMPENSATION.	Mgmt	1 Year
5.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND OUR CURRENT DECLARATION OF TRUST TO PROVIDE SHAREHOLDERS WITH THE ABILITY TO ALTER, AMEND OR REPEAL OUR THIRD AMENDED AND RESTATED BYLAWS, AND ADOPT NEW BYLAWS.	Mgmt	For

CYRUSONE INC.

----- Agen

Security: 23283R100
Meeting Type: Annual
Meeting Date: 28-Apr-2017
Ticker: CONE
ISIN: US23283R1005

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Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GARY J. WOJTASZEK DAVID H. FERDMAN JOHN W. GAMBLE, JR. MICHAEL A. KLAYKO T. TOD NIELSEN ALEX SHUMATE WILLIAM E. SULLIVAN LYNN A. WENTWORTH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	APPROVAL OF THE ADVISORY (NON-BINDING) RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS ("SAY-ON-PAY")	Mgmt	For
3.	RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2017	Mgmt	For

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
Meeting Type: Annual
Meeting Date: 01-Jun-2017
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 VIRGINIA A. MCFERRAN THOMAS E. O'HERN WILLIAM E. SIMON, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2017.	Mgmt	For
3.	TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION.	Mgmt	For
4.	TO EXPRESS PREFERENCES, IN A NON-BINDING ADVISORY VOTE, ON THE FREQUENCY OF FUTURE STOCKHOLDER ADVISORY VOTES TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	1 Year

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DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
Meeting Type: Annual
Meeting Date: 12-Jun-2017
Ticker: DFT
ISIN: US26613Q1067

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL A. COKE LAMMOT J. DU PONT THOMAS D. ECKERT CHRISTOPHER P. ELDREDGE FREDERIC V. MALEK JOHN T. ROBERTS, JR. MARY M. STYER JOHN H. TOOLE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	VOTE ON AN AMENDMENT TO THE ARTICLES OF INCORPORATION TO ALLOW STOCKHOLDERS TO AMEND THE BYLAWS.	Mgmt	For
3.	VOTE TO APPROVE THE AMENDMENT AND RESTATEMENT OF THE 2011 EQUITY INCENTIVE PLAN.	Mgmt	For
4.	ADVISORY VOTE ON EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE).	Mgmt	For
5.	ADVISORY VOTE ON THE FREQUENCY OF SAY-ON PAY VOTES.	Mgmt	1 Year
6.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2017.	Mgmt	For

EMPIRE STATE REALTY TRUST, INC.

Agen

Security: 292104106
Meeting Type: Annual
Meeting Date: 11-May-2017
Ticker: ESRT
ISIN: US2921041065

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ANTHONY E. MALKIN	Mgmt	For

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	WILLIAM H. BERKMAN	Mgmt	For
	LESLIE D. BIDDLE	Mgmt	For
	THOMAS J. DEROSA	Mgmt	For
	STEVEN J. GILBERT	Mgmt	For
	S. MICHAEL GILIBERTO	Mgmt	For
	JAMES D. ROBINSON IV	Mgmt	For
2.	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For

EQUINIX, INC.

Agenda

Security: 29444U700
Meeting Type: Annual
Meeting Date: 31-May-2017
Ticker: EQIX
ISIN: US29444U7000

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR THOMAS BARTLETT NANCI CALDWELL GARY HROMADKO JOHN HUGHES SCOTT KRIENS WILLIAM LUBY IRVING LYONS, III CHRISTOPHER PAISLEY STEPHEN SMITH PETER VAN CAMP	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2.	TO APPROVE BY A NON-BINDING ADVISORY VOTE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO APPROVE BY A NON-BINDING ADVISORY VOTE THE FREQUENCY OF STOCKHOLDER NON-BINDING ADVISORY VOTES ON THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	1 Year
4.	TO APPROVE LONG-TERM INCENTIVE PERFORMANCE TERMS FOR CERTAIN OF OUR EXECUTIVES, PURSUANT TO SECTION 162(M) OF THE INTERNAL REVENUE CODE.	Mgmt	For
5.	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER	Mgmt	For

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31, 2017.

EQUITY LIFESTYLE PROPERTIES, INC.

Agem

Security: 29472R108
Meeting Type: Annual
Meeting Date: 02-May-2017
Ticker: ELS
ISIN: US29472R1086

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR PHILIP CALIAN DAVID CONTIS THOMAS HENEGHAN TAO HUANG MARGUERITE NADER SHELI ROSENBERG HOWARD WALKER MATTHEW WILLIAMS WILLIAM YOUNG SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2017.	Mgmt	For
3.	APPROVAL ON A NON-BINDING, ADVISORY BASIS OF OUR EXECUTIVE COMPENSATION AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
4.	APPROVAL ON A NON-BINDING, ADVISORY BASIS OF THE FREQUENCY OF A STOCKHOLDER VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	1 Year

EQUITY RESIDENTIAL

Agem

Security: 29476L107
Meeting Type: Annual
Meeting Date: 15-Jun-2017
Ticker: EQR
ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE	Mgmt Mgmt Mgmt	For For For

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	CONNIE K. DUCKWORTH	Mgmt	For
	MARY KAY HABEN	Mgmt	For
	BRADLEY A. KEYWELL	Mgmt	For
	JOHN E. NEAL	Mgmt	For
	DAVID J. NEITHERCUT	Mgmt	For
	MARK S. SHAPIRO	Mgmt	For
	GERALD A. SPECTOR	Mgmt	For
	STEPHEN E. STERRETT	Mgmt	For
	SAMUEL ZELL	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR 2017.	Mgmt	For
3.	APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE ON THE FREQUENCY OF SHAREHOLDER VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
5.	SHAREHOLDER PROPOSAL TO ALLOW SHAREHOLDERS TO AMEND THE COMPANY'S BYLAWS.	Shr	Against

ESSEX PROPERTY TRUST, INC.

Agen

Security: 297178105
Meeting Type: Annual
Meeting Date: 16-May-2017
Ticker: ESS
ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KEITH R. GUERICKE IRVING F. LYONS, III GEORGE M. MARCUS GARY P. MARTIN ISSIE N. RABINOVITCH THOMAS E. ROBINSON MICHAEL J. SCHALL BYRON A. SCORDELIS JANICE L. SEARS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE TO DETERMINE THE FREQUENCY OF NAMED EXECUTIVE OFFICER COMPENSATION ADVISORY VOTES.	Mgmt	1 Year

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EXTRA SPACE STORAGE INC.

Agem

Security: 30225T102
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: EXR
ISIN: US30225T1025

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: KENNETH M. WOOLLEY	Mgmt	For
1.2	ELECTION OF DIRECTOR: JOSEPH D. MARGOLIS	Mgmt	For
1.3	ELECTION OF DIRECTOR: ROGER B. PORTER	Mgmt	For
1.4	ELECTION OF DIRECTOR: SPENCER F. KIRK	Mgmt	For
1.5	ELECTION OF DIRECTOR: DENNIS J. LETHAM	Mgmt	For
1.6	ELECTION OF DIRECTOR: DIANE OLMSTEAD	Mgmt	For
1.7	ELECTION OF DIRECTOR: K. FRED SKOUSEN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	ADVISORY VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	ADVISORY VOTE ON FREQUENCY OF STOCKHOLDER VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

FOUR CORNERS PROPERTY TRUST, INC.

Agem

Security: 35086T109
Meeting Type: Annual
Meeting Date: 16-Jun-2017
Ticker: FCPT
ISIN: US35086T1097

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: WILLIAM H. LENEHAN	Mgmt	For
1B.	ELECTION OF DIRECTOR: DOUGLAS B. HANSEN, JR.	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOHN S. MOODY	Mgmt	For

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1D.	ELECTION OF DIRECTOR: MARRAN H. OGILVIE	Mgmt	For
1E.	ELECTION OF DIRECTOR: PAUL E. SZUREK	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	TO SELECT, ON A NON-BINDING ADVISORY BASIS, THE FREQUENCY WITH WHICH WE WILL CONDUCT THE NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

GAMING & LEISURE PROPERTIES, INC.

Agen-----

Security: 36467J108
Meeting Type: Annual
Meeting Date: 15-Jun-2017
Ticker: GLPI
ISIN: US36467J1088

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOSEPH W. MARSHALL, III E. SCOTT URDANG EARL C. SHANKS JAMES B. PERRY	Mgmt Mgmt Mgmt Mgmt	For For For For
2.	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
4.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE FREQUENCY OF FUTURE ADVISORY VOTES TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	1 Year
5.	TO CONSIDER A SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING IN UNCONTESTED DIRECTOR ELECTIONS, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	For

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GRAMERCY PROPERTY TRUST

Agen

Security: 385002308
Meeting Type: Annual
Meeting Date: 15-Jun-2017
Ticker: GPT
ISIN: US3850023082

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHARLES E. BLACK GORDON F. DUGAN ALLAN J. BAUM Z. JAMIE BEHAR THOMAS D. ECKERT JAMES L. FRANCIS GREGORY F. HUGHES JEFFREY E. KELTER LOUIS P. SALVATORE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO APPROVE OUR EMPLOYEE SHARE PURCHASE PLAN.	Mgmt	For
3.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
4.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 27-Apr-2017
Ticker: HCP
ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: BRIAN G. CARTWRIGHT	Mgmt	For
1B.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1C.	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1D.	ELECTION OF DIRECTOR: THOMAS M. HERZOG	Mgmt	For
1E.	ELECTION OF DIRECTOR: JAMES P. HOFFMANN	Mgmt	For

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1F.	ELECTION OF DIRECTOR: MICHAEL D. MCKEE	Mgmt	For
1G.	ELECTION OF DIRECTOR: PETER L. RHEIN	Mgmt	For
1H.	ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For
4.	APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

HEALTHCARE TRUST OF AMERICA, INC.

Agen

Security: 42225P501
Meeting Type: Annual
Meeting Date: 07-Jul-2016
Ticker: HTA
ISIN: US42225P5017

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: SCOTT D. PETERS	Mgmt	For
1B.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: W. BRADLEY BLAIR, II	Mgmt	For
1C.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: MAURICE J. DEWALD	Mgmt	For
1D.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: WARREN D. FIX	Mgmt	For
1E.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: PETER N. FOSS	Mgmt	For
1F.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: DANIEL S. HENSON	Mgmt	For
1G.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: LARRY L. MATHIS	Mgmt	For
1H.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: GARY T. WESCOMBE	Mgmt	For
2.	TO CONSIDER AND VOTE UPON THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING	Mgmt	For

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DECEMBER 31, 2016.

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
Meeting Type: Annual
Meeting Date: 10-May-2017
Ticker: HIW
ISIN: US4312841087

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	CHARLES A. ANDERSON	Mgmt	For
	GENE H. ANDERSON	Mgmt	For
	CARLOS E. EVANS	Mgmt	For
	EDWARD J. FRITSCH	Mgmt	For
	DAVID J. HARTZELL	Mgmt	For
	SHERRY A. KELLETT	Mgmt	For
	O. TEMPLE SLOAN, JR	Mgmt	For
2.	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITOR FOR 2017	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION	Mgmt	For
4.	ADVISORY VOTE ON FREQUENCY OF SAY-ON-PAY VOTES	Mgmt	1 Year

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104
Meeting Type: Annual
Meeting Date: 11-May-2017
Ticker: HST
ISIN: US44107P1049

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MARY L. BAGLIVO	Mgmt	For
1B.	ELECTION OF DIRECTOR: SHEILA C. BAIR	Mgmt	For
1C.	ELECTION OF DIRECTOR: SANDEEP L. MATHRANI	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

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1G.	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1H.	ELECTION OF DIRECTOR: JAMES F. RISOLEO	Mgmt	For
1I.	ELECTION OF DIRECTOR: GORDON H. SMITH	Mgmt	For
2.	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2017.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4.	ADVISORY RESOLUTION ON THE FREQUENCY OF VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

KILROY REALTY CORPORATION

Agen

Security: 49427F108
Meeting Type: Annual
Meeting Date: 23-May-2017
Ticker: KRC
ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JOHN KILROY	Mgmt	For
1B.	ELECTION OF DIRECTOR: EDWARD BRENNAN, PHD	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOLIE HUNT	Mgmt	For
1D.	ELECTION OF DIRECTOR: SCOTT INGRAHAM	Mgmt	For
1E.	ELECTION OF DIRECTOR: GARY STEVENSON	Mgmt	For
1F.	ELECTION OF DIRECTOR: PETER STONEBERG	Mgmt	For
2.	APPROVAL OF AMENDMENT AND RESTATEMENT OF 2006 INCENTIVE AWARD PLAN.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	VOTE, ON AN ADVISORY BASIS, ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
5.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For

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LAMAR ADVERTISING COMPANY

Agen

Security: 512816109
Meeting Type: Annual
Meeting Date: 25-May-2017
Ticker: LAMR
ISIN: US5128161099

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN MAXWELL HAMILTON JOHN E. KOERNER, III STEPHEN P. MUMBLOW THOMAS V. REIFENHEISER ANNA REILLY KEVIN P. REILLY, JR. WENDELL REILLY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	APPROVAL, ON AN ADVISORY AND NON-BINDING BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	NON-BINDING, ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
4.	RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2017.	Mgmt	For

LIFE STORAGE, INC.

Agen

Security: 53223X107
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: LSI
ISIN: US53223X1072

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA CHARLES E. LANNON STEPHEN R. RUSMISEL ARTHUR L. HAVENER, JR. MARK G. BARBERIO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	PROPOSAL TO AMEND THE BYLAWS OF THE	Mgmt	For

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COMPANY.

3.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2017.	Mgmt	For
4.	PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	For
5.	PROPOSAL ON THE FREQUENCY OF HOLDING FUTURE VOTES ON THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	1 Year

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
Meeting Type: Annual
Meeting Date: 23-May-2017
Ticker: MAA
ISIN: US59522J1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: H. ERIC BOLTON, JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: RUSSELL R. FRENCH	Mgmt	For
1C.	ELECTION OF DIRECTOR: ALAN B. GRAF, JR.	Mgmt	For
1D.	ELECTION OF DIRECTOR: TONI JENNINGS	Mgmt	For
1E.	ELECTION OF DIRECTOR: JAMES K. LOWDER	Mgmt	For
1F.	ELECTION OF DIRECTOR: THOMAS H. LOWDER	Mgmt	For
1G.	ELECTION OF DIRECTOR: MONICA MCGURK	Mgmt	For
1H.	ELECTION OF DIRECTOR: CLAUDE B. NIELSEN	Mgmt	For
1I.	ELECTION OF DIRECTOR: PHILIP W. NORWOOD	Mgmt	For
1J.	ELECTION OF DIRECTOR: W. REID SANDERS	Mgmt	For
1K.	ELECTION OF DIRECTOR: GARY SHORB	Mgmt	For
1L.	ELECTION OF DIRECTOR: DAVID P. STOCKERT	Mgmt	For
2.	ADVISORY (NON-BINDING) VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
3.	ADVISORY (NON-BINDING) VOTE ON THE FREQUENCY OF AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

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4.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2017.	Mgmt	For
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PEBBLEBROOK HOTEL TRUST

Agen

Security: 70509V100
Meeting Type: Annual
Meeting Date: 30-Jun-2017
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, 2017.	Mgmt	For
3.	APPROVAL, BY ADVISORY AND NON-BINDING VOTE, OF OUR NAMED EXECUTIVE OFFICERS' COMPENSATION ("SAY-ON-PAY").	Mgmt	For
4.	NON-BINDING SHAREHOLDER PROPOSAL FROM THE UNION TO ADOPT A MAJORITY VOTING STANDARD IN UNCONTESTED ELECTIONS OF TRUSTEES.	Mgmt	For
5.	RECOMMENDATION, BY NON-BINDING VOTE, ON FREQUENCY OF CONDUCTING SAY-ON-PAY VOTES ("SAY-WHEN-ON-PAY").	Mgmt	1 Year

PHYSICIANS REALTY TRUST

Agen

Security: 71943U104
Meeting Type: Annual
Meeting Date: 03-May-2017
Ticker: DOC
ISIN: US71943U1043

Prop.#	Proposal	Proposal Type	Proposal Vote
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1.	DIRECTOR JOHN T. THOMAS TOMMY G. THOMPSON STANTON D. ANDERSON MARK A. BAUMGARTNER ALBERT C. BLACK, JR. WILLIAM A. EBINGER, M.D RICHARD A. WEISS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE ACCOMPANYING PROXY STATEMENT.	Mgmt	For

PROLOGIS, INC.

Agen-----

Security: 74340W103
Meeting Type: Annual
Meeting Date: 03-May-2017
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: LYDIA H. KENNARD	Mgmt	For
1D.	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For
1E.	ELECTION OF DIRECTOR: IRVING F. LYONS III	Mgmt	For
1F.	ELECTION OF DIRECTOR: DAVID P. O'CONNOR	Mgmt	For
1G.	ELECTION OF DIRECTOR: OLIVIER PIANI	Mgmt	For
1H.	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
1J.	ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2016	Mgmt	For
3.	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION	Mgmt	1 Year

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4.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2017	Mgmt	For
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PUBLIC STORAGE

Agen

Security: 74460D109
Meeting Type: Annual
Meeting Date: 26-Apr-2017
Ticker: PSA
ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: RONALD L. HAVNER, JR	Mgmt	For
1B.	ELECTION OF TRUSTEE: TAMARA HUGHES GUSTAVSON	Mgmt	For
1C.	ELECTION OF TRUSTEE: URI P. HARKHAM	Mgmt	For
1D.	ELECTION OF TRUSTEE: LESLIE S. HEISZ	Mgmt	For
1E.	ELECTION OF TRUSTEE: B. WAYNE HUGHES, JR.	Mgmt	For
1F.	ELECTION OF TRUSTEE: AVEDICK B. POLADIAN	Mgmt	For
1G.	ELECTION OF TRUSTEE: GARY E. PRUITT	Mgmt	For
1H.	ELECTION OF TRUSTEE: RONALD P. SPOGLI	Mgmt	For
1I.	ELECTION OF TRUSTEE: DANIEL C. STATON	Mgmt	For
2.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
3.	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	1 Year
4.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For

QTS REALTY TRUST, INC.

Agen

Security: 74736A103
Meeting Type: Annual
Meeting Date: 04-May-2017
Ticker: QTS

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ISIN: US74736A1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHAD L. WILLIAMS JOHN W. BARTER WILLIAM O. GRABE CATHERINE R. KINNEY PETER A. MARINO SCOTT D. MILLER PHILIP P. TRAHANAS STEPHEN E. WESTHEAD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO APPROVE THE 2017 AMENDED AND RESTATED QTS REALTY TRUST, INC. EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For
4.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
Meeting Type: Special
Meeting Date: 24-Feb-2017
Ticker: REG
ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1	TO APPROVE THE AGREEMENT AND PLAN OF MERGER, DATED AS OF NOVEMBER 14, 2016 (WHICH WE REFER TO, AS AMENDED FROM TIME TO TIME, AS THE "MERGER AGREEMENT"), BY AND BETWEEN REGENCY AND EQUITY ONE, INC. (WHICH WE REFER TO AS "EQUITY ONE") AND THE MERGER OF EQUITY ONE WITH AND INTO REGENCY (WHICH WE REFER TO AS THE "MERGER"), WITH REGENCY CONTINUING AS THE SURVIVING CORPORATION (WHICH WE REFER TO AS THE "REGENCY MERGER PROPOSAL").	Mgmt	For
2	TO AMEND THE RESTATED ARTICLES OF INCORPORATION OF REGENCY, TO TAKE EFFECT AT THE EFFECTIVE TIME OF THE MERGER, TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF REGENCY COMMON STOCK, PAR VALUE \$0.01 PER	Mgmt	For

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SHARE (WE REFER TO SUCH SHARES AS THE "REGENCY COMMON STOCK" AND SUCH PROPOSAL AS THE "REGENCY ARTICLES AMENDMENT PROPOSAL").

3	TO APPROVE AN INCREASE IN THE SIZE OF THE REGENCY BOARD OF DIRECTORS TO 12 DIRECTORS (WHICH WE REFER TO AS THE "REGENCY INCREASE IN BOARD SIZE PROPOSAL").	Mgmt	For
4	TO APPROVE THE ADJOURNMENT OF THE REGENCY SPECIAL MEETING FROM TIME TO TIME, IF NECESSARY OR APPROPRIATE, INCLUDING TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE REGENCY MERGER PROPOSAL, THE REGENCY ARTICLES AMENDMENT PROPOSAL AND THE REGENCY INCREASE IN BOARD SIZE PROPOSAL IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF SUCH ADJOURNMENT TO APPROVE SUCH PROPOSALS (WHICH WE REFER TO AS THE "REGENCY ADJOURNMENT PROPOSAL").	Mgmt	For

REGENCY CENTERS CORPORATION

Agen-----

Security: 758849103
Meeting Type: Annual
Meeting Date: 27-Apr-2017
Ticker: REG
ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MARTIN E. STEIN, JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: JOSEPH AZRACK	Mgmt	For
1C.	ELECTION OF DIRECTOR: RAYMOND L. BANK	Mgmt	For
1D.	ELECTION OF DIRECTOR: BRYCE BLAIR	Mgmt	For
1E.	ELECTION OF DIRECTOR: C. RONALD BLANKENSHIP	Mgmt	For
1F.	ELECTION OF DIRECTOR: MARY LOU FIALA	Mgmt	For
1G.	ELECTION OF DIRECTOR: CHAIM KATZMAN	Mgmt	For
1H.	ELECTION OF DIRECTOR: PETER LINNEMAN	Mgmt	For
1I.	ELECTION OF DIRECTOR: DAVID P. O'CONNOR	Mgmt	For
1J.	ELECTION OF DIRECTOR: JOHN C. SCHWEITZER	Mgmt	For
1K.	ELECTION OF DIRECTOR: THOMAS G. WATTLES	Mgmt	For
2.	WHETHER AN ADVISORY VOTE ON EXECUTIVE COMPENSATION WILL OCCUR EVERY 1, 2 OR 3 YEARS.	Mgmt	1 Year

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|----|---|------|-----|
| 3. | ADOPTION OF AN ADVISORY RESOLUTION
APPROVING EXECUTIVE COMPENSATION FOR FISCAL
YEAR 2016. | Mgmt | For |
| 4. | RATIFICATION OF APPOINTMENT OF KPMG LLP AS
THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR
THE YEAR ENDING DECEMBER 31, 2017. | Mgmt | For |

SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
Meeting Type: Annual
Meeting Date: 10-May-2017
Ticker: SPG
ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: GLYN F. AEPPEL	Mgmt	For
1B.	ELECTION OF DIRECTOR: LARRY C. GLASSCOCK	Mgmt	For
1C.	ELECTION OF DIRECTOR: KAREN N. HORN, PH.D.	Mgmt	For
1D.	ELECTION OF DIRECTOR: ALLAN HUBBARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: GARY M. RODKIN	Mgmt	For
1G.	ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D.	Mgmt	For
1H.	ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.	Mgmt	For
2.	AN ADVISORY VOTE ON THE FREQUENCY OF ADVISORY VOTES ON EXECUTIVE COMPENSATION.	Mgmt	1 Year
3.	AN ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4.	RATIFICATION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2017.	Mgmt	For

SL GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 01-Jun-2017
Ticker: SLG

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ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: BETSY ATKINS	Mgmt	For
1B.	ELECTION OF DIRECTOR: MARC HOLLIDAY	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOHN S. LEVY	Mgmt	For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.	Mgmt	For
3.	TO APPROVE THE AMENDMENT OF OUR ARTICLES OF RESTATEMENT TO EFFECT THE DECLASSIFICATION OF OUR BOARD OF DIRECTORS.	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, 2017.	Mgmt	For
5.	TO RECOMMEND, BY A NON-BINDING ADVISORY VOTE, WHETHER AN ADVISORY VOTE ON OUR EXECUTIVE COMPENSATION SHOULD BE HELD EVERY ONE, TWO OR THREE YEARS.	Mgmt	1 Year
6.	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL REGARDING SETTING TARGET AMOUNTS OF CEO COMPENSATION.	Shr	Against

SPIRIT REALTY CAPITAL INC

Agen

Security: 84860W102
Meeting Type: Annual
Meeting Date: 28-Jun-2017
Ticker: SRC
ISIN: US84860W1027

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JACKSON HSIEH KEVIN M. CHARLTON TODD A. DUNN RICHARD I. GILCHRIST DIANE M. MOREFIELD SHELI Z. ROSENBERG THOMAS D. SENKBEIL NICHOLAS P. SHEPHERD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For Withheld Withheld Withheld Withheld Withheld Withheld Withheld
2.	THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR	Mgmt	For

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ENDING DECEMBER 31, 2017.

- | | | | |
|----|---|------|-----|
| 3. | A NON-BINDING, ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICER AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
|----|---|------|-----|

SUN COMMUNITIES, INC.

Agen

Security: 866674104
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: SUI
ISIN: US8666741041

Prop.#	Proposal	Proposal Type	Proposal Vote	Agen
1A.	ELECTION OF DIRECTOR: STEPHANIE W. BERGERON	Mgmt	For	
1B.	ELECTION OF DIRECTOR: BRIAN M. HERMELIN	Mgmt	For	
1C.	ELECTION OF DIRECTOR: RONALD A. KLEIN	Mgmt	For	
1D.	ELECTION OF DIRECTOR: CLUNET R. LEWIS	Mgmt	For	
1E.	ELECTION OF DIRECTOR: GARY A. SHIFFMAN	Mgmt	For	
1F.	ELECTION OF DIRECTOR: ARTHUR A. WEISS	Mgmt	For	
2.	RATIFY THE SELECTION OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For	
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For	
4.	TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES.	Mgmt	1 Year	

SUNSTONE HOTEL INVESTORS, INC.

Agen

Security: 867892101
Meeting Type: Annual
Meeting Date: 28-Apr-2017
Ticker: SHO
ISIN: US8678921011

Prop.#	Proposal	Proposal Type	Proposal Vote	Agen
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|----|--|--|--|
| 1. | DIRECTOR
JOHN V. ARABIA
W. BLAKE BAIRD
ANDREW BATINOVICH
Z. JAMIE BEHAR
THOMAS A. LEWIS, JR.
MURRAY J. MCCABE
DOUGLAS M. PASQUALE
KEITH P. RUSSELL | 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, 2017. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE THE COMPENSATION
OF SUNSTONE'S NAMED EXECUTIVE OFFICERS, AS
SET FORTH IN SUNSTONE'S PROXY STATEMENT FOR
THE 2017 ANNUAL MEETING OF STOCKHOLDERS. | Mgmt | For |
| 4. | ADVISORY VOTE ON THE FREQUENCY OF HOLDING
AN ADVISORY VOTE ON THE COMPENSATION OF
SUNSTONE'S NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |

UDR, INC.

Agen

Security: 902653104
Meeting Type: Annual
Meeting Date: 11-May-2017
Ticker: UDR
ISIN: US9026531049

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: KATHERINE A. CATTANACH	Mgmt	For
1B.	ELECTION OF DIRECTOR: ROBERT P. FREEMAN	Mgmt	For
1C.	ELECTION OF DIRECTOR: JON A. GROVE	Mgmt	For
1D.	ELECTION OF DIRECTOR: MARY ANN KING	Mgmt	For
1E.	ELECTION OF DIRECTOR: JAMES D. KLINGBEIL	Mgmt	For
1F.	ELECTION OF DIRECTOR: CLINT D. MCDONNOUGH	Mgmt	For
1G.	ELECTION OF DIRECTOR: ROBERT A. MCNAMARA	Mgmt	For
1H.	ELECTION OF DIRECTOR: MARK R. PATTERSON	Mgmt	For
1I.	ELECTION OF DIRECTOR: LYNNE B. SAGALYN	Mgmt	For
1J.	ELECTION OF DIRECTOR: THOMAS W. TOOMEY	Mgmt	For

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2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2017.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

VENTAS, INC.

Agen-----

Security: 92276F100
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: VTR
ISIN: US92276F1003

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MELODY C. BARNES	Mgmt	For
1B.	ELECTION OF DIRECTOR: DEBRA A. CAFARO	Mgmt	For
1C.	ELECTION OF DIRECTOR: JAY M. GELLERT	Mgmt	For
1D.	ELECTION OF DIRECTOR: RICHARD I. GILCHRIST	Mgmt	For
1E.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1F.	ELECTION OF DIRECTOR: ROXANNE M. MARTINO	Mgmt	For
1G.	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1H.	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1I.	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For
1J.	ELECTION OF DIRECTOR: JAMES D. SHELTON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2017.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE OUR EXECUTIVE COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE AS TO THE FREQUENCY OF ADVISORY VOTES TO APPROVE OUR EXECUTIVE COMPENSATION.	Mgmt	1 Year

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VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 18-May-2017
Ticker: VNO
ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL LYNNE DAVID M. MANDELBAUM MANDAKINI PURI DANIEL R. TISCH	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, ADVISORY VOTE ON THE FREQUENCY OF EXECUTIVE COMPENSATION ADVISORY VOTES.	Mgmt	1 Year

WASHINGTON REAL ESTATE INVESTMENT TRUST

Agen

Security: 939653101
Meeting Type: Annual
Meeting Date: 01-Jun-2017
Ticker: WRE
ISIN: US9396531017

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	AMENDMENT TO THE ARTICLES OF AMENDMENT AND RESTATEMENT TO DECLASSIFY THE BOARD OF TRUSTEES	Mgmt	For
2.	AMENDMENT TO THE ARTICLES OF AMENDMENT AND RESTATEMENT TO ENABLE SHAREHOLDERS TO AMEND THE BYLAWS	Mgmt	For
3.1	ELECTION OF TRUSTEE: BENJAMIN S. BUTCHER	Mgmt	For
3.2	ELECTION OF TRUSTEE: EDWARD S. CIVERA	Mgmt	For
3.3	ELECTION OF TRUSTEE: ELLEN M. GOITIA	Mgmt	For
4.	NON-BINDING ADVISORY VOTE ON COMPENSATION OF NAMED EXECUTIVE OFFICERS (SAY-ON-PAY)	Mgmt	For

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- | | | | |
|----|---|------|--------|
| 5. | NON-BINDING ADVISORY VOTE ON FREQUENCY OF
ADVISORY VOTE ON COMPENSATION OF NAMED
EXECUTIVE OFFICERS | Mgmt | 1 Year |
| 6. | PROPOSAL TO RATIFY APPOINTMENT OF ERNST &
YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC
ACCOUNTING FIRM FOR 2017 | Mgmt | For |

* Management position unknown

SIGNATURES

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

(Registrant)	Cohen & Steers Total Return Realty Fund, Inc.
By (Signature)	/s/ Francis C. Poli
Name	Francis C. Poli
Title	Assistant Secretary
Date	08/18/2017