

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 10, 2012

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-10481
NAME OF REGISTRANT: Cohen & Steers Quality Income
Realty Fund, Inc.
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 Park Avenue
10th Floor
New York, NY 10017
NAME AND ADDRESS OF AGENT FOR SERVICE: Tina 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: 07/01/2011 - 06/30/2012

Cohen & Steers Quality Income Realty Fund

ACADIA REALTY TRUST

Agen

Security: 004239109
Meeting Type: Annual
Meeting Date: 16-May-2012
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

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

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, 2012.	Mgmt	For
3.	THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2012 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION.	Mgmt	For
4.	TO CONSIDER AND ACT UPON A PROPOSAL TO APPROVE THE ACADIA REALTY TRUST AMENDED AND RESTATED 2006 SHARE INCENTIVE PLAN.	Mgmt	For

 ALEXANDRIA REAL ESTATE EQUITIES, INC.

 Agen

Security: 015271109
 Meeting Type: Annual
 Meeting Date: 21-May-2012
 Ticker: ARE
 ISIN: US0152711091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOEL S. MARCUS RICHARD B. JENNINGS JOHN L. ATKINS, III MARIA C. FREIRE RICHARD H. KLEIN JAMES H. RICHARDSON MARTIN A. SIMONETTI	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 ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3.	TO CAST A NON-BINDING, ADVISORY VOTE ON A RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For

 APARTMENT INVESTMENT AND MANAGEMENT CO.

 Agen

Security: 03748R101
 Meeting Type: Annual

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Meeting Date: 30-Apr-2012
 Ticker: AIV
 ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: JAMES N. BAILEY	Mgmt	For
1B	ELECTION OF DIRECTOR: TERRY CONSIDINE	Mgmt	For
1C	ELECTION OF DIRECTOR: THOMAS L. KELTNER	Mgmt	For
1D	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1E	ELECTION OF DIRECTOR: ROBERT A. MILLER	Mgmt	For
1F	ELECTION OF DIRECTOR: KATHLEEN M. NELSON	Mgmt	For
1G	ELECTION OF DIRECTOR: MICHAEL A. STEIN	Mgmt	For
2	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For

ASSOCIATED ESTATES REALTY CORPORATION

Agen

Security: 045604105
 Meeting Type: Annual
 Meeting Date: 09-May-2012
 Ticker: AEC
 ISIN: US0456041054

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ALBERT T. ADAMS JEFFREY I. FRIEDMAN MICHAEL E. GIBBONS MARK L. MILSTEIN JAMES J. SANFILIPPO JAMES A. SCHOFF RICHARD T. SCHWARZ	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3.	TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

 AVALONBAY COMMUNITIES, INC. Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 23-May-2012
 Ticker: AVB
 ISIN: US0534841012

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR BRYCE BLAIR 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 LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
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 CAST A VOTE ON A STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF THE PROPOSAL IS PROPERLY PRESENTED AT THE ANNUAL MEETING OF STOCKHOLDERS. THE BOARD OF DIRECTORS RECOMMENDS A VOTE "AGAINST" ABOVE PROPOSAL 4.	Shr	Against

 BIOMED REALTY TRUST, INC. Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 30-May-2012
 Ticker: BMR
 ISIN: US09063H1077

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS PH.D. RICHARD I. GILCHRIST GARY A. KREITZER THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3	TO APPROVE A NONBINDING ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 15-May-2012
Ticker: BXP
ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: LAWRENCE S. BACOW	Mgmt	For
1B	ELECTION OF DIRECTOR: ZOE BAIRD BUDINGER	Mgmt	For
1C	ELECTION OF DIRECTOR: DOUGLAS T. LINDE	Mgmt	For
1D	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1E	ELECTION OF DIRECTOR: ALAN J. PATRICOFF	Mgmt	For
1F	ELECTION OF DIRECTOR: MARTIN TURCHIN	Mgmt	For
1G	ELECTION OF DIRECTOR: DAVID A. TWARDOCK	Mgmt	For
2	TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
3	TO APPROVE THE BOSTON PROPERTIES, INC. 2012 STOCK OPTION AND INCENTIVE PLAN.	Mgmt	For
4	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

31, 2012.

BRE PROPERTIES, INC.

Agen

Security: 05564E106
Meeting Type: Annual
Meeting Date: 15-May-2012
Ticker: BRE
ISIN: US05564E1064

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR IRVING F. LYONS, III PAULA F. DOWNEY CHRISTOPHER J. MCGURK MATTHEW T. MEDEIROS CONSTANCE B. MOORE JEANNE R. MYERSON JEFFREY T. PERO THOMAS E. ROBINSON DENNIS E. SINGLETON THOMAS P. SULLIVAN	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 ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY.	Mgmt	For
3	TO APPROVE, BY NON-BINDING ADVISORY VOTE, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY.	Mgmt	For

BROOKFIELD OFFICE PROPERTIES INC.

Agen

Security: 112900105
Meeting Type: Annual
Meeting Date: 03-May-2012
Ticker: BPO
ISIN: CA1129001055

Prop.#	Proposal	Proposal Type	Proposal Vote
A	DIRECTOR MR. GORDON E. ARNELL MR. WILLIAM T. CAHILL MR. CHRISTIE J.B. CLARK MR. RICHARD B. CLARK MR. JACK L. COCKWELL MR. J. BRUCE FLATT MR. MICHAEL HEGARTY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For Withheld For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	MR. PAUL J. MASSEY JR.	Mgmt	For
	MR. F. ALLAN MCDONALD	Mgmt	For
	MR. ROBERT L. STELZL	Mgmt	For
	MR. JOHN E. ZUCCOTTI	Mgmt	For
B	THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS AUDITORS AND AUTHORIZING THE DIRECTORS TO FIX THE AUDITORS' REMUNERATION.	Mgmt	For
C	THE ADVISORY RESOLUTION ON THE CORPORATION'S APPROACH TO EXECUTIVE COMPENSATION.	Mgmt	For

 CAMPUS CREST COMMUNITIES, INC.

Agen

Security: 13466Y105
 Meeting Type: Annual
 Meeting Date: 23-Apr-2012
 Ticker: CCG
 ISIN: US13466Y1055

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR TED W. ROLLINS MICHAEL S. HARTNETT N. ANTHONY COLES RICHARD S. KAHLBAUGH DENIS MCGLYNN WILLIAM G. POPEO DANIEL L. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

 CUBESMART

Agen

Security: 229663109
 Meeting Type: Annual
 Meeting Date: 30-May-2012
 Ticker: CUBE
 ISIN: US2296631094

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

1.	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE 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.	RATIFY THE APPOINTMENT OF KPMG LLP AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2012.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING ADVISORY VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

DDR CORP.

Agent

Security: 23317H102
Meeting Type: Annual
Meeting Date: 15-May-2012
Ticker: DDR
ISIN: US23317H1023

Prop.#	Proposal	Proposal Type	Proposal Vote
1.A	ELECTION OF DIRECTOR: TERRANCE R. AHERN	Mgmt	For
1.B	ELECTION OF DIRECTOR: JAMES C. BOLAND	Mgmt	For
1.C	ELECTION OF DIRECTOR: THOMAS FINNE	Mgmt	For
1.D	ELECTION OF DIRECTOR: ROBERT H. GIDEL	Mgmt	For
1.E	ELECTION OF DIRECTOR: DANIEL B. HURWITZ	Mgmt	For
1.F	ELECTION OF DIRECTOR: VOLKER KRAFT	Mgmt	For
1.G	ELECTION OF DIRECTOR: REBECCA L. MACCARDINI	Mgmt	For
1.H	ELECTION OF DIRECTOR: VICTOR B. MACFARLANE	Mgmt	For
1.I	ELECTION OF DIRECTOR: CRAIG MACNAB	Mgmt	For
1.J	ELECTION OF DIRECTOR: SCOTT D. ROULSTON	Mgmt	For
1.K	ELECTION OF DIRECTOR: BARRY A. SHOLEM	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT ACCOUNTANTS FOR FISCAL YEAR ENDING DECEMBER 31, 2012	Mgmt	For
3.	SHAREHOLDER ADVISORY VOTE TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

EXECUTIVE OFFICERS

4.	APPROVAL OF THE 2012 EQUITY AND INCENTIVE COMPENSATION PLAN.	Mgmt	For
----	--	------	-----

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
 Meeting Type: Annual
 Meeting Date: 23-Apr-2012
 Ticker: DLR
 ISIN: US2538681030

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MICHAEL F. FOUST	Mgmt	For
1B.	ELECTION OF DIRECTOR: LAURENCE A. CHAPMAN	Mgmt	For
1C.	ELECTION OF DIRECTOR: KATHLEEN EARLEY	Mgmt	For
1D.	ELECTION OF DIRECTOR: RUANN F. ERNST, PH.D.	Mgmt	For
1E.	ELECTION OF DIRECTOR: DENNIS E. SINGLETON	Mgmt	For
1F.	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, 2012.	Mgmt	For
3.	THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 24-May-2012
 Ticker: DEI
 ISIN: US25960P1093

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER	Mgmt Mgmt Mgmt	For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	CHRISTOPHER H. ANDERSON	Mgmt	For
	LESLIE E. BIDER	Mgmt	For
	DR. DAVID T. FEINBERG	Mgmt	For
	THOMAS E. O'HERN	Mgmt	For
	DR. ANDREA RICH	Mgmt	For
	WILLIAM E. SIMON, JR.	Mgmt	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 2012.	Mgmt	For

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
Meeting Type: Annual
Meeting Date: 30-May-2012
Ticker: DFT
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 2012.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 16-May-2012
Ticker: EDR
ISIN: US28140H1041

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

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, 2012.	Mgmt	For
3.	TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

EQUITY LIFESTYLE PROPERTIES, INC.

Agen

Security: 29472R108
Meeting Type: Annual
Meeting Date: 08-May-2012
Ticker: ELS
ISIN: US29472R1086

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR PHILIP CALIAN DAVID CONTIS THOMAS DOBROWSKI THOMAS HENEGHAN SHELI ROSENBERG HOWARD WALKER GARY WATERMAN SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.	Mgmt	For
3.	APPROVAL OF OUR EXECUTIVE COMPENSATION AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
4.	APPROVAL OF THE CONVERTIBILITY APPROVAL FEATURE OF THE COMPANY'S SERIES A PREFERRED STOCK.	Mgmt	For
5.	APPROVAL OF AN AMENDMENT TO THE COMPANY'S ARTICLES OF AMENDMENT AND RESTATEMENT INCREASING THE AMOUNT OF PREFERRED STOCK THE COMPANY IS AUTHORIZED TO ISSUE TO 20,000,000 SHARES.	Mgmt	Against

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

 EQUITY RESIDENTIAL

Agen

Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 21-Jun-2012
 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, 2012.	Mgmt	For
3.	ADVISORY 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: 15-May-2012
 Ticker: ESS
 ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GEORGE M. MARCUS GARY P. MARTIN MICHAEL J. SCHALL	Mgmt Mgmt Mgmt	For For For
2.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2012.

- | | | | |
|----|---|------|---------|
| 3. | TO APPROVE THE ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 4. | TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF. | Mgmt | Against |

 EXTRA SPACE STORAGE INC.

 Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 22-May-2012
 Ticker: EXR
 ISIN: US30225T1025

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SPENCER F. KIRK ANTHONY FANTICOLA HUGH W. HORNE JOSEPH D. MARGOLIS ROGER B. PORTER K. FRED SKOUSEN KENNETH M. WOOLLEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
03	ADVISORY VOTE ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	For

 FEDERAL REALTY INVESTMENT TRUST

 Agen

Security: 313747206
 Meeting Type: Annual
 Meeting Date: 02-May-2012
 Ticker: FRT
 ISIN: US3137472060

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR JON E. BORTZ DAVID W. FAEDER	Mgmt Mgmt	For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	KRISTIN GAMBLE	Mgmt	For
	GAIL P. STEINEL	Mgmt	For
	WARREN M. THOMPSON	Mgmt	For
	JOSEPH S. VASSALLUZZO	Mgmt	For
	DONALD C. WOOD	Mgmt	For
2	THE RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3	AN ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

 FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

 Security: 32054K103
 Meeting Type: Annual
 Meeting Date: 10-May-2012
 Ticker: FR
 ISIN: US32054K1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN RAU W. ED TYLER	Mgmt Mgmt	For For
2.	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 2012 ANNUAL MEETING.	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

 GENERAL GROWTH PROPERTIES, INC

Agen

 Security: 370023103
 Meeting Type: Annual
 Meeting Date: 27-Apr-2012
 Ticker: GGP
 ISIN: US3700231034

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

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 Mgmt	For 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
4.	APPROVAL OF AMENDED AND RESTATED EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 26-Apr-2012
Ticker: HCP
ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JAMES F. FLAHERTY III	Mgmt	For
1B.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1C.	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1D.	ELECTION OF DIRECTOR: LAURALEE E. MARTIN	Mgmt	For
1E.	ELECTION OF DIRECTOR: MICHAEL D. MCKEE	Mgmt	For
1F.	ELECTION OF DIRECTOR: PETER L. RHEIN	Mgmt	For
1G.	ELECTION OF DIRECTOR: KENNETH B. ROATH	Mgmt	For
1H.	ELECTION OF DIRECTOR: 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, 2012.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
 Meeting Type: Annual
 Meeting Date: 24-May-2012
 Ticker: HT
 ISIN: US4278251040

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: JAY H. SHAH	Mgmt	For
1B.	ELECTION OF TRUSTEE: DANIEL R. ELSZTAIN	Mgmt	For
1C.	ELECTION OF TRUSTEE: DONALD L. LANDRY	Mgmt	For
1D.	ELECTION OF TRUSTEE: MICHAEL A. LEVEN	Mgmt	For
1E.	ELECTION OF TRUSTEE: THOMAS J. HUTCHISON III	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

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
 Meeting Type: Annual
 Meeting Date: 09-May-2012
 Ticker: HPT
 ISIN: US44106M1027

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP II: BRUCE M. GANS, M.D.	Mgmt	Against
2.	TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE IN GROUP II: ADAM D. PORTNOY	Mgmt	Against
3.	TO APPROVE THE ADOPTION OF THE HOSPITALITY PROPERTIES TRUST 2012 EQUITY COMPENSATION	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

PLAN.

- | | | | |
|----|---|------|-----|
| 4. | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 5. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012. | Mgmt | For |
| 6. | TO CONSIDER AND VOTE UPON A SHAREHOLDER PROPOSAL IF PROPERLY PRESENTED AT THE MEETING. | Shr | For |

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 10-May-2012
 Ticker: HST
 ISIN: US44107P1049

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: ROBERT M. BAYLIS	Mgmt	For
1.2	ELECTION OF DIRECTOR: TERENCE C. GOLDEN	Mgmt	For
1.3	ELECTION OF DIRECTOR: ANN M. KOROLOGOS	Mgmt	For
1.4	ELECTION OF DIRECTOR: RICHARD E. MARRIOTT	Mgmt	For
1.5	ELECTION OF DIRECTOR: JOHN B. MORSE, JR.	Mgmt	For
1.6	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1.7	ELECTION OF DIRECTOR: GORDON H. SMITH	Mgmt	For
1.8	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
2.	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2012.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 07-Jun-2012

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Ticker: HPP
 ISIN: US4440971095

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: VICTOR J. COLEMAN	Mgmt	For
1.2	ELECTION OF DIRECTOR: HOWARD S. STERN	Mgmt	For
1.3	ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI	Mgmt	For
1.4	ELECTION OF DIRECTOR: RICHARD B. FRIED	Mgmt	For
1.5	ELECTION OF DIRECTOR: JONATHAN M. GLASER	Mgmt	For
1.6	ELECTION OF DIRECTOR: MARK D. LINEHAN	Mgmt	For
1.7	ELECTION OF DIRECTOR: ROBERT M. MORAN, JR.	Mgmt	For
1.8	ELECTION OF DIRECTOR: BARRY A. PORTER	Mgmt	For
1.9	ELECTION OF DIRECTOR: PATRICK WHITESELL	Mgmt	For
2.	AN AMENDMENT TO INCREASE THE SHARE RESERVE UNDER THE HUDSON PACIFIC PROPERTIES, INC. AND HUDSON PACIFIC PROPERTIES, L.P. 2010 INCENTIVE AWARD PLAN.	Mgmt	For
3.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
4.	AN ADVISORY RESOLUTION TO APPROVE 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: 13-Jun-2012
 Ticker: H
 ISIN: US4485791028

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR RICHARD A. FRIEDMAN SUSAN D. KRONICK MACKEY J. MCDONALD GREGORY B. PENNER	Mgmt Mgmt Mgmt Mgmt	For For For Withheld
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

& TOUCHE LLP AS HYATT HOTELS CORPORATION'S
INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM FOR FISCAL YEAR 2012.

- | | | | |
|----|---|------|-----|
| 3. | 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: 17-May-2012
Ticker: KRC
ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN B. KILROY, SR. JOHN B. KILROY, JR. EDWARD F. BRENNAN, PH.D. WILLIAM P. DICKEY SCOTT S. INGRAHAM DALE F. KINSELLA	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	ADVISORY VOTE TO APPROVE 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 2012.	Mgmt	For

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 01-May-2012
Ticker: KIM
ISIN: US49446R1095

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS	Mgmt Mgmt Mgmt Mgmt	For For For For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

	D. HENRY	Mgmt	For
	F.P. HUGHES	Mgmt	For
	F. LOURENSO	Mgmt	For
	C. NICHOLAS	Mgmt	For
	R. SALTZMAN	Mgmt	For
2	THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
3	THE APPROVAL OF AN AMENDMENT TO THE COMPANY'S 2010 EQUITY PARTICIPATION PLAN TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE UNDER THAT PLAN BY 5,000,000 SHARES.	Mgmt	For
4	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.	Mgmt	For

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 22-May-2012
 Ticker: LRY
 ISIN: US5311721048

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. KATHERINE E. DIETZE DANIEL P. GARTON WILLIAM P. HANKOWSKY M. LEANNE LACHMAN DAVID L. LINGERFELT STEPHEN B. SIEGEL STEPHEN D. STEINOUR	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	ADVISORY VOTE TO APPROVE THE TRUST'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
3.	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.	Mgmt	For
4.	APPROVAL OF THE PROPOSAL TO ADOPT THE LIBERTY PROPERTY TRUST AMENDED AND RESTATED EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 05-Jun-2012
 Ticker: CLI
 ISIN: US5544891048

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MITCHELL E. HERSH ALAN S. BERNIKOW IRVIN D. REID	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	For
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, 2012.	Mgmt	For

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 24-May-2012
 Ticker: MAA
 ISIN: US59522J1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. JOHN S. GRINALDS RALPH HORN PHILIP W. NORWOOD W. REID SANDERS WILLIAM B. SANSOM GARY SHORB	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	AMENDMENT TO THE CHARTER TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK TO 100,000,000.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED EXECUTIVE	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

OFFICER COMPENSATION.

4.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012.	Mgmt	For
----	---	------	-----

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
 Meeting Type: Special
 Meeting Date: 01-Jul-2011
 Ticker: NHP
 ISIN: US6386201049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO ADOPT THE AGREEMENT AND PLAN OF MERGER, DATED AS OF FEBRUARY 27, 2011, BY AND AMONG VENTAS, INC., ITS WHOLLY OWNED SUBSIDIARY, NEEDLES ACQUISITION LLC, AND NATIONWIDE HEALTH PROPERTIES, INC. (NHP), AND APPROVE THE MERGER OF NHP WITH AND INTO NEEDLES ACQUISITION LLC AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER.	Mgmt	For

POST PROPERTIES, INC.

Agen

Security: 737464107
 Meeting Type: Annual
 Meeting Date: 30-May-2012
 Ticker: PPS
 ISIN: US7374641071

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR ROBERT C. GODDARD, III DAVID P. STOCKERT HERSCHEL M. BLOOM WALTER M. DERISO, JR. RUSSELL R. FRENCH DALE ANNE REISS STELLA F. THAYER RONALD DE WAAL DONALD C. WOOD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2	ADVISORY APPROVAL OF EXECUTIVE COMPENSATION	Mgmt	For
3	TO RATIFY THE APPOINTMENT OF DELOITTE &	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

TOUCHE LLP AS THE INDEPENDENT PUBLIC
ACCOUNTANTS FOR 2012.

PROLOGIS, INC.

Agem

Security: 74340W103
Meeting Type: Annual
Meeting Date: 03-May-2012
Ticker: PLD
ISIN: US74340W1036

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For
1B.	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1C.	ELECTION OF DIRECTOR: GEORGE L. FOTIADES	Mgmt	For
1D.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1E.	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1F.	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For
1G.	ELECTION OF DIRECTOR: IRVING F. LYONS III	Mgmt	For
1H.	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: D. MICHAEL STEUERT	Mgmt	For
1J.	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
1K.	ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2011	Mgmt	For
3.	ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION	Mgmt	1 Year
4.	APPROVE AND ADOPT THE PROLOGIS, INC. 2012 LONG-TERM INCENTIVE PLAN	Mgmt	For
5.	APPROVE AND ADOPT AN AMENDMENT TO OUR ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK BY 500,000,000 SHARES	Mgmt	For
6.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2012	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 03-May-2012
 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, 2012.	Mgmt	For
3.	APPROVE THE MATERIAL TERMS FOR PAYMENT OF CERTAIN EXECUTIVE OFFICER INCENTIVE COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 06-Jun-2012
 Ticker: RPT
 ISIN: US7514522025

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ARTHUR H. GOLDBERG MARK K. ROSENFELD STEPHEN R. BLANK MATTHEW L. OSTROWER JOEL M. PASHCOW DAVID J. NETTINA	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.

- | | | | |
|----|--|------|-----|
| 3. | APPROVAL OF 2012 OMNIBUS LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 4. | ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |

 REGENCY CENTERS CORPORATION

Agen

 Security: 758849103
 Meeting Type: Annual
 Meeting Date: 01-May-2012
 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 BRUCE M. JOHNSON 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 Mgmt	For For For For For For For For For For For For For
2.	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2011.	Mgmt	For
3.	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2012.	Mgmt	For

 RLJ LODGING TR

Agen

 Security: 74965L101
 Meeting Type: Annual
 Meeting Date: 04-May-2012
 Ticker: RLJ
 ISIN: US74965L1017

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

1.1	ELECTION OF TRUSTEE: ROBERT L. JOHNSON	Mgmt	For
1.2	ELECTION OF TRUSTEE: THOMAS J. BALTIMORE, JR.	Mgmt	For
1.3	ELECTION OF TRUSTEE: EVAN BAYH	Mgmt	For
1.4	ELECTION OF TRUSTEE: NATHANIEL A. DAVIS	Mgmt	For
1.5	ELECTION OF TRUSTEE: ROBERT M. LA FORGIA	Mgmt	For
1.6	ELECTION OF TRUSTEE: GLENDA G. MCNEAL	Mgmt	For
1.7	ELECTION OF TRUSTEE: JOSEPH RYAN	Mgmt	For
2.	THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR OUR FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3.	AN ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS SET FORTH IN OUR 2012 PROXY STATEMENT, WHICH IS COMMONLY REFERRED TO AS "SAY-ON-PAY".	Mgmt	For
4.	AN ADVISORY VOTE ON THE FREQUENCY OF FUTURE SHAREHOLDER ADVISORY VOTES TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, WHICH IS COMMONLY REFERRED TO AS "SAY-WHEN-ON-PAY".	Mgmt	1 Year

S.L. GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 19-Jun-2012
Ticker: SLG
ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN H. ALSCHULER, JR. STEPHEN L. GREEN	Mgmt Mgmt	For For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

 SENIOR HOUSING PROPERTIES TRUST

Agen

 Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 17-May-2012
 Ticker: SNH
 ISIN: US81721M1099

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP I: JEFFREY P. SOMERS	Mgmt	Abstain
2.	TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE IN GROUP I: BARRY M. PORTNOY	Mgmt	Abstain
3.	TO APPROVE THE ADOPTION OF THE 2012 SENIOR HOUSING PROPERTIES TRUST EQUITY COMPENSATION PLAN.	Mgmt	For
4.	TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION.	Mgmt	For
5.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For

 SIMON PROPERTY GROUP, INC.

Agen

 Security: 828806109
 Meeting Type: Annual
 Meeting Date: 17-May-2012
 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
1D	ELECTION OF DIRECTOR: ALLAN HUBBARD	Mgmt	For
1E	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

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 EXECUTIVE COMPENSATION.	Mgmt	For
3	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.	Mgmt	For
4	APPROVAL OF THE SIMON PROPERTY GROUP 1998 STOCK INCENTIVE PLAN, AS AMENDED AND RESTATED.	Mgmt	For

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 23-May-2012
Ticker: SSS
ISIN: US84610H1086

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA ANTHONY P. GAMMIE CHARLES E. LANNON JAMES R. BOLDT STEPHEN R. RUSMISEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012.	Mgmt	For
3.	PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	For

STARWOOD HOTELS & RESORTS WORLDWIDE, INC.

Agen

Security: 85590A401
Meeting Type: Annual
Meeting Date: 03-May-2012
Ticker: HOT
ISIN: US85590A4013

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

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

		Type	
1.	DIRECTOR		
	FRITS VAN PAASSCHEN	Mgmt	For
	BRUCE W. DUNCAN	Mgmt	For
	ADAM M. ARON	Mgmt	For
	CHARLENE BARSHEFSKY	Mgmt	For
	THOMAS E. CLARKE	Mgmt	For
	CLAYTON C. DALEY, JR.	Mgmt	For
	LIZANNE GALBREATH	Mgmt	For
	ERIC HIPPEAU	Mgmt	For
	STEPHEN R. QUAZZO	Mgmt	For
	THOMAS O. RYDER	Mgmt	For
2.	A PROPOSAL TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	A PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012.	Mgmt	For

TAUBMAN CENTERS, INC.

Agen

Security: 876664103
Meeting Type: Annual
Meeting Date: 07-Jun-2012
Ticker: TCO
ISIN: US8766641034

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR		
	GRAHAM T. ALLISON	Mgmt	For
	PETER KARMANOS, JR.	Mgmt	For
	WILLIAM S. TAUBMAN	Mgmt	For
2	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3	ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

UDR, INC.

Agen

Security: 902653104
Meeting Type: Annual
Meeting Date: 16-May-2012
Ticker: UDR

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

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, 2012.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
Meeting Type: Annual
Meeting Date: 06-Mar-2012
Ticker: UBA
ISIN: US9172862057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR RICHARD GRELLIER* ROBERT R. DOUGLASS** GEORGE H.C. LAWRENCE** CHARLES J. URSTADT**	Mgmt Mgmt Mgmt Mgmt	Withheld Withheld Withheld Withheld
2.	TO RATIFY THE APPOINTMENT OF PKF O'CONNOR DAVIES, A DIVISION OF O'CONNOR DAVIES, LLP, AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100
Meeting Type: Special
Meeting Date: 01-Jul-2011
Ticker: VTR

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

ISIN: US92276F1003

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE ISSUANCE OF SHARES OF VENTAS COMMON STOCK TO THE STOCKHOLDERS OF NATIONWIDE HEALTH PROPERTIES, INC. ("NHP") IN CONNECTION WITH THE MERGER CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF FEBRUARY 27, 2011, BY AND AMONG VENTAS, ITS WHOLLY OWNED SUBSIDIARY, NEEDLES ACQUISITION LLC, AND NHP.	Mgmt	For
02	TO APPROVE AN AMENDMENT TO VENTAS'S AMENDED AND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF VENTAS CAPITAL STOCK FROM 310,000,000 TO 610,000,000 AND THE NUMBER OF AUTHORIZED SHARES OF VENTAS COMMON STOCK FROM 300,000,000 TO 600,000,000.	Mgmt	For
03	TO APPROVE ANY ADJOURNMENTS OF THE VENTAS SPECIAL MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES FOR THE PROPOSALS TO ISSUE VENTAS COMMON STOCK IN CONNECTION WITH THE MERGER AND THE CHARTER AMENDMENT TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF VENTAS COMMON STOCK.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 17-May-2012
 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

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

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
2.	RATIFICATION OF SELECTION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2012.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	ADOPTION OF THE VENTAS, INC. 2012 INCENTIVE PLAN.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 24-May-2012
Ticker: VNO
ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR.	Mgmt Mgmt Mgmt	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 ON EXECUTIVE COMPENSATION.	Mgmt	For
4	NON-BINDING SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING.	Shr	For
5	NON-BINDING SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES TO BE ELECTED ANNUALLY.	Shr	For

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
Meeting Type: Annual
Meeting Date: 08-May-2012

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Ticker: WRI
 ISIN: US9487411038

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ANDREW M. ALEXANDER STANFORD ALEXANDER JAMES W. CROWNOVER ROBERT J. CRUIKSHANK MELVIN A. DOW STEPHEN A. LASHER DOUGLAS W. SCHNITZER C. PARK SHAPER MARC J. SHAPIRO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

WESTFIELD GROUP, SYDNEY NSW

Agen

Security: Q97062105
 Meeting Type: AGM
 Meeting Date: 16-May-2012
 Ticker:
 ISIN: AU000000WDC7

Prop.#	Proposal	Proposal Type	Proposal Vote
CMMT	VOTING EXCLUSIONS APPLY TO THIS MEETING FOR PROPOSAL 2 AND VOTES CAST BY ANY INDIVIDUAL OR RELATED PARTY WHO BENEFIT FROM THE PASSING OF THE PROPOSAL/S WILL BE DISREGARDED BY THE COMPANY. HENCE, IF YOU HAVE OBTAINED BENEFIT OR EXPECT TO OBTAIN FUTURE BENEFIT YOU SHOULD NOT VOTE (OR VOTE "ABSTAIN") ON THE RELEVANT PROPOSAL ITEMS. BY DOING SO, YOU ACKNOWLEDGE THAT YOU HAVE OBTAINED BENEFIT OR EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE RELEVANT PROPOSAL/S. BY VOTING (FOR OR AGAINST) ON PROPOSAL (2), YOU ACKNOWLEDGE THAT YOU HAVE NOT OBTAINED BENEFIT NEITHER EXPECT TO OBTAIN BENEFIT BY THE PASSING OF THE	Non-Voting	
2	That the Company's Remuneration Report for the year ended 31 December 2011 be approved	Mgmt	For
3	That Lord (Peter) Goldsmith QC PC is	Mgmt	For

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

re-elected as a Director of the Company

4	That Mr Mark Johnson AO is re-elected as Director of the Company	Mgmt	For
5	That Mr John McFarlane is re-elected as Director of the Company	Mgmt	For
6	That professor Judith Sloan is re-elected as Director of the Company	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 Quality Income Realty Fund, Inc.
By (Signature)	/s/ Tina M. Payne
Name	Tina M. Payne
Title	President
Date	08/08/2012