

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

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form N-PX  
August 08, 2014

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: 07/01/2013 - 06/30/2014

Cohen & Steers Quality Income Realty Fund, Inc.

-----  
AMERICAN ASSETS TRUST INC

Agent

-----  
Security: 024013104  
Meeting Type: Annual  
Meeting Date: 17-Jun-2014  
Ticker: AAT  
ISIN: US0240131047  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	ERNEST S. RADY	Mgmt	For
	JOHN W. CHAMBERLAIN	Mgmt	For
	LARRY E. FINGER	Mgmt	For
	DUANE A. NELLES	Mgmt	For
	THOMAS S. OLINGER	Mgmt	For
	ROBERT S. SULLIVAN	Mgmt	For

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

- |   |   |      |     |
|---|---|------|-----|
| 2 | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.   | Mgmt | For |
| 3 | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2013, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |

-----  
 AMERICAN REALTY CAPITAL PROPERTIES, INC.

-----  
 Agen

Security: 02917T104  
 Meeting Type: Special  
 Meeting Date: 23-Jan-2014  
 Ticker: ARCP  
 ISIN: US02917T1043  
 -----

- | Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.     | PROPOSAL TO APPROVE THE ISSUANCE OF SHARES OF COMMON STOCK OF AMERICAN REALTY CAPITAL PROPERTIES, INC., A MARYLAND CORPORATION, WHICH WE REFER TO AS ARCP, TO THE STOCKHOLDERS OF COLE REAL ESTATE INVESTMENTS, INC., A MARYLAND CORPORATION, WHICH WE REFER TO AS COLE, PURSUANT TO THE AGREEMENT AND PLAN OF ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL) | Mgmt          | For           |
| 2.     | PROPOSAL TO ADJOURN THE SPECIAL MEETING TO A LATER DATE OR DATES, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE ISSUANCE OF SHARES OF ARCP COMMON STOCK TO COLE STOCKHOLDERS PURSUANT TO THE MERGER AGREEMENT.   | Mgmt          | For           |

-----  
 AMERICAN REALTY CAPITAL PROPERTIES, INC.

-----  
 Agen

Security: 02917T104  
 Meeting Type: Annual  
 Meeting Date: 29-May-2014  
 Ticker: ARCP  
 ISIN: US02917T1043  
 -----

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 1.     | DIRECTOR |               |               |

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

	NICHOLAS S. SCHORSCH	Mgmt	For
	EDWARD M. WEIL, JR.	Mgmt	For
	WILLIAM M. KAHANE	Mgmt	For
	LESLIE D. MICHELSON	Mgmt	For
	EDWARD G. RENDELL	Mgmt	For
	SCOTT J. BOWMAN	Mgmt	For
	WILLIAM G. STANLEY	Mgmt	For
	THOMAS A. ANDRUSKEVICH	Mgmt	For
	SCOTT P. SEALY, SR.	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR 2014.	Mgmt	For
3.	TO ADOPT A NON-BINDING ADVISORY RESOLUTION APPROVING THE EXECUTIVE COMPENSATION FOR THE COMPANY'S NAMED EXECUTIVE OFFICERS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	Against
4.	TO ADOPT A NON-BINDING ADVISORY RESOLUTION REGARDING THE FREQUENCY BY WHICH THE COMPANY WILL HOLD A VOTE TO RATIFY THE MATTER DESCRIBED IN PROPOSAL 3.	Mgmt	1 Year

---

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

---

Security: 03748R101  
Meeting Type: Annual  
Meeting Date: 29-Apr-2014  
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	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	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: 21-May-2014  
 Ticker: AVB  
 ISIN: US0534841012  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GLYN F. AEPPEL ALAN B. BUCKELEW BRUCE A. CHOATE JOHN J. HEALY, JR. TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2014.	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 APPROVE PERFORMANCE GOALS UNDER THE AVALONBAY COMMUNITIES, INC. 2009 STOCK OPTION AND INCENTIVE PLAN.	Mgmt	For
5.	TO ADOPT A STOCKHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, THAT THE BOARD OF DIRECTORS ADOPT A POLICY ADDRESSING THE SEPARATION OF THE ROLES OF CEO AND CHAIRMAN.	Shr	Against

-----  
 AVIV REIT, INC.

-----  
 Agen

Security: 05381L101  
 Meeting Type: Annual  
 Meeting Date: 27-May-2014  
 Ticker: AVIV  
 ISIN: US05381L1017  
 -----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CRAIG M. BERNFIELD NORMAN R. BOBINS MICHAEL W. DEES ALAN E. GOLDBERG SUSAN R. LICHTENSTEIN MARK B. MCCLELLAN, M.D. SHARON O'KEEFE MARK J. PARRELL BEN W. PERKS JAMES H. ROTH J. RUSSELL TRIEDMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	THE APPROVAL, ON A NON-BINDING ADVISORY BASIS, OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
4.	THE DETERMINATION, ON A NON-BINDING ADVISORY BASIS, OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

-----  
BOSTON PROPERTIES, INC.

Agent

-----  
Security: 101121101  
Meeting Type: Annual  
Meeting Date: 20-May-2014  
Ticker: BXP  
ISIN: US1011211018  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: CAROL B. EINIGER	Mgmt	For
1B.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: JACOB A. FRENKEL	Mgmt	For
1C.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: JOEL I. KLEIN	Mgmt	For
1D.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: DOUGLAS T. LINDE	Mgmt	For
1E.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MATTHEW J. LUSTIG	Mgmt	For

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

1F.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: ALAN J. PATRICOF	Mgmt	For
1G.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: IVAN G. SEIDENBERG	Mgmt	For
1H.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: OWEN D. THOMAS	Mgmt	For
1I.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MARTIN TURCHIN	Mgmt	For
1J.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: DAVID A. TWARDOCK	Mgmt	For
1K.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MORTIMER B. ZUCKERMAN	Mgmt	For
2.	TO APPROVE, BY NON-BINDING RESOLUTION, BOSTON PROPERTIES, INC'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
3.	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
4.	STOCKHOLDER PROPOSAL CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against
5.	STOCKHOLDER PROPOSAL CONCERNING THE ADOPTION OF PROXY ACCESS, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against
6.	STOCKHOLDER PROPOSAL CONCERNING A POLICY REGARDING ACCELERATED VESTING OF EQUITY AWARDS OF SENIOR EXECUTIVES UPON A CHANGE IN CONTROL, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against

-----  
 COLONIAL PROPERTIES TRUST

Agen

Security: 195872106  
 Meeting Type: Special  
 Meeting Date: 27-Sep-2013  
 Ticker: CLP  
 ISIN: US1958721060  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	APPROVE & ADOPT THE AGREEMENT & PLAN OF MERGER, DATED AS OF JUNE 3, 2013, AS IT MAY BE AMENDED OR MODIFIED FROM TIME-TO-TIME	Mgmt	For

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

(THE "MERGER AGREEMENT"), BY & AMONG  
MID-AMERICA APARTMENT COMMUNITIES, INC.,  
COLONIAL PROPERTIES TRUST, MID-AMERICA  
APARTMENTS, L.P., MARTHA MERGER SUB, LP &  
COLONIAL REALTY LIMITED PARTNERSHIP, PARENT  
MERGER PURSUANT TO PLAN OF MERGER.

- |    |   |      |     |
|----|---|------|-----|
| 2. | TO APPROVE, ON AN ADVISORY (NON-BINDING) BASIS, THE COMPENSATION PAYABLE TO CERTAIN EXECUTIVE OFFICERS OF COLONIAL IN CONNECTION WITH THE PARENT MERGER.                          | Mgmt | For |
| 3. | TO APPROVE ONE OR MORE ADJOURNMENTS OF THE SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, INCLUDING ADJOURNMENTS TO PERMIT FURTHER SOLICITATION OF PROXIES IN FAVOR OF PROPOSAL 1. | Mgmt | For |

-----  
CORPORATE OFFICE PROPERTIES TRUST

-----  
Agen

Security: 22002T108  
Meeting Type: Annual  
Meeting Date: 08-May-2014  
Ticker: OFC  
ISIN: US22002T1088  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: THOMAS F. BRADY	Mgmt	For
1B.	ELECTION OF TRUSTEE: ROBERT L. DENTON	Mgmt	For
1C.	ELECTION OF TRUSTEE: PHILIP L. HAWKINS	Mgmt	For
1D.	ELECTION OF TRUSTEE: ELIZABETH A. HIGHT	Mgmt	For
1E.	ELECTION OF TRUSTEE: DAVID M. JACOBSTEIN	Mgmt	For
1F.	ELECTION OF TRUSTEE: STEVEN D. KESLER	Mgmt	For
1G.	ELECTION OF TRUSTEE: C. TAYLOR PICKETT	Mgmt	For
1H.	ELECTION OF TRUSTEE: RICHARD SZAFRANSKI	Mgmt	For
1I.	ELECTION OF TRUSTEE: ROGER A. WAESCHE, JR.	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

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

-----  
 COUSINS PROPERTIES INCORPORATED

Agen

-----  
 Security: 222795106  
 Meeting Type: Annual  
 Meeting Date: 06-May-2014  
 Ticker: CUZ  
 ISIN: US2227951066  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: TOM G. CHARLESWORTH	Mgmt	For
1.2	ELECTION OF DIRECTOR: JAMES D. EDWARDS	Mgmt	For
1.3	ELECTION OF DIRECTOR: LAWRENCE L. GELLERSTEDT, III	Mgmt	For
1.4	ELECTION OF DIRECTOR: LILLIAN C. GIORNELLI	Mgmt	For
1.5	ELECTION OF DIRECTOR: S. TAYLOR GLOVER	Mgmt	For
1.6	ELECTION OF DIRECTOR: JAMES H. HANCE, JR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: DONNA W. HYLAND	Mgmt	For
1.8	ELECTION OF DIRECTOR: R. DARY STONE	Mgmt	For
02	APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
03	TO AMEND OUR RESTATED AND AMENDED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE FROM 250 MILLION SHARES TO 350 MILLION SHARES.	Mgmt	For
04	RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For

-----  
 CUBESMART

Agen

-----  
 Security: 229663109  
 Meeting Type: Annual  
 Meeting Date: 28-May-2014  
 Ticker: CUBE  
 ISIN: US2296631094  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		



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

	W.M. DIEFENDERFER III	Mgmt	For
	PIERO BUSSANI	Mgmt	For
	CHRISTOPHER P. MARR	Mgmt	For
	MARIANNE M. KELER	Mgmt	For
	DEBORAH R. SALZBERG	Mgmt	For
	JOHN F. REMONDI	Mgmt	For
	JEFFREY F. ROGATZ	Mgmt	For
	JOHN W. FAIN	Mgmt	For
2.	RATIFY THE APPOINTMENT OF KPMG LLP AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2014.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING ADVISORY VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

-----  
DDR CORP.

-----  
Agen

-----  
Security: 23317H102  
Meeting Type: Annual  
Meeting Date: 13-May-2014  
Ticker: DDR  
ISIN: US23317H1023  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: TERRANCE R. AHERN	Mgmt	For
1B.	ELECTION OF DIRECTOR: JAMES C. BOLAND	Mgmt	For
1C.	ELECTION OF DIRECTOR: THOMAS FINNE	Mgmt	For
1D.	ELECTION OF DIRECTOR: ROBERT H. GIDEL	Mgmt	For
1E.	ELECTION OF DIRECTOR: DANIEL B. HURWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: VOLKER KRAFT	Mgmt	For
1G.	ELECTION OF DIRECTOR: REBECCA L. MACCARDINI	Mgmt	For
1H.	ELECTION OF DIRECTOR: VICTOR B. MACFARLANE	Mgmt	For
1I.	ELECTION OF DIRECTOR: CRAIG MACNAB	Mgmt	For
1J.	ELECTION OF DIRECTOR: SCOTT D. ROULSTON	Mgmt	For
1K.	ELECTION OF DIRECTOR: BARRY A. SHOLEM	Mgmt	For
2.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR OUR FISCAL YEAR ENDING DECEMBER	Mgmt	For

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

31, 2014.

-----  
 DIGITAL REALTY TRUST, INC.

Agen

-----  
 Security: 253868103  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2014  
 Ticker: DLR  
 ISIN: US2538681030  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: DENNIS E. SINGLETON	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: KEVIN J. KENNEDY	Mgmt	For
1F.	ELECTION OF DIRECTOR: WILLIAM G. LAPERCH	Mgmt	For
1G.	ELECTION OF DIRECTOR: ROBERT H. ZERBST	Mgmt	For
2.	TO RATIFY THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	TO APPROVE THE DIGITAL REALTY TRUST, INC., DIGITAL SERVICES, INC. AND DIGITAL REALTY TRUST, L.P. 2014 INCENTIVE AWARD PLAN.	Mgmt	For
4.	TO ADOPT A RESOLUTION TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS MORE FULLY DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT.	Mgmt	For

-----  
 DOUGLAS EMMETT, INC.

Agen

-----  
 Security: 25960P109  
 Meeting Type: Annual  
 Meeting Date: 29-May-2014  
 Ticker: DEI  
 ISIN: US25960P1093  
 -----

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

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

1.	DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER CHRISTOPHER H. ANDERSON LESLIE E. BIDER DR. DAVID T. FEINBERG THOMAS E. O'HERN WILLIAM E. SIMON, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2014.	Mgmt	For

-----  
EDUCATION REALTY TRUST, INC.

-----  
Agen

Security: 28140H104  
Meeting Type: Annual  
Meeting Date: 21-May-2014  
Ticker: EDR  
ISIN: US28140H1041  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA 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 Mgmt	For 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, 2014.	Mgmt	For
3.	TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

-----  
EMPIRE STATE REALTY TRUST, INC.

-----  
Agen

Security: 292104106  
Meeting Type: Annual  
Meeting Date: 11-Jun-2014

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

Ticker: ESRT  
ISIN: US2921041065

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ANTHONY E. MALKIN WILLIAM H. BERKMAN ALICE M. CONNELL THOMAS J. DEROSA STEVEN J. GILBERT S. MICHAEL GILIBERTO LAWRENCE E. GOLUB	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, WHETHER THE ADVISORY VOTE ON NAMED EXECUTIVE COMPENSATION SHOULD OCCUR EVERY ONE, TWO OR THREE YEARS.	Mgmt	1 Year
4.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For

## EQUITY RESIDENTIAL

Agen

Security: 29476L107  
Meeting Type: Annual  
Meeting Date: 12-Jun-2014  
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 2014.	Mgmt	For

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

3. APPROVAL OF EXECUTIVE COMPENSATION. Mgmt For

-----  
 ESSEX PROPERTY TRUST, INC. Agen  
 -----

Security: 297178105  
 Meeting Type: Special  
 Meeting Date: 28-Mar-2014  
 Ticker: ESS  
 ISIN: US2971781057  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1	TO APPROVE THE ISSUANCE OF THE COMMON STOCK OF ESSEX PROPERTY TRUST, INC. ("ESSEX") TO THE STOCKHOLDERS OF BRE PROPERTIES, INC. ("BRE") IN CONNECTION WITH THE MERGER (THE "MERGER") OF BRE WITH AND INTO BEX PORTFOLIO, INC., FORMERLY KNOWN AS BRONCO ACQUISITION SUB, INC. ("MERGER SUB"), A DIRECT WHOLLY OWNED ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	For
2	TO APPROVE ONE OR MORE ADJOURNMENTS OF THE SPECIAL MEETING TO ANOTHER DATE, TIME OR PLACE, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE ISSUANCE OF SHARES OF ESSEX COMMON STOCK TO BRE STOCKHOLDERS IN THE MERGER	Mgmt	For

-----  
 ESSEX PROPERTY TRUST, INC. Agen  
 -----

Security: 297178105  
 Meeting Type: Annual  
 Meeting Date: 10-Jun-2014  
 Ticker: ESS  
 ISIN: US2971781057  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	DAVID W. BRADY	Mgmt	For
	KEITH R. GUERICKE	Mgmt	For
	IRVING F. LYONS, III	Mgmt	For
	GEORGE M. MARCUS	Mgmt	For
	GARY P. MARTIN	Mgmt	For
	ISSIE N. RABINOVITCH	Mgmt	For
	THOMAS E. RANDLETT	Mgmt	For

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

	THOMAS E. ROBINSON	Mgmt	For
	MICHAEL J. SCHALL	Mgmt	For
	BYRON A. SCORDELIS	Mgmt	For
	JANICE L. SEARS	Mgmt	For
	THOMAS P. SULLIVAN	Mgmt	For
	CLAUDE J. ZINNGRABE, JR	Mgmt	For
2	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

-----  
 EXTRA SPACE STORAGE INC.

Agen

-----  
 Security: 30225T102  
 Meeting Type: Annual  
 Meeting Date: 21-May-2014  
 Ticker: EXR  
 ISIN: US30225T1025  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KENNETH M. WOOLLEY SPENCER F. KIRK KARL HAAS JOSEPH D. MARGOLIS DIANE OLMSTEAD ROGER B. PORTER K. FRED SKOUSEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	ADVISORY VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For

-----  
 FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

-----  
 Security: 32054K103  
 Meeting Type: Annual  
 Meeting Date: 07-May-2014  
 Ticker: FR  
 ISIN: US32054K1034  
 -----

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

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

1.1	ELECTION OF DIRECTOR: MATTHEW S. DOMINSKI	Mgmt	For
1.2	ELECTION OF DIRECTOR: BRUCE W. DUNCAN	Mgmt	For
1.3	ELECTION OF DIRECTOR: H. PATRICK HACKETT, JR.	Mgmt	For
1.4	ELECTION OF DIRECTOR: JOHN RAU	Mgmt	For
1.5	ELECTION OF DIRECTOR: L. PETER SHARPE	Mgmt	For
1.6	ELECTION OF DIRECTOR: W. ED TYLER	Mgmt	For
2.	TO APPROVE THE FIRST INDUSTRIAL REALTY TRUST, INC. 2014 STOCK INCENTIVE PLAN.	Mgmt	For
3.	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 2014 ANNUAL MEETING.	Mgmt	For
4.	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

-----  
 FOREST CITY ENTERPRISES, INC.

-----  
 Agen

Security: 345550107  
 Meeting Type: Annual  
 Meeting Date: 29-May-2014  
 Ticker: FCEA  
 ISIN: US3455501078  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ARTHUR F. ANTON SCOTT S. COWEN MICHAEL P. ESPOSITO, JR STAN ROSS	Mgmt Mgmt Mgmt Mgmt	For For For For
2.	THE APPROVAL (ON AN ADVISORY, NON-BINDING BASIS) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For

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

-----  
 GENERAL GROWTH PROPERTIES, INC

Agen

-----  
 Security: 370023103  
 Meeting Type: Annual  
 Meeting Date: 16-May-2014  
 Ticker: GGP  
 ISIN: US3700231034  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: RICHARD B. CLARK	Mgmt	For
1B.	ELECTION OF DIRECTOR: MARY LOU FIALA	Mgmt	For
1C.	ELECTION OF DIRECTOR: J. BRUCE FLATT	Mgmt	For
1D.	ELECTION OF DIRECTOR: JOHN K. HALEY	Mgmt	For
1E.	ELECTION OF DIRECTOR: DANIEL B. HURWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: BRIAN W. KINGSTON	Mgmt	For
1G.	ELECTION OF DIRECTOR: SANDEEP MATHRANI	Mgmt	For
1H.	ELECTION OF DIRECTOR: DAVID J. NEITHERCUT	Mgmt	For
1I.	ELECTION OF DIRECTOR: MARK R. PATTERSON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO THE NAMED EXECUTIVE OFFICERS.	Mgmt	For

-----  
 GLIMCHER REALTY TRUST

Agen

-----  
 Security: 379302102  
 Meeting Type: Annual  
 Meeting Date: 07-May-2014  
 Ticker: GRT  
 ISIN: US3793021029  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL P. GLIMCHER Y. MCGEE BROWN, ESQ. NANCY J. KRAMER	Mgmt Mgmt Mgmt	For For For
2.	TO RATIFY THE APPOINTMENT OF BDO USA, LLP AS GLIMCHER REALTY TRUST'S INDEPENDENT	Mgmt	For



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

REGISTERED PUBLIC ACCOUNTING FIRM FOR THE  
FISCAL YEAR ENDING DECEMBER 31, 2014.

- |    |  |      |     |
|----|--|------|-----|
| 3. | TO APPROVE A NON-BINDING AND ADVISORY RESOLUTION REGARDING GLIMCHER REALTY TRUST'S EXECUTIVE COMPENSATION. | Mgmt | For |
|----|--|------|-----|

-----  
HCP, INC.

-----  
Agen

Security: 40414L109  
Meeting Type: Annual  
Meeting Date: 01-May-2014  
Ticker: HCP  
ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: BRIAN G. CARTWRIGHT	Mgmt	For
1B.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1C.	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1D.	ELECTION OF DIRECTOR: 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: 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, 2014.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For
4.	APPROVAL OF THE HCP, INC. 2014 PERFORMANCE INCENTIVE PLAN.	Mgmt	For

-----  
HEALTHCARE TRUST OF AMERICA, INC.

-----  
Agen

Security: 42225P105  
Meeting Type: Annual  
Meeting Date: 09-Jul-2013  
Ticker: HTA  
ISIN: US42225P1057

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

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

	Type	
1. DIRECTOR		
SCOTT D. PETERS	Mgmt	For
W. BRADLEY BLAIR, II	Mgmt	For
MAURICE J. DEWALD	Mgmt	For
WARREN D. FIX	Mgmt	For
LARRY L. MATHIS	Mgmt	For
GARY T. WESCOMBE	Mgmt	For
2. TO CONSIDER AND VOTE UPON THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.	Mgmt	For

-----  
 HEALTHCARE TRUST OF AMERICA, INC.

Agen

-----  
 Security: 42225P105  
 Meeting Type: Special  
 Meeting Date: 10-Mar-2014  
 Ticker: HTA  
 ISIN: US42225P1057  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	APPROVAL OF MODIFICATION OF DIRECTOR VOTING STANDARDS - TO APPROVE THE AMENDMENT AND RESTATEMENT OF HEALTHCARE TRUST OF AMERICA, INC.'S CHARTER TO MODIFY DIRECTOR VOTING STANDARDS IN THE FORM OF THE FIFTH ARTICLES OF AMENDMENT AND RESTATEMENT	Mgmt	For
2.	APPROVAL OF ELIMINATION OF CERTAIN OTHER PROVISIONS - TO APPROVE THE AMENDMENT AND RESTATEMENT OF HEALTHCARE TRUST OF AMERICA, INC.'S CHARTER TO ELIMINATE PROVISIONS FROM THE NOW INAPPLICABLE GUIDELINES OF THE NORTH AMERICAN SECURITIES ADMINISTRATORS ASSOCIATION STATEMENT OF POLICY REGARDING REAL ESTATE INVESTMENT ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	Against

-----  
 HERSHA HOSPITALITY TRUST

Agen

-----  
 Security: 427825104  
 Meeting Type: Annual  
 Meeting Date: 22-May-2014  
 Ticker: HT  
 ISIN: US4278251040  
 -----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: JAY H. SHAH	Mgmt	For
1B.	ELECTION OF TRUSTEE: THOMAS J. HUTCHISON III	Mgmt	For
1C.	ELECTION OF TRUSTEE: DONALD J. LANDRY	Mgmt	For
1D.	ELECTION OF TRUSTEE: MICHAEL A. LEVEN	Mgmt	For
2.	THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS	Mgmt	For
3.	THE APPROVAL OF AN AMENDMENT TO THE 2012 EQUITY INCENTIVE PLAN	Mgmt	For
4.	THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS	Mgmt	For

-----  
 HOST HOTELS & RESORTS, INC.

-----  
 Agen

Security: 44107P104  
 Meeting Type: Annual  
 Meeting Date: 14-May-2014  
 Ticker: HST  
 ISIN: US44107P1049  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MARY L. BAGLIVO	Mgmt	For
1.2	ELECTION OF DIRECTOR: SHEILA C. BAIR	Mgmt	For
1.3	ELECTION OF DIRECTOR: TERENCE C. GOLDEN	Mgmt	For
1.4	ELECTION OF DIRECTOR: ANN M. KOROLOGOS	Mgmt	For
1.5	ELECTION OF DIRECTOR: RICHARD E. MARRIOTT	Mgmt	For
1.6	ELECTION OF DIRECTOR: JOHN B. MORSE, JR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1.8	ELECTION OF DIRECTOR: GORDON H. SMITH	Mgmt	For
1.9	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
2.	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2014.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE	Mgmt	For

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

COMPENSATION.

-----  
 HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109  
 Meeting Type: Annual  
 Meeting Date: 20-May-2014  
 Ticker: HPP  
 ISIN: US4440971095  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR VICTOR J. COLEMAN THEODORE R. ANTENUCCI RICHARD B. FRIED JONATHAN M. GLASER MARK D. LINEHAN ROBERT M. MORAN, JR. BARRY A. PORTER PATRICK WHITESELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT.	Mgmt	Against

-----  
 ING GROEP N.V.

Agen

Security: 456837202  
 Meeting Type: Annual  
 Meeting Date: 12-May-2014  
 Ticker: IND  
 ISIN: US4568372027  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
2D	AMENDMENT TO THE REMUNERATION POLICY.	Mgmt	For
2E	ANNUAL ACCOUNTS FOR 2013.	Mgmt	For
4B	INCREASE OF THE ISSUED SHARE CAPITAL AND AMENDMENT TO THE ARTICLES OF ASSOCIATION.	Mgmt	For
4C	DECREASE OF THE ISSUED SHARE CAPITAL AND AMENDMENT TO THE ARTICLES OF ASSOCIATION.	Mgmt	For

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

4D	AMENDMENT TO THE ARTICLES OF ASSOCIATION WITH RESPECT TO THE REPRESENTING AUTHORITY.	Mgmt	For
6A	DISCHARGE OF THE MEMBERS OF THE EXECUTIVE BOARD IN RESPECT OF THEIR DUTIES PERFORMED DURING THE YEAR 2013.	Mgmt	For
6B	DISCHARGE OF THE MEMBERS OF THE SUPERVISORY BOARD IN RESPECT OF THEIR DUTIES PERFORMED DURING THE YEAR 2013.	Mgmt	For
7	COMPOSITION OF THE SUPERVISORY BOARD: APPOINTMENT OF ERIC BOYER DE LA GIRODAY.	Mgmt	For
8A	AUTHORIZATION TO ISSUE ORDINARY SHARES WITH OR WITHOUT PRE-EMPTIVE RIGHTS.	Mgmt	For
8B	AUTHORIZATION TO ISSUE ORDINARY SHARES WITH OR WITHOUT PRE-EMPTIVE RIGHTS IN CONNECTION WITH A MERGER, A TAKEOVER OF A BUSINESS OR A COMPANY, OR, IF NECESSARY IN THE OPINION OF THE EXECUTIVE BOARD AND THE SUPERVISORY BOARD, FOR THE SAFEGUARDING OR CONSERVATION OF THE COMPANY'S CAPITAL POSITION.	Mgmt	For
9A	AUTHORIZATION TO ACQUIRE ORDINARY SHARES OR DEPOSITARY RECEIPTS FOR ORDINARY SHARES IN THE COMPANY'S OWN CAPITAL.	Mgmt	For
9B	AUTHORIZATION TO ACQUIRE ORDINARY SHARES OR DEPOSITARY RECEIPTS FOR ORDINARY SHARES IN THE COMPANY'S OWN CAPITAL IN CONNECTION WITH A MAJOR CAPITAL RESTRUCTURING.	Mgmt	For

ING GROEP N.V.

Agen

Security: 456837707  
 Meeting Type: Annual  
 Meeting Date: 12-May-2014  
 Ticker: IDG  
 ISIN: US4568377075

Prop.#	Proposal	Proposal Type	Proposal Vote
2D	AMENDMENT TO THE REMUNERATION POLICY.	Mgmt	For
2E	ANNUAL ACCOUNTS FOR 2013.	Mgmt	For
4B	INCREASE OF THE ISSUED SHARE CAPITAL AND AMENDMENT TO THE ARTICLES OF ASSOCIATION.	Mgmt	For
4C	DECREASE OF THE ISSUED SHARE CAPITAL AND AMENDMENT TO THE ARTICLES OF ASSOCIATION.	Mgmt	For
4D	AMENDMENT TO THE ARTICLES OF ASSOCIATION	Mgmt	For

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

WITH RESPECT TO THE REPRESENTING AUTHORITY.

6A	DISCHARGE OF THE MEMBERS OF THE EXECUTIVE BOARD IN RESPECT OF THEIR DUTIES PERFORMED DURING THE YEAR 2013.	Mgmt	For
6B	DISCHARGE OF THE MEMBERS OF THE SUPERVISORY BOARD IN RESPECT OF THEIR DUTIES PERFORMED DURING THE YEAR 2013.	Mgmt	For
7	COMPOSITION OF THE SUPERVISORY BOARD: APPOINTMENT OF ERIC BOYER DE LA GIRODAY.	Mgmt	For
8A	AUTHORIZATION TO ISSUE ORDINARY SHARES WITH OR WITHOUT PRE-EMPTIVE RIGHTS.	Mgmt	For
8B	AUTHORIZATION TO ISSUE ORDINARY SHARES WITH OR WITHOUT PRE-EMPTIVE RIGHTS IN CONNECTION WITH A MERGER, A TAKEOVER OF A BUSINESS OR A COMPANY, OR, IF NECESSARY IN THE OPINION OF THE EXECUTIVE BOARD AND THE SUPERVISORY BOARD, FOR THE SAFEGUARDING OR CONSERVATION OF THE COMPANY'S CAPITAL POSITION.	Mgmt	For
9A	AUTHORIZATION TO ACQUIRE ORDINARY SHARES OR DEPOSITARY RECEIPTS FOR ORDINARY SHARES IN THE COMPANY'S OWN CAPITAL.	Mgmt	For
9B	AUTHORIZATION TO ACQUIRE ORDINARY SHARES OR DEPOSITARY RECEIPTS FOR ORDINARY SHARES IN THE COMPANY'S OWN CAPITAL IN CONNECTION WITH A MAJOR CAPITAL RESTRUCTURING.	Mgmt	For

-----  
KILROY REALTY CORPORATION

-----  
Agen

Security: 49427F108  
Meeting Type: Annual  
Meeting Date: 22-May-2014  
Ticker: KRC  
ISIN: US49427F1084  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN B. KILROY, JR. EDWARD F. BRENNAN PH.D. SCOTT S. INGRAHAM DALE F. KINSELLA PETER B. STONEBERG GARY R. STEVENSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	AMENDMENT AND RESTATEMENT OF THE KILROY REALTY 2006 INCENTIVE AWARD PLAN, AS AMENDED.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF THE	Mgmt	For

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

COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.

- |    |  |      |         |
|----|--|------|---------|
| 4. | AMENDMENT TO THE COMPANY'S BYLAWS TO ADOPT A MAJORITY VOTE STANDARD FOR UNCONTESTED ELECTIONS OF DIRECTORS.                              | Mgmt | For     |
| 5. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2014. | Mgmt | For     |
| 6. | A STOCKHOLDER PROPOSAL REGARDING PROXY ACCESS, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.  | Shr  | Against |

-----  
KIMCO REALTY CORPORATION

Agen

-----  
Security: 49446R109  
Meeting Type: Annual  
Meeting Date: 06-May-2014  
Ticker: KIM  
ISIN: US49446R1095  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS D. HENRY F.P. HUGHES F. LOURENSO C. NICHOLAS R. SALTZMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2	THE APPROVAL OF AN AMENDMENT TO THE COMPANY'S CHARTER TO ELIMINATE SUPERMAJORITY VOTING REQUIREMENTS.	Mgmt	For
3	THE ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
4	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2014.	Mgmt	For

-----  
MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

-----  
Security: 59522J103  
-----

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

Meeting Type: Special  
 Meeting Date: 27-Sep-2013  
 Ticker: MAA  
 ISIN: US59522J1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	AGREEMENT & PLAN OF MERGER, DATED AS OF JUNE 3, 2013, BY & AMONG MID-AMERICA APARTMENT COMMUNITIES, INC. ("MAA"), MID-AMERICA APARTMENTS, L.P., MARTHA MERGER SUB, LP, COLONIAL PROPERTIES TRUST ("COLONIAL"), AND COLONIAL REALTY LIMITED PARTNERSHIP PURSUANT TO WHICH COLONIAL WILL MERGE WITH & INTO MAA, WITH MAA CONTINUING AS THE SURVIVING CORPORATION (THE "PARENT MERGER").	Mgmt	For
2.	TO APPROVE THE MID-AMERICA APARTMENT COMMUNITIES, INC. 2013 STOCK INCENTIVE PLAN.	Mgmt	For
3.	TO APPROVE ONE OR MORE ADJOURNMENTS OF THE SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, INCLUDING ADJOURNMENTS TO PERMIT FURTHER SOLICITATION OF PROXIES IN FAVOR OF THE MERGER PROPOSAL.	Mgmt	For

OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100  
 Meeting Type: Annual  
 Meeting Date: 12-Jun-2014  
 Ticker: OHI  
 ISIN: US6819361006

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR BARBARA B. HILL HAROLD J. KLOOSTERMAN C. TAYLOR PICKETT	Mgmt Mgmt Mgmt	For For For
2.	RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For

ORIENT-EXPRESS HOTELS LTD.

Agen



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

Security: G67743107  
 Meeting Type: Annual  
 Meeting Date: 30-Jun-2014  
 Ticker: OEH  
 ISIN: BMG677431071

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR HARSHA V. AGADI JOHN D. CAMPBELL ROLAND A. HERNANDEZ MITCHELL C. HOCHBERG RUTH A. KENNEDY PRUDENCE M. LEITH JOHN M. SCOTT III H. ROELAND VOS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	Withheld Withheld Withheld Withheld Withheld Withheld Withheld For
2.	CHANGE OF THE COMPANY'S LEGAL NAME FROM ORIENT-EXPRESS HOTELS LTD. TO BELMOND LTD.	Mgmt	For
3.	APPOINTMENT OF DELOITTE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM, AND AUTHORIZATION OF THE AUDIT COMMITTEE TO FIX ACCOUNTING FIRM'S REMUNERATION.	Mgmt	For

PARKWAY PROPERTIES, INC.

Agen

Security: 70159Q104  
 Meeting Type: Special  
 Meeting Date: 17-Dec-2013  
 Ticker: PKY  
 ISIN: US70159Q1040

Prop.#	Proposal	Proposal Type	Proposal Vote
1	TO APPROVE THE AGREEMENT AND PLAN OF MERGER, DATED AS OF SEPTEMBER 4, 2013, AS IT MAY BE AMENDED OR MODIFIED FROM TIME TO TIME, BY AND AMONG PARKWAY PROPERTIES, INC. ("PARKWAY"), PARKWAY PROPERTIES LP, PKY MASTERS, LP, THOMAS PROPERTIES GROUP, INC. ("TPGI") AND THOMAS PROPERTIES GROUP, L.P. (THE "MERGER AGREEMENT"), ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
2	TO APPROVE AN AMENDMENT TO PARKWAY'S ARTICLES OF INCORPORATION, AS AMENDED, TO INCREASE THE TOTAL NUMBER OF AUTHORIZED SHARES OF CAPITAL STOCK OF PARKWAY FROM 150,000,000 TO 250,000,000.	Mgmt	For

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

3 TO APPROVE ONE OR MORE ADJOURNMENTS OF THE SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, INCLUDING ADJOURNMENTS TO PERMIT FURTHER SOLICITATION OF PROXIES IN FAVOR OF PROPOSAL 1. Mgmt For

PARKWAY PROPERTIES, INC. Agen

Security: 70159Q104  
Meeting Type: Annual  
Meeting Date: 15-May-2014  
Ticker: PKY  
ISIN: US70159Q1040

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR AVI BANYASZ CHARLES T. CANNADA EDWARD M. CASAL KELVIN L. DAVIS LAURIE L. DOTTER JAMES R. HEISTAND C. WILLIAM HOSLER ADAM S. METZ BRENDA J. MIXSON JAMES A. THOMAS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2.	ADVISORY VOTE TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2014 FISCAL YEAR.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For

PROLOGIS, INC. Agen

Security: 74340W103  
Meeting Type: Annual  
Meeting Date: 01-May-2014  
Ticker: PLD  
ISIN: US74340W1036

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For
1B.	ELECTION OF DIRECTOR: GEORGE L. FOTIADES	Mgmt	For
1C.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For

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

1D.	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For
1F.	ELECTION OF DIRECTOR: IRVING F. LYONS III	Mgmt	For
1G.	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1H.	ELECTION OF DIRECTOR: D. MICHAEL STEUERT	Mgmt	For
1I.	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
1J.	ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2013	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2014	Mgmt	For

-----  
 PS BUSINESS PARKS, INC.

Agen

-----  
 Security: 69360J107  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2014  
 Ticker: PSB  
 ISIN: US69360J1079  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR RONALD L. HAVNER, JR. JOSEPH D. RUSSELL, JR. JENNIFER HOLDEN DUNBAR JAMES H. KROPP SARA GROOTWASSINK LEWIS MICHAEL V. MCGEE GARY E. PRUITT ROBERT S. ROLLO PETER SCHULTZ	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS, TO AUDIT THE ACCOUNTS OF PS BUSINESS PARKS, INC. FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

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

PUBLIC STORAGE

Agen

-----  
 Security: 74460D109  
 Meeting Type: Annual  
 Meeting Date: 01-May-2014  
 Ticker: PSA  
 ISIN: US74460D1090  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF TRUSTEE: RONALD L. HAVNER, JR.	Mgmt	For
1.2	ELECTION OF TRUSTEE: TAMARA HUGHES GUSTAVSON	Mgmt	For
1.3	ELECTION OF TRUSTEE: URI P. HARKHAM	Mgmt	For
1.4	ELECTION OF TRUSTEE: B. WAYNE HUGHES, JR.	Mgmt	For
1.5	ELECTION OF TRUSTEE: AVEDICK B. POLADIAN	Mgmt	For
1.6	ELECTION OF TRUSTEE: GARY E. PRUITT	Mgmt	For
1.7	ELECTION OF TRUSTEE: RONALD P. SPOGLI	Mgmt	For
1.8	ELECTION OF TRUSTEE: DANIEL C. STATON	Mgmt	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, 2014.	Mgmt	For
3.	APPROVAL OF AMENDMENTS TO THE 2007 EQUITY AND PERFORMANCE-BASED INCENTIVE COMPENSATION PLAN.	Mgmt	For
4.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

-----  
 RAMCO-GERSHENSON PROPERTIES TRUST

Agen

-----  
 Security: 751452202  
 Meeting Type: Annual  
 Meeting Date: 06-May-2014  
 Ticker: RPT  
 ISIN: US7514522025  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEPHEN R. BLANK	Mgmt	For
	DENNIS GERSHENSON	Mgmt	For
	ARTHUR GOLDBERG	Mgmt	For
	DAVID J. NETTINA	Mgmt	For

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

	MATTHEW L. OSTROWER	Mgmt	For
	JOEL M. PASHCOW	Mgmt	For
	MARK K. ROSENFELD	Mgmt	For
	MICHAEL A. WARD	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2014.	Mgmt	For
3.	APPROVE (ON AN ADVISORY BASIS) THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

-----  
 REALTY INCOME CORPORATION

Agen

Security: 756109104  
 Meeting Type: Annual  
 Meeting Date: 06-May-2014  
 Ticker: O  
 ISIN: US7561091049

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: KATHLEEN R. ALLEN, PHD.	Mgmt	For
1B.	ELECTION OF DIRECTOR: JOHN P. CASE	Mgmt	For
1C.	ELECTION OF DIRECTOR: A. LARRY CHAPMAN	Mgmt	For
1D.	ELECTION OF DIRECTOR: PRIYA CHERIAN HUSKINS	Mgmt	For
1E.	ELECTION OF DIRECTOR: MICHAEL D. MCKEE	Mgmt	For
1F.	ELECTION OF DIRECTOR: GREGORY T. MCLAUGHLIN	Mgmt	For
1G.	ELECTION OF DIRECTOR: RONALD L. MERRIMAN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	NON-BINDING ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

-----  
 REGENCY CENTERS CORPORATION

Agen

Security: 758849103  
 Meeting Type: Annual  
 Meeting Date: 02-May-2014

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

Ticker: REG  
 ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE MARY LOU FIALA DOUGLAS S. LUKE DAVID P. O'CONNOR JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
2	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2013.	Mgmt	For
3	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For

SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109  
 Meeting Type: Annual  
 Meeting Date: 15-May-2014  
 Ticker: SPG  
 ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN	Mgmt	For
1.2	ELECTION OF DIRECTOR: LARRY C. GLASSCOCK	Mgmt	For
1.3	ELECTION OF DIRECTOR: KAREN N. HORN, PH.D.	Mgmt	For
1.4	ELECTION OF DIRECTOR: ALLAN HUBBARD	Mgmt	For
1.5	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For
1.6	ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D.	Mgmt	For
1.7	ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.	Mgmt	For
2.	ADVISORY VOTE ON THE APPROVAL OF EXECUTIVE COMPENSATION.	Mgmt	For

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

- |    |   |      |     |
|----|---|------|-----|
| 3. | RATIFICATION AND APPROVAL OF THE AMENDED AND RESTATED 1998 STOCK INCENTIVE PLAN.    | Mgmt | For |
| 4. | RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

-----  
 SL GREEN REALTY CORP.

-----  
 Agen

Security: 78440X101  
 Meeting Type: Annual  
 Meeting Date: 02-Jun-2014  
 Ticker: SLG  
 ISIN: US78440X1019  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MARC HOLLIDAY JOHN S. LEVY	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, 2014.	Mgmt	For

-----  
 SOVRAN SELF STORAGE, INC.

-----  
 Agen

Security: 84610H108  
 Meeting Type: Annual  
 Meeting Date: 22-May-2014  
 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	Mgmt	For

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

FISCAL YEAR 2014.

- |    |   |      |     |
|----|---|------|-----|
| 3. | PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS. | Mgmt | For |
|----|---|------|-----|

-----  
 STRATEGIC HOTELS & RESORTS, INC.

-----  
 Agen

Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 22-May-2014  
 Ticker: BEE  
 ISIN: US86272T1060  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT P. BOWEN RAYMOND L. GELLEIN, JR. JAMES A. JEFFS DAVID W. JOHNSON RICHARD D. KINCAID SIR DAVID M.C. MICHELS WILLIAM A. PREZANT EUGENE F. REILLY SHELI Z. ROSENBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN OUR PROXY STATEMENT FOR THE 2014 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For
3.	RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For

-----  
 SUN COMMUNITIES, INC.

-----  
 Agen

Security: 866674104  
 Meeting Type: Annual  
 Meeting Date: 23-Jul-2013  
 Ticker: SUI  
 ISIN: US8666741041  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR TO SERVE UNTIL OUR 2016 ANNUAL MEETING OF SHAREHOLDERS, OR OUR 2014 ANNUAL MEETING OF SHAREHOLDERS IF	Mgmt	For



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

PROPOSAL NO. 2 IS APPROVED: STEPHANIE W. BERGERON

1B.	ELECTION OF DIRECTOR TO SERVE UNTIL OUR 2016 ANNUAL MEETING OF SHAREHOLDERS, OR OUR 2014 ANNUAL MEETING OF SHAREHOLDERS IF PROPOSAL NO. 2 IS APPROVED: CLUNET R. LEWIS	Mgmt	For
1C.	ELECTION OF DIRECTOR TO SERVE UNTIL OUR 2016 ANNUAL MEETING OF SHAREHOLDERS, OR OUR 2014 ANNUAL MEETING OF SHAREHOLDERS IF PROPOSAL NO. 2 IS APPROVED: ARTHUR A. WEISS	Mgmt	For
2.	AMENDMENT OF OUR CHARTER TO ELIMINATE CLASSIFICATION OF THE BOARD OF DIRECTORS AND ELECT DIRECTORS ANNUALLY.	Mgmt	For
3.	RATIFY THE SELECTION OF GRANT THORNTON LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.	Mgmt	For
4.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

-----  
 SUNSTONE HOTEL INVESTORS, INC.

Agen

-----  
 Security: 867892101  
 Meeting Type: Annual  
 Meeting Date: 01-May-2014  
 Ticker: SHO  
 ISIN: US8678921011  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA ANDREW BATINOVICH Z. JAMIE BEHAR KENNETH E. CRUSE THOMAS A. LEWIS KEITH M. LOCKER DOUGLAS M. PASQUALE KEITH P. RUSSELL LEWIS N. WOLFF	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	APPROVAL OF AN AMENDMENT AND RESTATEMENT OF	Mgmt	For

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

THE 2004 LONG-TERM INCENTIVE PLAN TO PROVIDE FOR (I) AN EXTENSION OF THE TERM OF THE 2004 LONG-TERM INCENTIVE PLAN THROUGH 2024, AND (II) AN INCREASE IN THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK TO BE ISSUED UNDER THE 2004 LONG-TERM INCENTIVE PLAN BY 6,000,000 SHARES.

-----  
TANGER FACTORY OUTLET CENTERS, INC.

Agen

Security: 875465106  
Meeting Type: Annual  
Meeting Date: 16-May-2014  
Ticker: SKT  
ISIN: US8754651060  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: WILLIAM G. BENTON	Mgmt	For
1.2	ELECTION OF DIRECTOR: BRIDGET RYAN BERMAN	Mgmt	For
1.3	ELECTION OF DIRECTOR: DONALD G. DRAPKIN	Mgmt	For
1.4	ELECTION OF DIRECTOR: THOMAS J. REDDIN	Mgmt	For
1.5	ELECTION OF DIRECTOR: THOMAS E. ROBINSON	Mgmt	For
1.6	ELECTION OF DIRECTOR: ALLAN L. SCHUMAN	Mgmt	For
1.7	ELECTION OF DIRECTOR: STEVEN B. TANGER	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING BASIS, NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
4.	TO APPROVE THE 2014 AMENDED AND RESTATED INCENTIVE AWARD PLAN.	Mgmt	For

-----  
TAUBMAN CENTERS, INC.

Agen

Security: 876664103  
Meeting Type: Annual  
Meeting Date: 22-May-2014  
Ticker: TCO  
ISIN: US8766641034  
-----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT S. TAUBMAN LISA A. PAYNE WILLIAM U. PARFET	Mgmt Mgmt Mgmt	For For For
2	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3	ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

-----  
 THE MACERICH COMPANY

-----  
 Agen

Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 30-May-2014  
 Ticker: MAC  
 ISIN: US5543821012  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: DOUGLAS D. ABBEY	Mgmt	For
1B.	ELECTION OF DIRECTOR: DANA K. ANDERSON	Mgmt	For
1C.	ELECTION OF DIRECTOR: ARTHUR M. COPPOLA	Mgmt	For
1D.	ELECTION OF DIRECTOR: EDWARD C. COPPOLA	Mgmt	For
1E.	ELECTION OF DIRECTOR: FRED S. HUBBELL	Mgmt	For
1F.	ELECTION OF DIRECTOR: DIANA M. LAING	Mgmt	For
1G.	ELECTION OF DIRECTOR: STANLEY A. MOORE	Mgmt	For
1H.	ELECTION OF DIRECTOR: MASON G. ROSS	Mgmt	For
1I.	ELECTION OF DIRECTOR: DR. WILLIAM P. SEXTON	Mgmt	For
1J.	ELECTION OF DIRECTOR: STEVEN L. SOBOROFF	Mgmt	For
1K.	ELECTION OF DIRECTOR: ANDREA M. STEPHEN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE OUR NAMED EXECUTIVE OFFICER COMPENSATION	Mgmt	For

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

- |    |  |      |     |
|----|--|------|-----|
| 4. | AMENDMENT & RE-APPROVAL OF PROVISIONS OF OUR AMENDED & RESTATED 2003 EQUITY INCENTIVE PLAN RELATING TO SECTION 162(M) OF THE IRC | Mgmt | For |
| 5. | APPROVAL OF AMENDMENTS TO OUR CHARTER TO ELIMINATE THE ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)          | Mgmt | For |

-----  
 UDR, INC.

-----  
 Agen

Security: 902653104  
 Meeting Type: Annual  
 Meeting Date: 22-May-2014  
 Ticker: UDR  
 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 ROBERT A. MCNAMARA MARK R. PATTERSON LYNNE B. SAGALYN THOMAS W. TOOMEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
4.	PROPOSAL TO APPROVE THE AMENDED AND RESTATED 1999 LONG-TERM INCENTIVE PLAN.	Mgmt	For

-----  
 VENTAS, INC.

-----  
 Agen

Security: 92276F100  
 Meeting Type: Annual  
 Meeting Date: 15-May-2014  
 Ticker: VTR  
 ISIN: US92276F1003

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

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

1A.	ELECTION OF DIRECTOR: DEBRA A. CAFARO	Mgmt	For
1B.	ELECTION OF DIRECTOR: DOUGLAS CROCKER II	Mgmt	For
1C.	ELECTION OF DIRECTOR: RONALD G. GEARY	Mgmt	For
1D.	ELECTION OF DIRECTOR: JAY M. GELLERT	Mgmt	For
1E.	ELECTION OF DIRECTOR: RICHARD I. GILCHRIST	Mgmt	For
1F.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1G.	ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE	Mgmt	For
1H.	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1I.	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For
1J.	ELECTION OF DIRECTOR: JAMES D. SHELTON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2014.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

-----  
VORNADO REALTY TRUST

Agen

Security: 929042109  
Meeting Type: Annual  
Meeting Date: 22-May-2014  
Ticker: VNO  
ISIN: US9290421091  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL LYNNE DAVID MANDELBAUM DANIEL R. TISCH	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 TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4	NON-BINDING SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING.	Shr	For
5	NON-BINDING SHAREHOLDER PROPOSAL REGARDING	Shr	Against

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

THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.

- |   |   |     |         |
|---|---|-----|---------|
| 6 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES TO BE ELECTED ANNUALLY.                   | Shr | For     |
| 7 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING RESTRICTING THE ACCELERATION OF EQUITY AWARDS FOLLOWING A CHANGE OF CONTROL. | Shr | Against |

-----  
W. P. CAREY INC.

-----  
Agen

Security: 92936U109  
Meeting Type: Annual  
Meeting Date: 11-Jul-2013  
Ticker: WPC  
ISIN: US92936U1097  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR TREVOR P. BOND FRANCIS J. CAREY NATHANIEL S. COOLIDGE MARK J. DECESARIS EBERHARD FABER, IV B.H. GRISWOLD, IV AXEL K.A. HANSING DR. RICHARD C. MARSTON R.E. MITTELSTAEDT, JR. CHARLES E. PARENTE NICK J.M. VAN OMMEN DR. KARSTEN VON KOLLER REGINALD WINSSINGER	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.	APPROVAL OF THE AMENDED AND RESTATED W. P. CAREY INC. 2009 SHARE INCENTIVE PLAN.	Mgmt	Against
3.	RATIFICATION OF APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013.	Mgmt	For

-----  
W. P. CAREY INC.

-----  
Agen

Security: 92936U109  
Meeting Type: Special  
Meeting Date: 24-Jan-2014  
Ticker: WPC  
ISIN: US92936U1097  
-----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	<p>TO CONSIDER AND VOTE UPON A PROPOSAL TO APPROVE THE MERGER DESCRIBED IN THE AGREEMENT AND PLAN OF MERGER DATED AS OF JULY 25, 2013 (THE "MERGER AGREEMENT") BY AND AMONG CORPORATE PROPERTY ASSOCIATES 16 - GLOBAL INCORPORATED ("CPA:16 - GLOBAL"), W. P. CAREY INC. ("W. P. CAREY"), THE ULTIMATE PARENT OF THE EXTERNAL MANAGER OF CPA:16 - GLOBAL, WPC REIT MERGER SUB INC., A WHOLLY-OWNED INDIRECT SUBSIDIARY OF W. P. CAREY, AND THE OTHER PARTIES THERETO, AND THE OTHER TRANSACTIONS CONTEMPLATED THEREBY.</p>	Mgmt	For
2.	<p>TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE W. P. CAREY'S SPECIAL MEETING OR ANY ADJOURNMENTS OR POSTPONEMENTS OF THE SPECIAL MEETING, INCLUDING, WITHOUT LIMITATION, A MOTION TO ADJOURN THE SPECIAL MEETING TO ANOTHER TIME FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES TO APPROVE THE PROPOSAL ABOVE.</p>	Mgmt	For

-----  
 WEINGARTEN REALTY INVESTORS

Agen

-----  
 Security: 948741103  
 Meeting Type: Annual  
 Meeting Date: 24-Apr-2014  
 Ticker: WRI  
 ISIN: US9487411038  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	<p>DIRECTOR            ANDREW M. ALEXANDER            STANFORD ALEXANDER            SHELAGHMICHAEL BROWN            JAMES W. CROWNOVER            ROBERT J. CRUIKSHANK            MELVIN A. DOW            STEPHEN A. LASHER            THOMAS L. RYAN            DOUGLAS W. SCHNITZER            C. PARK SHAPER            MARC J. SHAPIRO</p>	<p>Mgmt            Mgmt            Mgmt            Mgmt            Mgmt            Mgmt            Mgmt            Mgmt            Mgmt            Mgmt</p>	<p>For            For            For            For            For            For            For            For            For            For</p>
2.	<p>RATIFICATION OF THE APPOINTMENT OF DELOITTE &amp; TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.</p>	Mgmt	For
3.	<p>TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.</p>	Mgmt	For

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

-----  
 WEYERHAEUSER COMPANY  
 -----

Agen

Security: 962166104  
 Meeting Type: Annual  
 Meeting Date: 10-Apr-2014  
 Ticker: WY  
 ISIN: US9621661043  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: DEBRA A. CAFARO	Mgmt	For
1B.	ELECTION OF DIRECTOR: MARK A. EMMERT	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOHN I. KIECKHEFER	Mgmt	For
1D.	ELECTION OF DIRECTOR: WAYNE W. MURDY	Mgmt	For
1E.	ELECTION OF DIRECTOR: NICOLE W. PIASECKI	Mgmt	For
1F.	ELECTION OF DIRECTOR: DOYLE R. SIMONS	Mgmt	For
1G.	ELECTION OF DIRECTOR: RICHARD H. SINKFIELD	Mgmt	For
1H.	ELECTION OF DIRECTOR: D. MICHAEL STEUERT	Mgmt	For
1I.	ELECTION OF DIRECTOR: KIM WILLIAMS	Mgmt	For
1J.	ELECTION OF DIRECTOR: CHARLES R. WILLIAMSON	Mgmt	For
2.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION	Mgmt	For
3.	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM	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 Assistant Secretary  
 Date 08/08/2014



