

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form N-PX  
August 04, 2015

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: 07/01/2014 - 06/30/2015

Cohen & Steers Quality Income Realty Fund, Inc.

-----  
AMERICAN ASSETS TRUST INC

Agent

-----  
Security: 024013104  
Meeting Type: Annual  
Meeting Date: 16-Jun-2015  
Ticker: AAT  
ISIN: US0240131047  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	JOHN W. CHAMBERLAIN	Mgmt	For
	LARRY E. FINGER	Mgmt	For
	DUANE A. NELLES	Mgmt	For
	THOMAS S. OLINGER	Mgmt	For
	ERNEST S. RADY	Mgmt	For
	DR. 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, 2015.   | Mgmt | For |
| 3 | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2014, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |

---

AMERICAN HOMES 4 RENT

Agen

Security: 02665T306  
 Meeting Type: Annual  
 Meeting Date: 07-May-2015  
 Ticker: AMH  
 ISIN: US02665T3068

---

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR B. WAYNE HUGHES DAVID P. SINGELYN JOHN CORRIGAN DANN V. ANGELOFF MATTHEW J. HART JAMES H. KROPP LYNN SWANN KENNETH M. WOOLLEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF BDO USA, LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS, TO AUDIT THE ACCOUNTS OF AMERICAN HOMES 4 RENT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

---

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2015  
 Ticker: AIV  
 ISIN: US03748R1014

---

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

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

1A.	ELECTION OF DIRECTOR: JAMES N. BAILEY	Mgmt	For
1B.	ELECTION OF DIRECTOR: TERRY CONSIDINE	Mgmt	For
1C.	ELECTION OF DIRECTOR: THOMAS L. KELTNER	Mgmt	For
1D.	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1E.	ELECTION OF DIRECTOR: ROBERT A. MILLER	Mgmt	For
1F.	ELECTION OF DIRECTOR: KATHLEEN M. NELSON	Mgmt	For
1G.	ELECTION OF DIRECTOR: MICHAEL A. STEIN	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	APPROVAL OF THE 2015 STOCK AWARD AND INCENTIVE PLAN.	Mgmt	For
5.	AMENDMENT OF AIMCO'S CHARTER TO PERMIT THE BOARD OF DIRECTORS TO GRANT WAIVERS OF THE "LOOK THROUGH OWNERSHIP LIMIT" UP TO 18%.	Mgmt	For
6.	STOCKHOLDER PROPOSAL REGARDING "PROXY ACCESS," IF PROPERLY PRESENTED AT THE STOCKHOLDER'S MEETING.	Shr	Against

-----  
AVALONBAY COMMUNITIES, INC.  
-----

Agen

Security: 053484101  
Meeting Type: Annual  
Meeting Date: 21-May-2015  
Ticker: AVB  
ISIN: US0534841012  
-----

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

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

LLP AS THE COMPANY'S INDEPENDENT AUDITORS  
FOR THE YEAR ENDING DECEMBER 31, 2015.

- |    |                                                                                                                                                                                                                                                                                                                           |      |         |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------|
| 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 ADOPT A STOCKHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, THAT THE BOARD OF DIRECTORS ADOPT, AND PRESENT FOR STOCKHOLDER APPROVAL, A "PROXY ACCESS" BYLAW.                                                                                                                                                   | Shr  | Against |
| 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: Special  
Meeting Date: 27-Mar-2015  
Ticker: AVIV  
ISIN: US05381L1017

---

- | Prop.# | Proposal                                                                                                                                                                                                                                                                                                                                                            | Proposal Type | Proposal Vote |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1.     | TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 30, 2014 BY AND AMONG OMEGA HEALTHCARE INVESTORS, INC., OHI HEALTHCARE PROPERTIES HOLDCO, INC., OHI HEALTHCARE PROPERTIES LIMITED PARTNERSHIP, AVIV REIT, INC., AND AVIV HEALTHCARE PROPERTIES LIMITED PARTNERSHIP (THE "MERGER AGREEMENT"). | Mgmt          | For           |
| 2.     | TO ADJOURN THE AVIV SPECIAL MEETING TO A LATER DATE OR DATES, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT.                                                                                                                   | Mgmt          | For           |
| 3.     | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION ARRANGEMENTS FOR AVIV REIT, INC.'S NAMED EXECUTIVE OFFICERS IN CONNECTION WITH THE TRANSACTIONS                                                                                                                                                                                                       | Mgmt          | For           |

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

CONTEMPLATED BY THE MERGER AGREEMENT.

-----  
 BIOMED REALTY TRUST, INC.

Agen

-----  
 Security: 09063H107  
 Meeting Type: Annual  
 Meeting Date: 27-May-2015  
 Ticker: BMR  
 ISIN: US09063H1077  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: ALAN D GOLD	Mgmt	For
1B	ELECTION OF DIRECTOR: DANIEL M BRADBURY	Mgmt	For
1C	ELECTION OF DIRECTOR: WILLIAM R BRODY MD. PHD	Mgmt	For
1D	ELECTION OF DIRECTOR: GARY A KREITZER	Mgmt	For
1E	ELECTION OF DIRECTOR: THEODORE D ROTH	Mgmt	For
1F	ELECTION OF DIRECTOR: JANICE L SEARS	Mgmt	For
2	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	TO APPROVE A NONBINDING ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	Against

-----  
 BOSTON PROPERTIES, INC.

Agen

-----  
 Security: 101121101  
 Meeting Type: Annual  
 Meeting Date: 19-May-2015  
 Ticker: BXP  
 ISIN: US1011211018  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: CAROL B. EINIGER	Mgmt	For
1B.	ELECTION OF DIRECTOR: JACOB A. FRENKEL	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOEL I. KLEIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: DOUGLAS T. LINDE	Mgmt	For

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

1E.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1F.	ELECTION OF DIRECTOR: ALAN J. PATRICOF	Mgmt	For
1G.	ELECTION OF DIRECTOR: IVAN G. SEIDENBERG	Mgmt	For
1H.	ELECTION OF DIRECTOR: OWEN D. THOMAS	Mgmt	For
1I.	ELECTION OF DIRECTOR: MARTIN TURCHIN	Mgmt	For
1J.	ELECTION OF DIRECTOR: DAVID A. TWARDOCK	Mgmt	For
1K.	ELECTION OF DIRECTOR: MORTIMER B. ZUCKERMAN	Mgmt	For
2.	TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	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, 2015.	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

---

BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
Meeting Type: Annual  
Meeting Date: 28-May-2015  
Ticker: BDN  
ISIN: US1053682035

---

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: WALTER D'ALESSIO	Mgmt	For
1.2	ELECTION OF DIRECTOR: CAROL G. CARROLL	Mgmt	For
1.3	ELECTION OF DIRECTOR: JAMES C. DIGGS	Mgmt	For
1.4	ELECTION OF DIRECTOR: WYCHE FOWLER	Mgmt	For

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

1.5	ELECTION OF DIRECTOR: MICHAEL J. JOYCE	Mgmt	For
1.6	ELECTION OF DIRECTOR: ANTHONY A. NICHOLS, SR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: CHARLES P. PIZZI	Mgmt	For
1.8	ELECTION OF DIRECTOR: GERARD H. SWEENEY	Mgmt	For
2	RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2015.	Mgmt	For
3	PROVIDE AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION.	Mgmt	For

-----  
BRIXMOR PROPERTY GROUP INC

Agen

-----  
Security: 11120U105  
Meeting Type: Annual  
Meeting Date: 03-Jun-2015  
Ticker: BRX  
ISIN: US11120U1051  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL A. CARROLL JOHN G. SCHREIBER A.J. AGARWAL MICHAEL BERMAN ANTHONY W. DEERING THOMAS W. DICKSON JONATHAN D. GRAY WILLIAM D. RAHM WILLIAM J. STEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	Abstain
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

-----  
CHATHAM LODGING TRUST

Agen

-----  
Security: 16208T102  
Meeting Type: Annual  
Meeting Date: 21-May-2015  
-----

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

Ticker: CLDT  
ISIN: US16208T1025

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR C. GERALD GOLDSMITH ROLF E. RUHFUS JOEL F. ZEMANS	Mgmt Mgmt Mgmt	For For For
2.	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For

CUBESMART

Agen

Security: 229663109  
Meeting Type: Annual  
Meeting Date: 27-May-2015  
Ticker: CUBE  
ISIN: US2296631094

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI CHRISTOPHER P. MARR MARIANNE M. KELER DEBORAH R. SALZBERG JOHN F. REMONDI JEFFREY F. ROGATZ JOHN W. FAIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND OUR CURRENT DECLARATION OF TRUST (THE "DECLARATION OF TRUST") TO INCREASE THE AUTHORIZED COMMON SHARES OF BENEFICIAL INTEREST (THE "COMMON SHARES") FROM 200,000,000 TO 400,000,000.	Mgmt	For
3.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND THE DECLARATION OF TRUST TO SIMPLIFY THE OWNERSHIP LIMITATION PROVISIONS OF THE DECLARATION OF TRUST.	Mgmt	For
4.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND THE DECLARATION OF TRUST TO INCREASE THE "OWNERSHIP LIMIT" PERTAINING TO OWNERSHIP OF THE COMMON SHARES FROM 5.0% TO 9.8%.	Mgmt	For
5.	TO RATIFY THE APPOINTMENT OF KPMG LLP AS	Mgmt	For



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

OUR INDEPENDENT REGISTERED PUBLIC  
ACCOUNTING FIRM FOR THE YEAR ENDING  
DECEMBER 31, 2015.

- |    |                                                                 |      |     |
|----|-----------------------------------------------------------------|------|-----|
| 6. | TO CAST AN ADVISORY VOTE TO APPROVE OUR EXECUTIVE COMPENSATION. | Mgmt | For |
|----|-----------------------------------------------------------------|------|-----|

-----  
CYRUSONE INC.

Agen

Security: 23283R100  
Meeting Type: Annual  
Meeting Date: 04-May-2015  
Ticker: CONE  
ISIN: US23283R1005

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR GARY J. WOJTASZEK WILLIAM E. SULLIVAN T. TOD NIELSEN ALEX SHUMATE DAVID H. FERDMAN LYNN A. WENTWORTH JOHN W. GAMBLE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	APPROVAL OF THE ADVISORY (NON-BINDING) RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS (SAY-ON-PAY)	Mgmt	For
3	RECOMMENDATION, BY ADVISORY (NON-BINDING) VOTE, OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION	Mgmt	1 Year
4	THE RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015	Mgmt	For

-----  
DDR CORP.

Agen

Security: 23317H102  
Meeting Type: Annual  
Meeting Date: 12-May-2015  
Ticker: DDR  
ISIN: US23317H1023

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

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

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: VICTOR B. MACFARLANE	Mgmt	For
1F.	ELECTION OF DIRECTOR: DAVID J. OAKES	Mgmt	For
1G.	ELECTION OF DIRECTOR: ALEXANDER OTTO	Mgmt	For
1H.	ELECTION OF DIRECTOR: SCOTT D. ROULSTON	Mgmt	For
1I.	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 PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

-----  
DOUGLAS EMMETT, INC.

----- Agen

-----  
Security: 25960P109  
Meeting Type: Annual  
Meeting Date: 28-May-2015  
Ticker: DEI  
ISIN: US25960P1093  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER CHRISTOPHER H. ANDERSON LESLIE E. BIDER DR. DAVID T. FEINBERG THOMAS E. O'HERN WILLIAM E. SIMON, JR. VIRGINIA MCFERRAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For
3.	TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION.	Mgmt	For

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

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

Agen

-----  
 Security: 292104106  
 Meeting Type: Annual  
 Meeting Date: 17-Jun-2015  
 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 JAMES D. ROBINSON IV	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 RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

-----  
 EQUINIX, INC.

Agen

-----  
 Security: 29444U700  
 Meeting Type: Annual  
 Meeting Date: 27-May-2015  
 Ticker: EQIX  
 ISIN: US29444U7000  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR THOMAS BARTLETT GARY HROMADKO SCOTT KRIENS WILLIAM LUBY IRVING LYONS, III CHRISTOPHER PAISLEY STEPHEN SMITH PETER VAN CAMP	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE BY A NON-BINDING ADVISORY VOTE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For

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

3. TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015. Mgmt For

-----  
EQUITY COMMONWEALTH

Agen

-----  
Security: 294628102  
Meeting Type: Annual  
Meeting Date: 16-Jun-2015  
Ticker: EQC  
ISIN: US2946281027  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR SAM ZELL JAMES S. CORL MARTIN L. EDELMEN EDWARD A. GLICKMAN DAVID HELFAND PETER LINNEMAN JAMES L. LOZIER, JR. MARY JANE ROBERTSON KENNETH SHEA GERALD A. SPECTOR JAMES A. STAR	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2.	TO APPROVE THE EQUITY COMMONWEALTH 2015 OMNIBUS INCENTIVE PLAN.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

-----  
EQUITY RESIDENTIAL

Agen

-----  
Security: 29476L107  
Meeting Type: Annual  
Meeting Date: 24-Jun-2015  
Ticker: EQR  
ISIN: US29476L1070  
-----

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

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

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 STEPHEN E. STERRETT B. JOSEPH WHITE SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR 2015.	Mgmt	For
3.	APPROVAL OF EXECUTIVE COMPENSATION.	Mgmt	For
4.	SHAREHOLDER PROPOSAL REGARDING PROXY ACCESS.	Shr	Against

-----  
 ESSEX PROPERTY TRUST, INC.

Agen

Security: 297178105  
 Meeting Type: Annual  
 Meeting Date: 19-May-2015  
 Ticker: ESS  
 ISIN: US2971781057  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DAVID W. BRADY KEITH R. GUERICKE IRVING F. LYONS, III GEORGE M. MARCUS GARY P. MARTIN ISSIE N. RABINOVITCH THOMAS E. RANDLETT THOMAS E. ROBINSON MICHAEL J. SCHALL BYRON A. SCORDELIS JANICE L. SEARS THOMAS P. SULLIVAN CLAUDE J. ZINNGRABE, JR	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
2	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

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

-----  
 EXTENDED STAY AMERICA, INC. Agen  
 -----

Security: 30224P200  
 Meeting Type: Annual  
 Meeting Date: 21-May-2015  
 Ticker: STAY  
 ISIN: US30224P2002  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DOUGLAS G. GEOGA MICHAEL A. BARR JAMES L. DONALD WILLIAM A. KUSSELL WILLIAM D. RAHM WILLIAM J. STEIN RICHARD F. WALLMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	PROPOSAL FOR THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015	Mgmt	For
3.	PROPOSAL FOR THE APPROVAL OF THE AMENDED AND RESTATED EXTENDED STAY AMERICA, INC. LONG-TERM INCENTIVE PLAN	Mgmt	For
4.	PROPOSAL FOR THE APPROVAL OF THE EXTENDED STAY AMERICA, INC. ANNUAL INCENTIVE PLAN	Mgmt	For

-----  
 EXTENDED STAY AMERICA, INC. Agen  
 -----

Security: 30224P211  
 Meeting Type: Annual  
 Meeting Date: 21-May-2015  
 Ticker:  
 ISIN:  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DOUGLAS G. GEOGA CHRISTOPHER K. DANIELLO KEVIN W. DINNIE JAMES L. DONALD LISA PALMER TY E. WALLACH RICHARD F. WALLMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For Withheld Withheld Withheld Withheld Withheld For

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

- |    |                                                                                                                                         |      |     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 2. | PROPOSAL FOR THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015 | Mgmt | For |
| 3. | PROPOSAL FOR THE APPROVAL OF THE AMENDED AND RESTATED ESH HOSPITALITY, INC. LONG-TERM INCENTIVE PLAN                                    | Mgmt | For |

-----  
 EXTRA SPACE STORAGE INC.

-----  
 Agen

Security: 30225T102  
 Meeting Type: Annual  
 Meeting Date: 26-May-2015  
 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
4.	APPROVAL OF THE EXTRA SPACE STORAGE INC. 2015 INCENTIVE AWARD PLAN.	Mgmt	For

-----  
 GENERAL GROWTH PROPERTIES, INC

-----  
 Agen

Security: 370023103  
 Meeting Type: Annual  
 Meeting Date: 16-Apr-2015  
 Ticker: GGP  
 ISIN: US3700231034  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: RICHARD B. CLARK	Mgmt	For

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

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
4.	SHAREHOLDER PROPOSAL ON A POLICY THAT A SIGNIFICANT PORTION OF FUTURE STOCK OPTION GRANTS TO SENIOR EXECUTIVES BE PERFORMANCE-BASED.	Shr	Against

-----  
GLIMCHER REALTY TRUST

----- Agen

-----  
Security: 379302102  
Meeting Type: Special  
Meeting Date: 12-Jan-2015  
Ticker: GRT  
ISIN: US3793021029  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	THE PROPOSAL TO APPROVE THE MERGER OF GLIMCHER REALTY TRUST WITH AND INTO A SUBSIDIARY OF WASHINGTON PRIME GROUP INC. AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF SEPTEMBER 16, 2014, AND AS MAY BE AMENDED FROM TIME TO TIME, BY AND AMONG GLIMCHER REALTY TRUST, GLIMCHER ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	For
2.	THE PROPOSAL TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION THAT MAY BE PAID OR BECOME PAYABLE TO THE NAMED EXECUTIVE OFFICERS OF GLIMCHER REALTY TRUST IN CONNECTION WITH THE MERGER.	Mgmt	Against



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

- |    |                                                                                                                                                                                                                                                                       |      |     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 3. | THE PROPOSAL TO ADJOURN THE SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, INCLUDING TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT. | Mgmt | For |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|

-----  
 GRAMERCY PROPERTY TRUST INC

-----  
 Agen

Security: 38489R100  
 Meeting Type: Special  
 Meeting Date: 26-Feb-2015  
 Ticker: GPT  
 ISIN: US38489R1005  
 -----

- | Prop.# | Proposal                                                                                                      | Proposal Type | Proposal Vote |
|--------|---------------------------------------------------------------------------------------------------------------|---------------|---------------|
| 1.     | TO APPROVE AN AMENDMENT TO THE COMPANY'S CHARTER TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK. | Mgmt          | For           |

-----  
 GRAMERCY PROPERTY TRUST INC.

-----  
 Agen

Security: 38489R605  
 Meeting Type: Annual  
 Meeting Date: 23-Jun-2015  
 Ticker: GPT  
 ISIN: US38489R6053  
 -----

- | Prop.# | Proposal                                                                                                                                             | Proposal Type                                        | Proposal Vote                                 |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------|
| 1.     | DIRECTOR<br>ALLAN J. BAUM<br>GORDON F. DUGAN<br>THOMAS D. ECKERT<br>GREGORY F. HUGHES<br>JEFFREY E. KELTER<br>CHARLES S. LAVEN<br>WILLIAM H. LENEHAN | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | TO APPROVE OUR 2015 EQUITY INCENTIVE PLAN.                                                                                                           | Mgmt                                                 | For                                           |
| 3.     | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.      | Mgmt                                                 | For                                           |
| 4.     | TO APPROVE AN AMENDMENT TO THE COMPANY'S                                                                                                             | Mgmt                                                 | For                                           |

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

CHARTER DECREASING THE AMOUNT OF COMMON STOCK THE COMPANY IS AUTHORIZED TO ISSUE TO 200,000,000 SHARES.

- |    |                                                                                     |      |     |
|----|-------------------------------------------------------------------------------------|------|-----|
| 5. | TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |
|----|-------------------------------------------------------------------------------------|------|-----|

-----  
HEALTH CARE REIT, INC.

-----  
Agen

Security: 42217K106  
Meeting Type: Annual  
Meeting Date: 07-May-2015  
Ticker: HCN  
ISIN: US42217K1060  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: THOMAS J. DEROSA	Mgmt	For
1B.	ELECTION OF DIRECTOR: JEFFREY H. DONAHUE	Mgmt	For
1C.	ELECTION OF DIRECTOR: FRED S. KLIPSCH	Mgmt	For
1D.	ELECTION OF DIRECTOR: GEOFFREY G. MEYERS	Mgmt	For
1E.	ELECTION OF DIRECTOR: TIMOTHY J. NAUGHTON	Mgmt	For
1F.	ELECTION OF DIRECTOR: SHARON M. OSTER	Mgmt	For
1G.	ELECTION OF DIRECTOR: JUDITH C. PELHAM	Mgmt	For
1H.	ELECTION OF DIRECTOR: SERGIO D. RIVERA	Mgmt	For
1I.	ELECTION OF DIRECTOR: R. SCOTT TRUMBULL	Mgmt	For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2015.	Mgmt	For
3.	APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT PURSUANT TO THE COMPENSATION DISCLOSURE RULES OF THE SEC.	Mgmt	For

-----  
HERSHA HOSPITALITY TRUST

-----  
Agen

Security: 427825104  
Meeting Type: Annual  
Meeting Date: 21-May-2015  
Ticker: HT

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

ISIN: US4278251040

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

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108  
 Meeting Type: Annual  
 Meeting Date: 13-May-2015  
 Ticker: HIW  
 ISIN: US4312841087

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHARLES A. ANDERSON GENE H. ANDERSON CARLOS E. EVANS EDWARD J. FRITSCH DAVID J. HARTZELL SHERRY A. KELLETT O. TEMPLE SLOAN, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITOR FOR 2015	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION	Mgmt	For
4.	APPROVAL OF THE 2015 LONG-TERM EQUITY INCENTIVE PLAN	Mgmt	For

HOME PROPERTIES, INC.

Agen

Security: 437306103  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2015  
 Ticker: HME

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

ISIN: US4373061039

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MICHAEL D. BARNELLO	Mgmt	For
1.2	ELECTION OF DIRECTOR: BONNIE S. BIUMI	Mgmt	For
1.3	ELECTION OF DIRECTOR: STEPHEN R. BLANK	Mgmt	For
1.4	ELECTION OF DIRECTOR: ALAN L. GOSULE	Mgmt	For
1.5	ELECTION OF DIRECTOR: LEONARD F. HELBIG, III	Mgmt	For
1.6	ELECTION OF DIRECTOR: THOMAS P. LYDON, JR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: EDWARD J. PETTINELLA	Mgmt	For
1.8	ELECTION OF DIRECTOR: CLIFFORD W. SMITH, JR.	Mgmt	For
2.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104  
 Meeting Type: Annual  
 Meeting Date: 14-May-2015  
 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

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

1.9	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
2.	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2015.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4.	STOCKHOLDER PROPOSAL RELATING TO BYLAW AMENDMENTS.	Shr	Against

-----  
 HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109  
 Meeting Type: Special  
 Meeting Date: 05-Mar-2015  
 Ticker: HPP  
 ISIN: US4440971095  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	THE PROPOSAL TO APPROVE THE ISSUANCE OF UP TO AN AGGREGATE AMOUNT OF 63,474,791 SHARES OF COMMON STOCK OF HUDSON PACIFIC PROPERTIES, INC. AND COMMON UNITS OF LIMITED PARTNERSHIP INTEREST IN HUDSON PACIFIC PROPERTIES, L.P., AS CONTEMPLATED BY THE ASSET PURCHASE AGREEMENT, DATED AS OF DECEMBER 6, 2014, AND ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	For
2.	THE PROPOSAL TO ADJOURN THE SPECIAL MEETING IF NECESSARY OR APPROPRIATE TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE THE EQUITY ISSUANCE AS CONTEMPLATED BY THE ASSET PURCHASE AGREEMENT	Mgmt	For

-----  
 HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109  
 Meeting Type: Annual  
 Meeting Date: 20-May-2015  
 Ticker: HPP  
 ISIN: US4440971095  
 -----

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

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

		Type	
1A.	ELECTION OF DIRECTOR: VICTOR J. COLEMAN	Mgmt	For
1B.	ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI	Mgmt	For
1C.	ELECTION OF DIRECTOR: FRANK COHEN	Mgmt	For
1D.	ELECTION OF DIRECTOR: RICHARD B. FRIED	Mgmt	For
1E.	ELECTION OF DIRECTOR: JONATHAN M. GLASER	Mgmt	For
1F.	ELECTION OF DIRECTOR: ROBERT L. HARRIS	Mgmt	For
1G.	ELECTION OF DIRECTOR: MARK D. LINEHAN	Mgmt	For
1H.	ELECTION OF DIRECTOR: ROBERT M. MORAN	Mgmt	For
1I.	ELECTION OF DIRECTOR: MICHAEL NASH	Mgmt	For
1J.	ELECTION OF DIRECTOR: BARRY A. PORTER	Mgmt	For
1K.	ELECTION OF DIRECTOR: JOHN SCHREIBER	Mgmt	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, 2015.	Mgmt	For
3.	THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT.	Mgmt	For

-----  
 KILROY REALTY CORPORATION

Agen

Security: 49427F108  
 Meeting Type: Annual  
 Meeting Date: 21-May-2015  
 Ticker: KRC  
 ISIN: US49427F1084  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JOHN KILROY	Mgmt	For
1B.	ELECTION OF DIRECTOR: EDWARD BRENNAN, PH.D.	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOLIE HUNT	Mgmt	For
1D.	ELECTION OF DIRECTOR: SCOTT INGRAHAM	Mgmt	For
1E.	ELECTION OF DIRECTOR: GARY STEVENSON	Mgmt	For
1F.	ELECTION OF DIRECTOR: PETER STONEBERG	Mgmt	For
2.	AMENDMENT AND RESTATEMENT OF THE COMPANY'S	Mgmt	For

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

2006 INCENTIVE AWARD PLAN, AS AMENDED.

- |    |                                                                                                                                                                       |      |     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.                                                                        | Mgmt | For |
| 4. | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015. | Mgmt | For |

-----  
 KIMCO REALTY CORPORATION

Agen

-----  
 Security: 49446R109  
 Meeting Type: Annual  
 Meeting Date: 05-May-2015  
 Ticker: KIM  
 ISIN: US49446R1095  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS D. HENRY F. LOURENSO C. NICHOLAS R. SALTZMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2	THE ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).	Mgmt	For
3	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015 (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).	Mgmt	For

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

Agen

-----  
 Security: 59522J103  
 Meeting Type: Annual  
 Meeting Date: 19-May-2015  
 Ticker: MAA  
 ISIN: US59522J1034  
 -----

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

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

		Type	
1A.	ELECTION OF DIRECTOR: H. ERIC BOLTON, JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: ALAN B. GRAF, JR.	Mgmt	For
1C.	ELECTION OF DIRECTOR: RALPH HORN	Mgmt	For
1D.	ELECTION OF DIRECTOR: JAMES K. LOWDER	Mgmt	For
1E.	ELECTION OF DIRECTOR: THOMAS H. LOWDER	Mgmt	For
1F.	ELECTION OF DIRECTOR: CLAUDE B. NIELSEN	Mgmt	For
1G.	ELECTION OF DIRECTOR: PHILIP W. NORWOOD	Mgmt	For
1H.	ELECTION OF DIRECTOR: W. REID SANDERS	Mgmt	For
1I.	ELECTION OF DIRECTOR: WILLIAM B. SANSOM	Mgmt	For
1J.	ELECTION OF DIRECTOR: GARY SHORB	Mgmt	For
1K.	ELECTION OF DIRECTOR: JOHN W. SPIEGEL	Mgmt	For
2.	NON-BINDING ADVISORY VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
3.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2015.	Mgmt	For

-----  
 OMEGA HEALTHCARE INVESTORS, INC.

-----  
 Agen

Security: 681936100  
 Meeting Type: Special  
 Meeting Date: 27-Mar-2015  
 Ticker: OHI  
 ISIN: US6819361006  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1	TO APPROVE THE ISSUANCE OF SHARES OF OMEGA COMMON STOCK TO THE STOCKHOLDERS OF AVIV REIT, INC. ("AVIV") IN CONNECTION WITH THE MERGER CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 30, 2014 BY AND AMONG OMEGA HEALTHCARE INVESTORS, INC. ("OMEGA"), OHI HEALTHCARE PROPERTIES HOLDCO, INC., OHI ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL) .	Mgmt	For
2	TO AMEND OMEGA'S ARTICLES OF AMENDMENT AND RESTATEMENT TO INCREASE THE NUMBER OF	Mgmt	For



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

AUTHORIZED SHARES OF OMEGA CAPITAL STOCK FROM 220,000,000 TO 370,000,000 AND THE NUMBER OF AUTHORIZED SHARES OF OMEGA COMMON STOCK FROM 200,000,000 TO 350,000,000.

3	TO AMEND OMEGA'S ARTICLES OF AMENDMENT AND RESTATEMENT TO DECLASSIFY OMEGA'S BOARD OF DIRECTORS AND PROVIDE THAT DIRECTORS SHALL BE ELECTED FOR ONE-YEAR TERMS.	Mgmt	For
4	TO AMEND OMEGA'S ARTICLES OF AMENDMENT AND RESTATEMENT TO REMOVE THE SUPERMAJORITY VOTING REQUIREMENT (80%) FOR FUTURE AMENDMENTS RELATING TO THE TERMS OF DIRECTORS.	Mgmt	For
5	TO ADJOURN THE OMEGA SPECIAL MEETING TO A LATER DATE OR DATES, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES FOR THE PROPOSALS TO ISSUE OMEGA COMMON STOCK IN CONNECTION WITH THE MERGER AND THE CHARTER AMENDMENT TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF OMEGA COMMON STOCK.	Mgmt	For

-----  
PARKWAY PROPERTIES, INC.

Agen

Security: 70159Q104  
Meeting Type: Annual  
Meeting Date: 14-May-2015  
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 Withheld 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 2015 FISCAL YEAR.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	VOTE TO RATIFY THE ADOPTION OF THE PARKWAY PROPERTIES, INC. AND PARKWAY PROPERTIES LP	Mgmt	For

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

2015 OMNIBUS EQUITY INCENTIVE PLAN.

-----  
 PENNSYLVANIA REAL ESTATE INVESTMENT TR

Agen

Security: 709102107  
 Meeting Type: Annual  
 Meeting Date: 04-Jun-2015  
 Ticker: PEI  
 ISIN: US7091021078

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOSEPH F. CORADINO M. WALTER D'ALESSIO MICHAEL J. DEMARCO ROSEMARIE B. GRECO LEONARD I. KORMAN MARK E. PASQUERILLA CHARLES P. PIZZI JOHN J. ROBERTS RONALD RUBIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2015.	Mgmt	For

-----  
 PHYSICIANS REALTY TRUST

Agen

Security: 71943U104  
 Meeting Type: Annual  
 Meeting Date: 07-May-2015  
 Ticker: DOC  
 ISIN: US71943U1043

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN T. THOMAS TOMMY G. THOMPSON STANTON D. ANDERSON MARK A. BAUMGARTNER ALBERT C. BLACK, JR. WILLIAM A. EBINGER, M.D RICHARD A. WEISS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED	Mgmt	For

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

PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR  
ENDING DECEMBER 31, 2015.

3.	TO APPROVE THE PHYSICIANS REALTY TRUST 2015 EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For
----	------------------------------------------------------------------------------	------	-----

---

PROLOGIS, INC.

Agen

Security: 74340W103  
Meeting Type: Annual  
Meeting Date: 29-Apr-2015  
Ticker: PLD  
ISIN: US74340W1036

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For
1B.	ELECTION OF DIRECTOR: GEORGE L. FOTIADES	Mgmt	For
1C.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1D.	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For
1F.	ELECTION OF DIRECTOR: IRVING F. LYONS III	Mgmt	For
1G.	ELECTION OF DIRECTOR: DAVID P. O'CONNOR	Mgmt	For
1H.	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
1J.	ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2014	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2015	Mgmt	For

---

PUBLIC STORAGE

Agen

Security: 74460D109  
Meeting Type: Annual  
Meeting Date: 30-Apr-2015  
Ticker: PSA  
ISIN: US74460D1090

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: RONALD L. HAVNER, JR.	Mgmt	For
1B	ELECTION OF DIRECTOR: TAMARA HUGHES GUSTAVSON	Mgmt	For
1C	ELECTION OF DIRECTOR: URI P. HARKHAM	Mgmt	For
1D	ELECTION OF DIRECTOR: B. WAYNE HUGHES, JR.	Mgmt	For
1E	ELECTION OF DIRECTOR: AVEDICK B. POLADIAN	Mgmt	For
1F	ELECTION OF DIRECTOR: GARY E. PRUITT	Mgmt	For
1G	ELECTION OF DIRECTOR: RONALD P. SPOGLI	Mgmt	For
1H	ELECTION OF DIRECTOR: 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, 2015.	Mgmt	For
3	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

-----  
 QTS REALTY TRUST, INC.

Agen

-----  
 Security: 74736A103  
 Meeting Type: Annual  
 Meeting Date: 04-May-2015  
 Ticker: QTS  
 ISIN: US74736A1034  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHAD L. WILLIAMS PHILIP P. TRAHANAS JOHN W. BARTER WILLIAM O. GRABE CATHERINE R. KINNEY PETER A. MARINO SCOTT D. MILLER STEPHEN E. WESTHEAD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE AN AMENDMENT TO THE QTS REALTY TRUST, INC. 2013 EQUITY INCENTIVE PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR ISSUANCE THEREUNDER BY 3,000,000 AND ADD CERTAIN ADDITIONAL AUTHORIZED PERFORMANCE MEASURES AND APPROVE THE MATERIAL TERMS FOR PAYMENT OF PERFORMANCE-BASED COMPENSATION THEREUNDER FOR PURPOSES OF SECTION 162(M)	Mgmt	For

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

OF THE INTERNAL REVENUE CODE.

- |    |                                                                                                                                                                      |      |     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 3. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG<br>LLP AS THE COMPANY'S INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR<br>ENDING DECEMBER 31, 2015. | Mgmt | For |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|

---

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202  
Meeting Type: Annual  
Meeting Date: 05-May-2015  
Ticker: RPT  
ISIN: US7514522025

---

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEPHEN R. BLANK DENNIS GERSHENSON ARTHUR GOLDBERG DAVID J. NETTINA JOEL M. PASHCOW MARK K. ROSENFELD MICHAEL A. WARD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For
3.	ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

---

REGENCY CENTERS CORPORATION

Agen

Security: 758849103  
Meeting Type: Annual  
Meeting Date: 12-May-2015  
Ticker: REG  
ISIN: US7588491032

---

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK BRYCE BLAIR C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For

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

	MARY LOU FIALA	Mgmt	For
	DAVID P. O'CONNOR	Mgmt	For
	JOHN C. SCHWEITZER	Mgmt	For
	BRIAN M. SMITH	Mgmt	For
	THOMAS G. WATTLES	Mgmt	For
2	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2014.	Mgmt	For
3	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

-----  
 REXFORD INDUSTRIAL REALTY, INC.

-----  
 Agen

Security: 76169C100  
 Meeting Type: Annual  
 Meeting Date: 21-May-2015  
 Ticker: REXR  
 ISIN: US76169C1009  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR RICHARD S. ZIMAN HOWARD SCHWIMMER MICHAEL S. FRANKEL ROBERT L. ANTIN STEVEN C. GOOD TYLER H. ROSE PETER E. SCHWAB	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

-----  
 SIMON PROPERTY GROUP, INC.

-----  
 Agen

Security: 828806109  
 Meeting Type: Annual  
 Meeting Date: 14-May-2015  
 Ticker: SPG  
 ISIN: US8288061091  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN	Mgmt	For

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

1B.	ELECTION OF DIRECTOR: LARRY C. GLASSCOCK	Mgmt	For
1C.	ELECTION OF DIRECTOR: KAREN N. HORN, PH.D.	Mgmt	For
1D.	ELECTION OF DIRECTOR: ALLAN HUBBARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D.	Mgmt	For
1G.	ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.	Mgmt	For
2.	ADVISORY VOTE ON THE APPROVAL OF EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
4.	STOCKHOLDER PROPOSAL	Shr	Against

-----  
SL GREEN REALTY CORP.

----- Agen

Security: 78440X101  
Meeting Type: Annual  
Meeting Date: 04-Jun-2015  
Ticker: SLG  
ISIN: US78440X1019  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN H. ALSCHULER STEPHEN L. GREEN	Mgmt Mgmt	For For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

-----  
SOVRAN SELF STORAGE, INC.

----- Agen

Security: 84610H108  
Meeting Type: Annual  
Meeting Date: 21-May-2015  
Ticker: SSS  
ISIN: US84610H1086  
-----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA CHARLES E. LANNON STEPHEN R. RUSMISEL ARTHUR L. HAVENER, JR. MARK G. BARBERIO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	ADOPTION OF THE SOVRAN SELF STORAGE, INC. 2015 AWARD AND OPTION PLAN.	Mgmt	For
3.	APPROVAL OF THE AMENDED AND RESTATED DEFERRED COMPENSATION PLAN FOR DIRECTORS OF SOVRAN SELF STORAGE, INC.	Mgmt	For
4.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2015.	Mgmt	For
5.	PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.	Mgmt	For

-----  
STAG INDUSTRIAL, INC.

Agen

-----  
Security: 85254J102  
Meeting Type: Annual  
Meeting Date: 04-May-2015  
Ticker: STAG  
ISIN: US85254J1025  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR BENJAMIN S. BUTCHER VIRGIS W. COLBERT JEFFREY D. FURBER LARRY T. GUILLEMETTE FRANCIS X. JACOBY III CHRISTOPHER P. MARR HANS S. WEGER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	THE APPROVAL, BY NON-BINDING VOTE, OF EXECUTIVE COMPENSATION.	Mgmt	For



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

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

Agen

-----  
 Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 21-May-2015  
 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 Mgmt	For For For For For For For For For
2	APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN OUR PROXY STATEMENT FOR THE 2015 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For
3	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
4	A NON-BINDING STOCKHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING.	Shr	For

-----  
 SUNSTONE HOTEL INVESTORS, INC.

Agen

-----  
 Security: 867892101  
 Meeting Type: Annual  
 Meeting Date: 30-Apr-2015  
 Ticker: SHO  
 ISIN: US8678921011  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA ANDREW BATINOVICH Z. JAMIE BEHAR THOMAS A. LEWIS, JR. KEITH M. LOCKER DOUGLAS M. PASQUALE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For

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

	KEITH P. RUSSELL	Mgmt	For
	LEWIS N. WOLFF	Mgmt	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, 2015.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS, AS SET FORTH IN SUNSTONE'S PROXY STATEMENT FOR THE 2015 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For

-----  
 THE MACERICH COMPANY

-----  
 Agen

-----  
 Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 28-May-2015  
 Ticker: MAC  
 ISIN: US5543821012  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF CLASS I DIRECTOR: DOUGLAS D. ABBEY	Mgmt	Against
1B.	ELECTION OF CLASS I DIRECTOR: JOHN H. ALSCHULER	Mgmt	Against
1C.	ELECTION OF CLASS I DIRECTOR: STEVEN R. HASH	Mgmt	Against
1D.	ELECTION OF CLASS I DIRECTOR: STANLEY A. MOORE	Mgmt	Against
2.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE OUR NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	Against

-----  
 UDR, INC.

-----  
 Agen

-----  
 Security: 902653104  
 Meeting Type: Annual  
 Meeting Date: 21-May-2015  
 Ticker: UDR  
 ISIN: US9026531049  
 -----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KATHERINE A. CATTANACH 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	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, 2015.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100  
Meeting Type: Annual  
Meeting Date: 14-May-2015  
Ticker: VTR  
ISIN: US92276F1003

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MELODY C. BARNES	Mgmt	For
1B.	ELECTION OF DIRECTOR: DEBRA A. CAFARO	Mgmt	For
1C.	ELECTION OF DIRECTOR: DOUGLAS CROCKER II	Mgmt	For
1D.	ELECTION OF DIRECTOR: RONALD G. GEARY	Mgmt	For
1E.	ELECTION OF DIRECTOR: JAY M. GELLERT	Mgmt	For
1F.	ELECTION OF DIRECTOR: RICHARD I. GILCHRIST	Mgmt	For
1G.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1H.	ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE	Mgmt	For
1I.	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1J.	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For
1K.	ELECTION OF DIRECTOR: JAMES D. SHELTON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF KPMG LLP	Mgmt	For

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

AS THE INDEPENDENT REGISTERED PUBLIC  
ACCOUNTING FIRM FOR FISCAL YEAR 2015.

- |    |                                                     |      |     |
|----|-----------------------------------------------------|------|-----|
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE<br>COMPENSATION. | Mgmt | For |
|----|-----------------------------------------------------|------|-----|

-----  
VORNADO REALTY TRUST

Agen

-----  
Security: 929042109  
Meeting Type: Annual  
Meeting Date: 21-May-2015  
Ticker: VNO  
ISIN: US9290421091  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR.	Mgmt Mgmt Mgmt	For For For
2	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR.	Mgmt	For
3	NON-BINDING ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4	NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.	Shr	Against

\* 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	08/04/2015