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COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 22, 2008

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: 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: 07/01/2007 - 06/30/2008

Cohen & Steers Quality Income Realty Fund

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 08-May-2008
Ticker: ACC
ISIN: US0248351001

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | WILLIAM C. BAYLESS JR. | Mgmt | For |
| | R.D. BURCK | Mgmt | For |
| | G. STEVEN DAWSON | Mgmt | For |
| | CYDNEY C. DONNELL | Mgmt | For |
| | EDWARD LOWENTHAL | Mgmt | For |
| | BRIAN B. NICKEL | Mgmt | For |
| | SCOTT H. RECHLER | Mgmt | For |
| | WINSTON W. WALKER | Mgmt | For |

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02 RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT Mgmt For
AUDITORS FOR 2008

AMERICAN LAND LEASE, INC. Agen

Security: 027118207
Meeting Type: Annual
Meeting Date: 30-Apr-2008
Ticker: ANLPRA
ISIN: US0271182075

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|-----------------|
| 01 | DIRECTOR THOMAS L. RHODES BRUCE E. MOORE | Mgmt Mgmt | Withheld For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT AUDITORS FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |
| 03 | TO APPROVE THE 2008 STOCK AWARD AND INCENTIVE PLAN. | Mgmt | Against |

APARTMENT INVESTMENT AND MANAGEMENT CO. Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 28-Apr-2008
Ticker: AIV
ISIN: US03748R1014

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR JAMES N. BAILEY TERRY CONSIDINE RICHARD S. ELLWOOD THOMAS L. KELTNER J. LANDIS MARTIN ROBERT A. MILLER THOMAS L. RHODES MICHAEL A. STEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP, TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

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 ARCHSTONE-SMITH TRUST

Agen

Security: 039583109
 Meeting Type: Special
 Meeting Date: 21-Aug-2007
 Ticker: ASN
 ISIN: US0395831094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE MERGER OF ARCHSTONE-SMITH TRUST WITH AND INTO RIVER ACQUISITION (MD), LP, OR ITS ASSIGNEE, PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF MAY 28, 2007, BY AND AMONG ARCHSTONE-SMITH TRUST, ARCHSTONE-SMITH OPERATING TRUST, RIVER HOLDING, LP, RIVER ACQUISITION (MD), LP, AND RIVER TRUST ACQUISITION (MD), LLC, AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER. | Mgmt | For |
| 02 | APPROVAL OF ANY ADJOURNMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE SPECIAL MEETING TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER. | Mgmt | Against |

 AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 21-May-2008
 Ticker: AVB
 ISIN: US0534841012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

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 BIOMED REALTY TRUST, INC.

Agen

 Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 21-May-2008
 Ticker: BMR
 ISIN: US09063H1077

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | 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 |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

 BOSTON PROPERTIES, INC.

Agen

 Security: 101121101
 Meeting Type: Annual
 Meeting Date: 12-May-2008
 Ticker: BXP
 ISIN: US1011211018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--|
| 01 | DIRECTOR LAWRENCE S. BACOW ZOE BAIRD ALAN J. PATRICOF MARTIN TURCHIN | Mgmt Mgmt Mgmt Mgmt | Withheld Withheld Withheld Withheld |
| 02 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS BOSTON PROPERTIES, INC.'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |
| 03 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE ANNUAL ELECTION OF DIRECTORS, IF PROPERLY PRESENTED AT THE ANNUAL MEETING. | Shr | For |

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BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 18-Jun-2008
 Ticker: BDN
 ISIN: US1053682035

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN ANTHONY A. NICHOLS, SR. DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE CHARLES P. PIZZI GERARD H. SWEENEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

BRITISH LD CO PLC

Agen

Security: G15540118
 Meeting Type: AGM
 Meeting Date: 13-Jul-2007
 Ticker:
 ISIN: GB0001367019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1. | Receive the report of the Directors and the audited accounts for the YE 31 MAR 2007 | Mgmt | For |
| 2. | Declare a final dividend for the YE 31 MAR 2007 | Mgmt | For |
| 3. | Re-elect Mr. Robert Bowden as a Director | Mgmt | For |
| 4. | Re-elect Mr. Colin Cowdery as a Director | Mgmt | For |
| 5. | Re-elect Mr. John Travers as a Director | Mgmt | Against |
| 6. | Re-appoint Deloitte & Touche LLP as the Auditors | Mgmt | For |
| 7. | Authorize the Directors to fix the remuneration of the Auditors | Mgmt | For |

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|------|---|------|-----|
| 8. | Approve the remuneration report | Mgmt | For |
| 9. | Approve to renew the Directors' authority to allot unissued share capital or convertible securities of the Company, granted by shareholders on 14 JUL 2006 pursuant to Section 80 of the Companies Act 1985 | Mgmt | For |
| S.10 | Approve to waive the pre-emption rights held by existing shareholders which attach to future issue for cash of equity securities of Company by virtue of Section 89 of the Companies Act 1985 | Mgmt | For |
| S.11 | Authorize the Company to purchase its own shares pursuant to the Articles of Association of the Company | Mgmt | For |
| S.12 | Amend the Company's Articles of Association to enable the Company to take advantage of new provisions in the Companies Act 2006 enabling communications by electronic means between the Company and its shareholders, including by way of a website | Mgmt | For |
| 13. | Approve [as required by the Disclosure & Transparency Rules] the Company using electronic means to communicate with its shareholders | Mgmt | For |
| 14. | Amend The British Land Company Long Term Incentive Plan [the LTIP] | Mgmt | For |

 CAMDEN PROPERTY TRUST

 Agen

Security: 133131102
 Meeting Type: Annual
 Meeting Date: 06-May-2008
 Ticker: CPT
 ISIN: US1331311027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER SCOTT S. INGRAHAM LEWIS A. LEVEY WILLIAM B. MCGUIRE, JR. WILLIAM F. PAULSEN D. KEITH ODEN F. GARDNER PARKER STEVEN A. WEBSTER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS. | Mgmt | For |

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 CEDAR SHOPPING CENTERS, INC. Agen

Security: 150602209
 Meeting Type: Special
 Meeting Date: 12-Sep-2007
 Ticker: CDR
 ISIN: US1506022094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED COMMON STOCK | Mgmt | For |
| 02 | TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED PREFERRED STOCK AND PROHIBIT USE OF PREFERRED STOCK FOR ANTI-TAKEOVER PURPOSES | Mgmt | For |

 CEDAR SHOPPING CENTERS, INC. Agen

Security: 150602209
 Meeting Type: Annual
 Meeting Date: 17-Jun-2008
 Ticker: CDR
 ISIN: US1506022094

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAMELA N. HOOTKIN PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN ROGER M. WIDMANN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO AMEND THE 2004 STOCK INCENTIVE PLAN. | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

 COLONIAL PROPERTIES TRUST Agen

Security: 195872106

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Meeting Type: Annual
 Meeting Date: 23-Apr-2008
 Ticker: CLP
 ISIN: US1958721060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR WESTON M. ANDRESS CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL C.R. THOMPSON, III | 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 |
| 02 | TO APPROVE THE COLONIAL PROPERTIES TRUST 2008 OMNIBUS INCENTIVE PLAN. | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

DERWENT LONDON PLC, LONDON

Agen

Security: G27300105
 Meeting Type: AGM
 Meeting Date: 05-Jun-2008
 Ticker:
 ISIN: GB0002652740

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1. | Receive and adopt the report and the accounts for the YE 31 DEC 2007 | Mgmt | For |
| 2. | Approve the report of the remuneration Committee for the YE 31 DEC 2007 | Mgmt | For |
| 3. | Declare a final dividend of 15.0p per ordinary share for the YE 31 DEC 2007 | Mgmt | For |
| 4. | Re-elect Mr. J.C. Ivey as a Director | Mgmt | For |
| 5. | Re-elect Mr. S.P. Silver as a Director | Mgmt | For |
| 6. | Re-elect Mr. C.J. Odom as a Director | Mgmt | For |

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| | | | |
|------|--|------|-----|
| 7. | Re-elect Mr. R.A. Farnes as a Director | Mgmt | For |
| 8. | Re-elect Mr. S. J. Neathercoat as a Director | Mgmt | For |
| 9. | Elect Mr. D.G. Silverman as a Director | Mgmt | For |
| 10. | Re-appoint BDO Stoy Hayward LLP as the Auditor and authorize the Directors to determine its remuneration | Mgmt | For |
| 11. | Grant authority for the allotment of relevant securities | Mgmt | For |
| S.12 | Grant authority for the limited disapplication of pre-emption rights | Mgmt | For |
| S.13 | Authorize the Company to exercise its power to purchase its own shares | Mgmt | For |
| S.14 | Adopt the new Articles of Association | Mgmt | For |
| 15. | Approve the changes to the Company's Performance Share Plan | Mgmt | For |
| 16. | Grant authority for the implementation of a new Employee Share Option Plan | Mgmt | For |

 DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103
 Meeting Type: Annual
 Meeting Date: 13-May-2008
 Ticker: DDR
 ISIN: US2515911038

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR DEAN S. ADLER TERRANCE R. AHERN ROBERT H. GIDEL VICTOR B. MACFARLANE CRAIG MACNAB SCOTT D. ROULSTON BARRY A. SHOLEM WILLIAM B. SUMMERS, JR. SCOTT A. WOLSTEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | TO APPROVE THE 2008 DEVELOPERS DIVERSIFIED REALTY CORPORATION EQUITY-BASED AWARD PLAN. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO ADOPT A MAJORITY VOTE STANDARD IN UNCONTESTED ELECTIONS OF DIRECTORS. | Mgmt | For |

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| | | | |
|----|--|------|-----|
| 04 | TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO CHANGE THE PAR VALUE OF THE COMPANY'S COMMON SHARES FROM WITHOUT PAR VALUE TO \$0.10 PAR VALUE PER SHARE. | Mgmt | For |
| 05 | TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

DIAMONDROCK HOSPITALITY CO

Agen

Security: 252784301
Meeting Type: Annual
Meeting Date: 24-Apr-2008
Ticker: DRH
ISIN: US2527843013

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868202
Meeting Type: Annual
Meeting Date: 05-May-2008
Ticker: DLRPRA
ISIN: US2538682020

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR RICHARD A. MAGNUSON MICHAEL F. FOUST LAURENCE A. CHAPMAN KATHLEEN EARLEY RUANN F. ERNST, PH.D. | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |

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| | | | |
|----|--|------|-----|
| | DENNIS E. SINGLETON | Mgmt | For |
| 02 | RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2008 | Mgmt | For |

EASTGROUP PROPERTIES, INC.

Agen

Security: 277276101
Meeting Type: Annual
Meeting Date: 29-May-2008
Ticker: EGP
ISIN: US2772761019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR D. PIKE ALOIAN H.C. BAILEY, JR. HAYDEN C. EAVES, III FREDRIC H. GOULD DAVID H. HOSTER II MARY E. MCCORMICK DAVID M. OSNOS LELAND R. SPEED | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO CONSIDER AND RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2008 FISCAL YEAR. | Mgmt | For |

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 20-May-2008
Ticker: EDR
ISIN: US28140H1041

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III JOHN L. FORD WENDELL W. WEAKLEY | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 02 | TO CONSIDER AND VOTE UPON THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS | Mgmt | For |

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EDR'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,
2008.

ENTERTAINMENT PROPERTIES TRUST

Agen

Security: 29380T105
Meeting Type: Annual
Meeting Date: 07-May-2008
Ticker: EPR
ISIN: US29380T1051

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR ROBERT J. DRUTEN DAVID M. BRAIN | Mgmt Mgmt | For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008. | Mgmt | For |

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
Meeting Type: Annual
Meeting Date: 21-May-2008
Ticker: EXR
ISIN: US30225T1025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR KENNETH M. WOOLLEY* ANTHONY FANTICOLA** HUGH W. HORNE** SPENCER F. KIRK** JOSEPH D. MARGOLIS** ROGER B. PORTER** K. FRED SKOUSEN** | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE COMPANY'S 2004 LONG TERM INCENTIVE COMPENSATION PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED ACCOUNTING FIRM. | Mgmt | For |

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FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103
 Meeting Type: Annual
 Meeting Date: 20-May-2008
 Ticker: FR
 ISIN: US32054K1034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 01 | DIRECTOR MICHAEL W. BRENNAN* MICHAEL G. DAMONE* KEVIN W. LYNCH* J.W.M. BRENNINKMEIJER** | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

GENERAL GROWTH PROPERTIES, INC.

Agen

Security: 370021107
 Meeting Type: Annual
 Meeting Date: 14-May-2008
 Ticker: GGP
 ISIN: US3700211077

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|------------------------|
| 01 | DIRECTOR MATTHEW BUCKSBAUM BERNARD FREIBAUM BETH STEWART | Mgmt Mgmt Mgmt | For For Withheld |
| 02 | RATIFICATION OF THE SELECTION OF INDEPENDENT PUBLIC ACCOUNTANTS. | Mgmt | For |
| 03 | STOCKHOLDER PROPOSAL TO DECLASSIFY THE BOARD OF DIRECTORS. | Shr | For |

GLIMCHER REALTY TRUST

Agen

Security: 379302102
 Meeting Type: Annual
 Meeting Date: 09-May-2008
 Ticker: GRT

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ISIN: US3793021029

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR TIMOTHY J. O'BRIEN* RICHARD F. CELESTE** WAYNE S. DORAN** MICHAEL P. GLIMCHER** ALAN R. WEILER*** | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 03 | RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

GRAMERCY CAPITAL CORP.

Agen

Security: 384871109
Meeting Type: Special
Meeting Date: 13-Feb-2008
Ticker: GKK
ISIN: US3848711095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | TO APPROVE OF THE ISSUANCE OF SHARES OF GRAMERCY CAPITAL CORP. COMMON STOCK, PAR VALUE \$0.001 PER SHARE, IN THE MERGER OF GKK STARS ACQUISITION CORP., A MARYLAND CORPORATION AND INDIRECT SUBSIDIARY OF GRAMERCY CAPITAL CORP., WITH AND INTO AMERICAN FINANCIAL REALTY TRUST, AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 02 | TO ADJOURN OR POSTPONE THE SPECIAL MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING TO APPROVE THE ISSUANCE OF SHARES OF GRAMERCY CAPITAL CORP. COMMON STOCK IN THE MERGERS AS CONTEMPLATED BY MERGER AGREEMENT. | Mgmt | For |

GRAMERCY CAPITAL CORP.

Agen

Security: 384871109
Meeting Type: Annual
Meeting Date: 25-Jun-2008
Ticker: GKK
ISIN: US3848711095

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR JEFFREY E. KELTER CHARLES S. LAVEN | Mgmt Mgmt | For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |
| 03 | TO APPROVE AND RATIFY THE ADOPTION OF THE 2008 EMPLOYEE STOCK PURCHASE PLAN. | Mgmt | For |

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 24-Apr-2008
Ticker: HCP
ISIN: US40414L1098

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT R. FANNING, JR. JAMES F. FLAHERTY III CHRISTINE N. GARVEY DAVID B. HENRY LAURALEE E. MARTIN MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS HCP'S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
Meeting Type: Annual
Meeting Date: 01-May-2008
Ticker: HCN
ISIN: US42217K1060

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR WILLIAM C. BALLARD, JR. PETER J. GRUA R. SCOTT TRUMBULL | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2008. | Mgmt | For |

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
Meeting Type: Annual
Meeting Date: 15-May-2008
Ticker: HIW
ISIN: US4312841087

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR THOMAS W. ADLER KAY N. CALLISON O. TEMPLE SLOAN, JR. | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |
| 03 | APPROVAL OF A PROPOSED CHARTER AMENDMENT TO DECLASSIFY THE BOARD OF DIRECTORS. | Mgmt | For |

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 01-May-2008
Ticker: HME
ISIN: US4373061039

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER | Mgmt Mgmt Mgmt Mgmt | For For For For |

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| | | | |
|----|--|------|-----|
| | NORMAN P. LEENHOUTS | Mgmt | For |
| | NELSON B. LEENHOUTS | Mgmt | For |
| | EDWARD J. PETTINELLA | Mgmt | For |
| | CLIFFORD W. SMITH, JR. | Mgmt | For |
| | PAUL L. SMITH | Mgmt | For |
| | AMY L. TAIT | Mgmt | For |
| 02 | TO APPROVE THE COMPANY'S 2008 STOCK BENEFIT PLAN. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO THE COMPANY'S DEFERRED BONUS PLAN. | Mgmt | For |
| 04 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008. | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agent

Security: 44106M102
Meeting Type: Annual
Meeting Date: 15-May-2008
Ticker: HPT
ISIN: US44106M1027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|----------------------|
| 01 | DIRECTOR JOHN L. HARRINGTON* BARRY M. PORTNOY** | Mgmt Mgmt | Withheld Withheld |

ING INDUSTRIAL FUND, SYDNEY NSW

Agent

Security: Q49469101
Meeting Type: EGM
Meeting Date: 17-Aug-2007
Ticker:
ISIN: AU000000IIF8

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| | PLEASE NOTE THAT THIS IS AN OGM. THANK YOU. | Non-Voting | No vote |
| S.1 | Approve the amendments to the Constitution of the Fund set out in the Supplemental Deed Poll tabled at the meeting and signed by the Chairman at the meeting for the purpose of identification and authorize the responsible entity to execute the Supplemental Deed Poll and lodge it with the Australian Securities and Investments Commission | Mgmt | For |

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- | | | | |
|-----|--|------|-----|
| S.2 | Approve the issue of any ordinary units in the Fund on exercise of IIF Equity-linked Options or on any exchange of IIF Funding Trust Preference Units and IIF Subordinated Bonds [or, if Resolution 1 is approved and IIF Preference Units replace the IIF Subordinated Bonds, IIF Preference Units] | Mgmt | For |
| 3. | Approve the issue of 2,000 Tranche 1 IIF Equity-linked Options exercisable into ordinary units in the Fund to JPMorgan Australia ENF Nominees No. 2 Pty Limited as trustee for JPMorgan Australia Exchangeable Note Funding Trust No. 2 on terms, as specified | Mgmt | For |
| 4. | Approve the issue of 2,000 Tranche 2 IIF Equity-linked Options exercisable into ordinary units in the Fund to JPMorgan Australia ENF Nominees No. 2 Pty Limited as trustee for JPMorgan Australia Exchangeable Note Funding Trust No. 2 on terms, as specified | Mgmt | For |

 ING INDUSTRIAL FUND, SYDNEY NSW

Agen

Security: Q49469101
 Meeting Type: AGM
 Meeting Date: 16-Nov-2007
 Ticker:
 ISIN: AU000000IIF8

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| | PLEASE NOTE THAT THESE SHARES HAVE NO VOTING RIGHTS, SHOULD YOU WISH TO ATTEND THE MEETING PERSONALLY, YOU MAY APPLY FOR AN ENTRANCE CARD BY CONTACTING YOUR CLIENT REPRESENTATIVE. THANK YOU. | Non-Voting | No vote |
| 1. | Receive a presentation on the results and activities of the Fund for the FYE 30 JUN 2007 and an update of the activities post 30 JUN 2007 | Non-Voting | No vote |
| 2. | In accordance with the Corporations Act and the constitution of the Fund, the responsible Entity has appointed Mr. Richard Colless, the Chairman of ING Management Limited, to act as a Chairperson of the Meeting | Non-Voting | No vote |

 ING OFFICE FUND

Agen

Security: Q49560107

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Meeting Type: AGM
 Meeting Date: 16-Nov-2007
 Ticker:
 ISIN: AU000000IOF6

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| | PLEASE NOTE THAT THESE SHARES HAVE NO VOTING RIGHTS, SHOULD YOU WISH TO ATTEND THE MEETING PERSONALLY, YOU MAY APPLY FOR AN ENTRANCE CARD BY CONTACTING YOUR CLIENT REPRESENTATIVE. THANK YOU | Non-Voting | No vote |
| 1. | Receive a presentation on the results and activities of the fund for the FYE 30 JUN 2007 and an update of the activities post 30 JUN 2007 | Non-Voting | No vote |
| 2. | Acknowledge the appointment of Mr. Richard Colless as Chairperson of the meeting | Non-Voting | No vote |
| 3. | Appoint a person as a Corporate representative in accordance with the Company's Constitution, as specified | Non-Voting | No vote |

INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200
 Meeting Type: Annual
 Meeting Date: 11-Jun-2008
 Ticker: IRC
 ISIN: US4574612002

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS JOEL D. SIMMONS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

ISTAR FINANCIAL INC.

Agen

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Security: 45031U101
 Meeting Type: Annual
 Meeting Date: 28-May-2008
 Ticker: SFI
 ISIN: US45031U1016

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR JAY SUGARMAN GLENN R. AUGUST ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RE-AUTHORIZATION OF THE ISSUANCE OF COMMON STOCK EQUIVALENTS TO NON-EMPLOYEE DIRECTORS UNDER ISTAR FINANCIAL INC. NON-EMPLOYEE DIRECTORS' DEFERRAL PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 15-May-2008
 Ticker: LRY
 ISIN: US5311721048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008. | Mgmt | For |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual

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Meeting Date: 21-May-2008
 Ticker: CLI
 ISIN: US5544891048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 01 | DIRECTOR NATHAN GANTCHER DAVID S. MACK WILLIAM L. MACK ALAN G. PHILIBOSIAN | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 20-May-2008
 Ticker: MAA
 ISIN: US59522J1034

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | AMENDMENT OF MID-AMERICA'S CHARTER TO MOVE FROM A STAGGERED BOARD STRUCTURE TO ANNUAL ELECTIONS FOR ALL DIRECTORS. | Mgmt | For |
| 02 | DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. RALPH HORN PHILIP W. NORWOOD | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 03 | RATIFICATION OF ERNST & YOUNG LLP AS MID-AMERICA'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2008. | Mgmt | For |

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
 Meeting Type: Annual
 Meeting Date: 02-May-2008
 Ticker: NHP
 ISIN: US6386201049

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR R. BRUCE ANDREWS CHARLES D. MILLER | Mgmt Mgmt | For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100
Meeting Type: Annual
Meeting Date: 22-May-2008
Ticker: OHI
ISIN: US6819361006

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR HAROLD J. KLOOSTERMAN C. TAYLOR PICKETT | Mgmt Mgmt | For For |
| 02 | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP | Mgmt | For |
| 03 | APPROVAL OF THE AMENDMENTS TO THE 2004 STOCK INCENTIVE PLAN DESCRIBED IN PROPOSAL 3 IN THE ACCOMPANYING PROXY STATEMENT | Mgmt | For |

PARKWAY PROPERTIES, INC.

Agen

Security: 70159Q104
Meeting Type: Annual
Meeting Date: 08-May-2008
Ticker: PKY
ISIN: US70159Q1040

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR DANIEL P. FRIEDMAN ROGER P. FRIOU MARTIN L. GARCIA MICHAEL J. LIPSEY STEVEN G. ROGERS LELAND R. SPEED TROY A. STOVALL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |

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| | | | |
|----|---|------|-----|
| | LENORE M. SULLIVAN | Mgmt | For |
| 02 | TO CONSIDER AND RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT ACCOUNTANTS OF THE COMPANY FOR THE 2008 FISCAL YEAR. | Mgmt | For |

 SEGRO PLC (REIT), SLOUGH

Agem

 Security: G80277117
 Meeting Type: AGM
 Meeting Date: 20-May-2008
 Ticker:
 ISIN: GB00B1YFN979

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1. | Receive the statement of the accounts for the YE 31 DEC 2007 and the reports of the Directors and the Auditors thereon | Mgmt | For |
| 2. | Declare the final dividend of the 14.7 pence [comprising a dividend of 9.0 pence and a property income distribution of 5.7 pence] per shares recommended by the Directors in respect of the YE 31 DEC 2007 payable on 23 MAY 2008 to holders of ordinary shares registered at the close of business on 18 APR 2008 | Mgmt | For |
| 3. | Approve the remuneration report of the Remuneration Committee for the YE 31 DEC 2007 | Mgmt | For |
| 4. | Re-elect Lord Blackwell who retires from the Board by rotation | Mgmt | For |
| 5. | Re-elect Mr. Ian Coull who retires from the Board by rotation | Mgmt | For |
| 6. | Re-elect Mr. David Sleath who retires from the Board by rotation | Mgmt | For |
| 7. | Re-elect Mr. Thom Wernink who retires from the Board by rotation | Mgmt | For |
| 8. | Re-appoint Deloitte & Young LLP as the Auditor to hold office until the conclusion of the next general meeting at which accounts are laid before the Company | Mgmt | For |
| 9. | Authorize the Directors to determine the remuneration of the Auditors | Mgmt | For |
| 10. | Authorize the Company and all the Companies that are subsidiaries of the Company, in accordance with Section 366 and 367 of the Companies Act 2006 [the 2006 Act], at the time at which this resolution is passed or at any time during | Mgmt | For |

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the period for which this resolution has effect are authorized to: i) make political donations to political parties or independent election candidates, as defined in Section 363 and 364 of the 2006 Act, not exceeding GBP 20,000 in total; ii) make political donations to political organizations other than political parties, as defined Section 363 and 364 of the 2006 Act, not exceeding GBP 20,000 in total; and iii) incur political expenditure as defined in Section 365 of the 2006 Act, not exceeding GBP 20,000 in total, in any event, the aggregate amount of political donations and political expenditure made or incurred by the Company and its subsidiaries pursuant to this resolution shall not exceed GBP 40,000; [Authority expires earlier the conclusion of the next AGM or 30 JUN 2009]

- | | | | |
|------|---|------|-----|
| S.11 | Approve to renew, in substitution for all existing unexercised authorities, the authority conferred on the Directors by Article 10[a] of the Company's Articles of Association [Authority expires earlier the conclusion of the next AGM or, if earlier, on 19 AUG 2009] [unless previously renewed, varied or revoked] and for that period, the Section 80 amount is GBP 28,444,573.35 | Mgmt | For |
| S.12 | Approve to renew, subject to the passing of resolution 11, and in substitution of all existing unexercised authorities, the authority conferred on the Directors by Articles 10[b] of the Articles of Association of the Company [Authority expires earlier the conclusion the next AGM of the Company or, if earlier, on 19 AUG 2009], [unless previously renewed, varied or revoked], and for the purposes of Article 10[b] of the Articles of Association of the Company, the Section 89 amount shall be GBP5, 907,771.32 | Mgmt | For |
| S.13 | Authorize the Company for the purpose of Section 166 of the 1985 Act to make market purchases [within the meaning of section 163 of that Act] of ordinary shares of 27 1/12 p each in the Capital of the Company provided that; (a) the maximum aggregate number of ordinary shares which may be purchased pursuant to this authority is GBP 11,815,542.64 [representing 10% of the issued ordinary shares of 27 1/12 p; (c) the maximum price which may be paid for each ordinary share [exclusive of expenses] must not be more than the higher of 105% of the average of the middle market quotation for an ordinary share as derived from the London Stock Exchange Daily Official List for the 5 business days immediately preceding the day on which such ordinary share is contracted to be purchased; and [ii] that stipulated by Article 5[1] of the Buy-back and Stabilization Regulations 2003; (d); [Authority expire at the conclusion of the next AGM of the Company or on 19 AUG 2009]; and the Company may make a contract to purchase its ordinary | Mgmt | For |

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shares under this authority which would or might involve the Company purchasing its own shares after this authority expires

- | | | | |
|------|---|------|-----|
| S.14 | Approve the amendments to the Articles of Association of the Company as specified, with effect from the conclusion of the meeting | Mgmt | For |
| 15. | Adopt the SEGRO Plc 2008 Long Term Incentive Plan [the Plan], the principal terms as specified; and authorize the Directors to do all acts and things necessary or expedient to implement the Plan including making any changes to the draft rules of the Plan as the Directors consider necessary or desirable to obtain any approvals or to take account of any statutory, fiscal, exchange control or securities regulations either generally or in relation to any potential participants as long as the overall limits contained in the Plan continue to apply | Mgmt | For |

 SENIOR HOUSING PROPERTIES TRUST

Agen

 Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 15-May-2008
 Ticker: SNH
 ISIN: US81721M1099

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|------------------------------|---------------|---------------|
| 01 | DIRECTOR F.N. ZEYTOONJIAN | Mgmt | Withheld |

 SL GREEN REALTY CORP.

Agen

 Security: 78440X101
 Meeting Type: Annual
 Meeting Date: 25-Jun-2008
 Ticker: SLG
 ISIN: US78440X1019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR MARC HOLLIDAY JOHN S. LEVY | Mgmt Mgmt | For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING | Mgmt | For |

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FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,
2008.

| | | | |
|----|--|------|-----|
| 03 | TO APPROVE AND RATIFY THE ADOPTION OF OUR 2008 EMPLOYEE STOCK PURCHASE PLAN IN ORDER TO INCREASE THE NUMBER OF SHARES THAT MAY BE ISSUED PURSUANT TO SUCH PLAN. | Mgmt | For |
|----|--|------|-----|

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 21-May-2008
Ticker: SSS
ISIN: US84610H1086

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | APPROVAL OF AMENDMENT TO THE DEFERRED COMPENSATION PLAN FOR DIRECTORS OF SOVRAN SELF STORAGE, INC. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2008. | Mgmt | For |

SPIRIT FINANCE CORPORATION

Agen

Security: 848568309
Meeting Type: Annual
Meeting Date: 02-Jul-2007
Ticker: SFC
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------|---------------|
| 01 | PROPOSAL TO APPROVE THE MERGER OF REDFORD MERGER CO. WITH THE COMPANY ON SUBSTANTIALLY THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT AND PLAN OF MERGER DATED AS OF MARCH 12, 2007, BY AND AMONG REDFORD HOLDCO, LLC, REDFORD MERGER CO. AND THE COMPANY. | Mgmt | For |

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| | | | |
|----|---|--|---|
| 02 | DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK WILLIE R. BARNES LINDA J. BLESSING DENNIS E. MITCHEM PAUL F. OREFFICE JAMES R. PARISH KENNETH B. ROATH CASEY J. SYLLA SHELBY YASTROW | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 03 | PROPOSAL TO CONSIDER THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |
| 04 | PROPOSAL TO APPROVE ANY ADJOURNMENTS OF THE ANNUAL MEETING FOR THE PURPOSE, AMONG OTHERS, OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE ANNUAL MEETING TO APPROVE THE MERGER. | Mgmt | For |

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106
Meeting Type: Annual
Meeting Date: 22-May-2008
Ticker: BEE
ISIN: US86272T1060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA KENNETH FISHER LAURENCE S. GELLER JAMES A. JEFFS SIR DAVID M.C. MICHELS WILLIAM A. PREZANT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For Withheld For |
| 02 | APPROVAL OF THE AMENDED AND RESTATED 2004 INCENTIVE PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

THE MACERICH COMPANY

Agen

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Security: 554382101
 Meeting Type: Annual
 Meeting Date: 29-May-2008
 Ticker: MAC
 ISIN: US5543821012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: DANA K. ANDERSON | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: DIANA M. LAING | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: STANLEY A. MOORE | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |
| 03 | BOARD PROPOSAL TO AMEND OUR CHARTER TO PROVIDE FOR THE DECLASSIFICATION OF OUR BOARD. | Mgmt | For |

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 30-May-2008
 Ticker: UDR
 ISIN: US9026531049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL ROBERT C. LARSON THOMAS R. OLIVER LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2008. | Mgmt | For |

UNIBAIL-RODAMCO, PARIS

Agen

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 Security: F95094110
 Meeting Type: AGM
 Meeting Date: 29-Apr-2008
 Ticker:
 ISIN: FR0000124711

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| | 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 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 | Non-Voting | No vote |
| | PLEASE NOTE THAT THIS AN MIX. THANK YOU. | Non-Voting | No vote |
| 0.1 | Approve the financial statements and statutory reports | Mgmt | For |
| 0.2 | Approve the consolidated financial statements and statutory reports | Mgmt | For |
| 0.3 | Approve the allocation of the income and dividends of EUR 7 per share | Mgmt | For |
| 0.4 | Approve the Special Auditors' report regarding related-party transactions | Mgmt | For |
| 0.5 | Re-elect Mr. Yves Lyon Caen as a Supervisory Board Member | Mgmt | For |
| 0.6 | Re-elect Mr. Henri Moulard as a Supervisory Board Member | Mgmt | For |
| 0.7 | Re-elect Mr. Bart Okkens as a Supervisory Board Member | Mgmt | For |
| 0.8 | Re-elect Mr. Robert ter Haar as a Supervisory Board Member | Mgmt | For |
| 0.9 | Elect Mr. Alec Pelmore as a Supervisory Board Member | Mgmt | For |
| 0.10 | Elect Mr. Mary Harris as a Supervisory Board Member | Mgmt | For |
| 0.11 | Ratify the change of the registered Office's Location to 7, place Du Chancelier Adenauer, 75016 Paris | Mgmt | For |

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| | | | |
|------|--|------|-----|
| 0.12 | Grant authority to repurchase of up to 10% of issued share capital | Mgmt | For |
| E.13 | Approve the reduction in the share capital via cancellation of repurchased shares | Mgmt | For |
| E.14 | Approve the Employee Stock Purchase Plan | Mgmt | For |
| E.15 | Amend the Articles 9, 9 Bis, 13, 18 and 21 of Bylaws regarding shareholding disclosure thresholds, shareholder's identification, Supervisory Board Members, allocation of income | Mgmt | For |
| E.16 | Grant authority to filing of the required documents/other formalities | Mgmt | For |

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 06-Mar-2008
 Ticker: UBA
 ISIN: US9172862057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR PETER HERRICK CHARLES D. URSTADT GEORGE J. VOJTA | Mgmt Mgmt Mgmt | For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR. | Mgmt | For |
| 03 | TO AMEND THE COMPANY'S RESTRICTED STOCK AWARD PLAN. | Mgmt | For |

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 19-May-2008
 Ticker: VTR
 ISIN: US92276F1003

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

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| | | | |
|----|--|------|-----|
| | DEBRA A. CAFARO | Mgmt | For |
| | DOUGLAS CROCKER II | Mgmt | For |
| | RONALD G. GEARY | Mgmt | For |
| | JAY M. GELLERT | Mgmt | For |
| | ROBERT D. REED | Mgmt | For |
| | SHELI Z. ROSENBERG | Mgmt | For |
| | JAMES D. SHELTON | Mgmt | For |
| | THOMAS C. THEOBALD | Mgmt | For |
| 02 | DIRECTORS' PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2008. | Mgmt | For |
| 03 | DIRECTOR'S PROPOSAL: TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED CERTIFICATE OF INCORPORATION TO ELIMINATE THE BOARD'S ABILITY TO GRANT WAIVERS FROM THE CONSTRUCTIVE OWNERSHIP LIMITATIONS IN ARTICLE X THEREOF RELATING TO VENTA'S STATUS AS A QUALIFIED REAL ESTATE INVESTMENT TRUST UNDER U.S. FEDERAL INCOME TAX LAW. | Mgmt | For |

VORNADO REALTY TRUST

Agen

Security: 929042109
 Meeting Type: Annual
 Meeting Date: 15-May-2008
 Ticker: VNO
 ISIN: US9290421091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR ANTHONY W. DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD G. TARGAN | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES. | Shr | For |

VORNADO REALTY TRUST

Agen

Security: 929042877
 Meeting Type: Annual
 Meeting Date: 15-May-2008
 Ticker: VNOPRI
 ISIN: US9290428773

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR ANTHONY W. DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD G. TARGAN | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES. | Shr | 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/ Adam M. Derechin
 Name Adam M. Derechin
 Title President
 Date 08/21/2008