

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

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 23, 2007

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: John E. McLean
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: 07/01/2006 - 06/30/2007

Cohen & Steers Quality Income Realty Fund

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: ACC
ISIN:

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

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

02 RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2007 Mgmt For

 ANNALY CAPITAL MANAGEMENT, INC.

Agen

Security: 035710409
 Meeting Type: Annual
 Meeting Date: 24-May-2007
 Ticker: NLY
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR KEVIN P. BRADY E. WAYNE NORDBERG | Mgmt Mgmt | For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE 2007 FISCAL YEAR. | Mgmt | For |

 APARTMENT INVESTMENT AND MANAGEMENT

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 30-Apr-2007
 Ticker: AIV
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR JAMES N. BAILEY TERRY CONSIDINE RICHARD S. ELLWOOD THOMAS L. KELTNER J. LANDIS MARTIN ROBERT A. MILLER THOMAS L. RHODES MICHAEL A. STEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |
| 03 | TO APPROVE THE AIMCO 2007 STOCK AWARD AND INCENTIVE PLAN. | Mgmt | For |

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

04 TO APPROVE THE AIMCO 2007 EMPLOYEE STOCK PURCHASE PLAN. Mgmt For

ARCHSTONE-SMITH TRUST

Agen

Security: 039583109
Meeting Type: Annual
Meeting Date: 16-May-2007
Ticker: ASN
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR STEPHEN R. DEMERITT ERNEST A. GERARDI, JR. RUTH ANN M. GILLIS NED S. HOLMES ROBERT P. KOGOD JAMES H. POLK, III JOHN C. SCHWEITZER R. SCOT SELLERS ROBERT H. SMITH | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | SHAREHOLDER PROPOSAL, IF PRESENTED AT THE MEETING, REGARDING PAY-FOR-SUPERIOR PERFORMANCE. | Shr | Against |
| 03 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR. | Mgmt | For |

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
Meeting Type: Annual
Meeting Date: 16-May-2007
Ticker: AVB
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS H. JAY SARLES ALLAN D. SCHUSTER AMY P. WILLIAMS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |

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

02 TO RATIFY THE SELECTION OF ERNST & YOUNG LLP Mgmt For
AS THE COMPANY S INDEPENDENT AUDITORS FOR THE
YEAR ENDING DECEMBER 31, 2007.

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
Meeting Type: Annual
Meeting Date: 09-May-2007
Ticker: BDN
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN THOMAS F. AUGUST DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS, SR. MICHAEL V. PRENTISS CHARLES P. PIZZI GERARD H. SWEENEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM | Mgmt | For |
| 03 | AMENDMENT AND RESTATEMENT OF 1997 LONG-TERM INCENTIVE PLAN | Mgmt | For |
| 04 | EMPLOYEE SHARE PURCHASE PLAN | Mgmt | For |

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
Meeting Type: Annual
Meeting Date: 01-May-2007
Ticker: CPT
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER SCOTT S. INGRAHAM | Mgmt Mgmt Mgmt | For For For |

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

| | | | |
|----|--|------|-----|
| | LEWIS A. LEVEY | Mgmt | For |
| | WILLIAM B. MCGUIRE, JR. | Mgmt | For |
| | WILLIAM F. PAULSEN | Mgmt | For |
| | D. KEITH ODEN | Mgmt | For |
| | F. GARDNER PARKER | Mgmt | For |
| | STEVEN A. WEBSTER | Mgmt | For |
| 02 | RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

CEDAR SHOPPING CENTERS, INC.

----- Agen

Security: 150602209
Meeting Type: Annual
Meeting Date: 19-Jun-2007
Ticker: CDR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED COMMON STOCK AND PREFERRED STOCK. | Mgmt | Against |
| 03 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

COLONIAL PROPERTIES TRUST

----- Agen

Security: 195872106
Meeting Type: Annual
Meeting Date: 25-Apr-2007
Ticker: CLP
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR WESTON M. ANDRESS CARL F. BAILEY | Mgmt Mgmt | For For |

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

| | | |
|--|------|-----|
| M. MILLER GORRIE | Mgmt | For |
| WILLIAM M. JOHNSON | Mgmt | For |
| GLADE M. KNIGHT | Mgmt | For |
| JAMES K. LOWDER | Mgmt | For |
| THOMAS H. LOWDER | Mgmt | For |
| HERBERT A. MEISLER | Mgmt | For |
| CLAUDE B. NIELSEN | Mgmt | For |
| HAROLD W. RIPPS | Mgmt | For |
| DONALD T. SENTERFITT | Mgmt | For |
| JOHN W. SPIEGEL | Mgmt | For |
| C.R. THOMPSON, III | Mgmt | For |
| 02 TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

CORPORATE OFFICE PROPERTIES TRUST

Agen

Security: 22002T702
Meeting Type: Annual
Meeting Date: 17-May-2007
Ticker: OFCPRJ
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR DOUGLAS M. FIRSTENBERG CLAY W. HAMLIN, III JAY H. SHIDLER KENNETH S. SWEET, JR. | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | EXTENSION OF THE TERM OF THE AMENDED AND RESTATED 1998 LONG-TERM INCENTIVE PLAN FOR A PERIOD OF TEN YEARS. | Mgmt | Against |

DCT INDUSTRIAL TRUST

Agen

Security: 233153105
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: DCT
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR THOMAS G. WATTLES PHILIP L. HAWKINS | Mgmt Mgmt | For For |

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

| | | | |
|----|--|------|-----|
| | PHILLIP R. ALTINGER | Mgmt | For |
| | THOMAS F. AUGUST | Mgmt | For |
| | JOHN S. GATES, JR. | Mgmt | For |
| | TRIPP H. HARDIN | Mgmt | For |
| | JAMES R. MULVIHILL | Mgmt | For |
| | JOHN C. O'KEEFE | Mgmt | For |
| | BRUCE L. WARWICK | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007. | Mgmt | For |

DIAMONDROCK HOSPITALITY COMPANY

Agen

Security: 252784301
Meeting Type: Annual
Meeting Date: 26-Apr-2007
Ticker: DRH
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | TO APPROVE THE AMENDMENTS TO DIAMONDROCK HOSPITALITY COMPANY S 2004 STOCK OPTION AND INCENTIVE PLAN ATTACHED TO THE PROXY STATEMENT. | Mgmt | For |
| 03 | TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 22-May-2007
Ticker: EDR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---------------------------|---------------|---------------|
| 01 | DIRECTOR PAUL O. BOWER | Mgmt | For |

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

| | | | |
|----|--|------|-----|
| | MONTE J. BARROW | Mgmt | For |
| | WILLIAM J. CAHILL, III | Mgmt | For |
| | JOHN L. FORD | Mgmt | For |
| | WENDELL W. WEAKLEY | Mgmt | For |
| 02 | RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS EDR S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

ENTERTAINMENT PROPERTIES TRUST

Agen

Security: 29380T105
Meeting Type: Annual
Meeting Date: 09-May-2007
Ticker: EPR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR BARRETT BRADY | Mgmt | For |
| 02 | PROPOSAL TO APPROVE THE COMPANY S 2007 EQUITY INCENTIVE PLAN. | Mgmt | For |
| 03 | PROPOSAL TO APPROVE THE COMPANY S ANNUAL PERFORMANCE-BASED INCENTIVE PLAN. | Mgmt | For |
| 04 | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007. | Mgmt | For |

EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103
Meeting Type: Special
Meeting Date: 07-Feb-2007
Ticker: EOP
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | TO APPROVE THE MERGER OF EQUITY OFFICE PROPERTIES TRUST WITH AND INTO BLACKHAWK ACQUISITION TRUST AND THE AGREEMENT AND PLAN OF MERGER, DATED AS OF NOVEMBER 19, 2006, AS AMENDED, AMONG EQUITY OFFICE PROPERTIES TRUST, EOP OPERATING LIMITED PARTNERSHIP, BLACKHAWK PARENT LLC, BLACKHAWK ACQUISITION TRUST AND BLACKHAWK ACQUISITION L.P., AS FULLY DESCRIBED IN THE ENCLOSED STATEMENT. | Mgmt | For |

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

02 TO APPROVE ANY ADJOURNMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE SPECIAL MEETING TO APPROVE THE MERGER AND THE AGREEMENT AND PLAN OF MERGER, AS AMENDED. Mgmt For

EXTRA SPACE STORAGE INC. Agen

Security: 30225T102
Meeting Type: Annual
Meeting Date: 23-May-2007
Ticker: EXR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR KENNETH M. WOOLLEY* ANTHONY FANTICOLA** HUGH W. HORNE** SPENCER F. KIRK** JOSEPH D. MARGOLIS** ROGER B. PORTER** K. FRED SKOUSEN** | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

FIRST INDUSTRIAL REALTY TRUST, INC. Agen

Security: 32054K103
Meeting Type: Annual
Meeting Date: 16-May-2007
Ticker: FR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR JAY H. SHIDLER* J. STEVEN WILSON* ROBERT D. NEWMAN* | Mgmt Mgmt Mgmt | For For For |
| 02 | APPROVAL OF AMENDMENT NO. 2 TO THE 2001 STOCK INCENTIVE PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED | Mgmt | For |

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

PUBLIC ACCOUNTING FIRM.

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual
Meeting Date: 11-May-2007
Ticker: GRT
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR NILES C. OVERLY* WILLIAM S. WILLIAMS* DAVID M. ARONOWITZ** | Mgmt Mgmt Mgmt | For For For |
| 03 | APPROVAL OF THE FOLLOWING MATTERS WITH RESPECT TO THE GLIMCHER REALTY TRUST 2004 INCENTIVE COMPENSATION PLAN, AS AMENDED, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 04 | RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS GLIMCHER REALTY TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

GMH COMMUNITIES TRUST

Agen

Security: 36188G102
Meeting Type: Annual
Meeting Date: 06-Sep-2006
Ticker: GCT
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR FREDERICK F. BUCHHOLZ RADM J.W EASTWOOD (RET) MICHAEL D. FASCITELLI GARY M. HOLLOWAY, SR. STEVEN J. KESSLER DENIS J. NAYDEN DENNIS J. O'LEARY BRUCE F. ROBINSON RICHARD A. SILFEN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote No vote No vote No vote |

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

 GMH COMMUNITIES TRUST

Agen

 Security: 36188G102
 Meeting Type: Annual
 Meeting Date: 14-Jun-2007
 Ticker: GCT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | GARY M. HOLLOWAY, SR. | Mgmt | Withheld |
| | BRUCE F. ROBINSON | Mgmt | For |
| | FREDERICK F. BUCHHOLZ | Mgmt | For |
| | RADM J.W EASTWOOD (RET) | Mgmt | For |
| | MICHAEL D. FASCITELLI | Mgmt | For |
| | STEVEN J. KESSLER | Mgmt | For |
| | DENIS J. NAYDEN | Mgmt | For |
| | DENNIS J. O'LEARY | Mgmt | For |
| | RICHARD A. SILFEN | Mgmt | For |

 GRAMERCY CAPITAL CORP.

Agen

 Security: 384871109
 Meeting Type: Annual
 Meeting Date: 24-May-2007
 Ticker: GKK
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR | | |
| | MARC HOLLIDAY | Mgmt | For |
| | PAUL J. KONIGSBERG | Mgmt | For |
| | CHARLES S. LAVEN | Mgmt | For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

 HEALTH CARE PROPERTY INVESTORS, INC.

Agen

 Security: 421915109
 Meeting Type: Annual
 Meeting Date: 10-May-2007
 Ticker: HCP
 ISIN:

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

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR M.A. CIRILLO-GOLDBERG ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |
| 03 | STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION. | Shr | Against |

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
Meeting Type: Annual
Meeting Date: 11-May-2007
Ticker: HCN
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR RAYMOND W. BRAUN THOMAS J. DEROSA JEFFREY H. DONAHUE FRED S. KLIPSCH | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 125,000,000 TO 225,000,000. | Mgmt | For |
| 03 | APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK FROM 25,000,000 TO 50,000,000. | Mgmt | For |
| 04 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2007. | Mgmt | For |

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

HEALTH CARE REIT, INC.

Agen

Security: 42217K403
 Meeting Type: Annual
 Meeting Date: 11-May-2007
 Ticker: HCNPRF
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK FROM 25,000,000 TO 50,000,000. | Mgmt | For |

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
 Meeting Type: Annual
 Meeting Date: 03-Aug-2006
 Ticker: HIW
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR THOMAS W. ADLER GENE H. ANDERSON KAY N. CALLISON SHERRY A. KELLETT L. GLENN ORR, JR. O. TEMPLE SLOAN, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
 Meeting Type: Annual
 Meeting Date: 18-May-2007
 Ticker: HIW
 ISIN:

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

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

| | | | |
|----|--|----------------------|-------------------|
| 01 | DIRECTOR EDWARD J. FRITSCH LAWRENCE A. KAPLAN SHERRY A. KELLETT | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

HOME PROPERTIES, INC. Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 01-May-2007
Ticker: HME
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH THOMAS S. SUMMER AMY L. TAIT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | Withheld For For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007. | Mgmt | For |

HOSPITALITY PROPERTIES TRUST Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 15-May-2007
Ticker: HPT
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-------------------------------|------------------|---------------|
| 01 | DIRECTOR WILLIAM A. LAMKIN | Mgmt | For |

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

| | | | |
|----|---|------|---------|
| 02 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN ACTIONS AND PROVIDE THAT THE REQUIRED SHAREHOLDER VOTE NECESSARY FOR THE ELECTION OF TRUSTEES OR TO TAKE CERTAIN OTHER ACTIONS SHALL BE SET IN THE BYLAWS. | Mgmt | Against |
| 03 | TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN AMENDMENTS TO THE DECLARATION OF TRUST OR FOR TERMINATION OF THE TRUST. | Mgmt | Against |
| 04 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT, SUBJECT TO AN EXPRESS PROVISION IN THE TERMS OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST, WOULD AUTHORIZE THE BOARD TO DIVIDE OR COMBINE THE OUTSTANDING SHARES OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST WITHOUT A SHAREHOLDER VOTE. | Mgmt | Against |
| 05 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST TO PROVIDE THAT ANY SHAREHOLDER WHO VIOLATES THE DECLARATION OF TRUST OR BYLAWS WILL INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM AND AGAINST ALL COSTS, EXPENSES, PENALTIES, FINES AND OTHER AMOUNTS, INCLUDING ATTORNEYS AND OTHER PROFESSIONAL FEES, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | Against |
| 06 | TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO ELECT A TRUSTEE AS PROPOSED IN ITEM 1 OR TO APPROVE ITEMS 2, 3, 4 OR 5. | Mgmt | Against |

 HRPT PROPERTIES TRUST

Agen

 Security: 40426W101
 Meeting Type: Annual
 Meeting Date: 15-May-2007
 Ticker: HRP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR PATRICK F. DONELAN | Mgmt | Withheld |
| 02 | TO APPROVE AMENDMENTS TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE AND MANNER OF VOTING FOR CERTAIN ACTIONS AND PROVIDE THAT THE REQUIRED SHAREHOLDER VOTE NECESSARY FOR THE ELECTION OF TRUSTEES OR TO TAKE CERTAIN OTHER ACTIONS SHALL BE SET IN | Mgmt | Against |

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

THE BYLAWS.

| | | | |
|----|---|------|---------|
| 03 | TO APPROVE AMENDMENTS TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN AMENDMENTS TO THE DECLARATION OF TRUST, FOR CERTAIN BUSINESS COMBINATIONS OR FOR TERMINATION OF THE TRUST. | Mgmt | Against |
| 04 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT, SUBJECT TO AN EXPRESS PROVISION IN THE TERMS OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST, WOULD AUTHORIZE THE BOARD TO DIVIDE OR COMBINE THE OUTSTANDING SHARES OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST WITHOUT A SHAREHOLDER VOTE. | Mgmt | Against |
| 05 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST TO PROVIDE THAT ANY SHAREHOLDER WHO VIOLATES THE DECLARATION OF TRUST OR BYLAWS, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | Against |
| 06 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT WOULD PERMIT ISSUANCE OF SECURITIES. | Mgmt | For |
| 07 | TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO ELECT A TRUSTEE AS PROPOSED IN ITEM 1 OR TO APPROVE ITEMS 2, 3, 4, 5 OR 6. | Mgmt | Against |

 INLAND REAL ESTATE CORPORATION

 Agen

Security: 457461200
 Meeting Type: Annual
 Meeting Date: 20-Jun-2007
 Ticker: IRC
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For Withheld For For For For For For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

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

 ISTAR FINANCIAL INC. Agen

Security: 45031U101
 Meeting Type: Annual
 Meeting Date: 30-May-2007
 Ticker: SFI
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR JAY SUGARMAN GLENN R. AUGUST ROBERT W. HOLMAN, JR. ROBIN JOSEPHS CARTER MCCLELLAND JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | APPROVAL OF ADOPTION OF ISTAR FINANCIAL INC. 2007 INCENTIVE COMPENSATION PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

 LEXINGTON REALTY TRUST Agen

Security: 529043101
 Meeting Type: Special
 Meeting Date: 20-Nov-2006
 Ticker: LXP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO APPROVE THE AGREEMENT AND PLAN OF MERGER, DATED AS OF JULY 23, 2006, BY AND AMONG LEXINGTON CORPORATE PROPERTIES TRUST AND NEWKIRK REALTY TRUST, INC., A COPY OF WHICH IS ATTACHED AS ANNEX A TO THE JOINT PROXY STATEMENT/PROSPECTUS, AND THE TRANSACTIONS CONTEMPLATED THEREBY. | Mgmt | For |
| 02 | THE ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING, IF NECESSARY, TO PERMIT FURTHER SOLICITATION OF PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING TO APPROVE THE PROPOSALS. | Mgmt | For |

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

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 17-May-2007
 Ticker: LRY
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR J. ANTHONY HAYDEN M. LEANNE LACHMAN | Mgmt Mgmt | For For |
| 02 | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007. | Mgmt | For |
| 03 | APPROVAL OF THE PROPOSAL TO AMEND AND RESTATE THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, WITHOUT INCREASING THE NUMBER OF SHARES AVAILABLE FOR GRANT THEREUNDER, INCLUDING AMONG OTHER THINGS TO ADD TO THE TYPES OF AWARDS AVAILABLE FOR GRANT UNDER THE PLAN. | Mgmt | For |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 23-May-2007
 Ticker: CLI
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 01 | DIRECTOR ALAN S. BERNIKOW KENNETH M. DUBERSTEIN VINCENT TESE ROY J. ZUCKERBERG | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

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

MAGUIRE PROPERTIES INC.

Agen

Security: 559775101
 Meeting Type: Annual
 Meeting Date: 05-Jun-2007
 Ticker: MPG
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR ROBERT F. MAGUIRE III LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN LEWIS N. WOLFF | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For Withheld Withheld Withheld Withheld Withheld |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2007. | Mgmt | For |
| 03 | APPROVAL OF THE SECOND AMENDED AND RESTATED 2003 INCENTIVE AWARD PLAN OF THE COMPANY, MAGUIRE PROPERTIES SERVICES, INC. AND MAGUIRE PROPERTIES L.P. | Mgmt | Against |

MID-AMERICA APARTMENT COMMUNITIES, I

Agen

Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 22-May-2007
 Ticker: MAA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR MARY E. MCCORMICK WILLIAM B. SANSOM | Mgmt Mgmt | For For |
| 02 | RATIFICATION OF ERNST & YOUNG LLP AS MID-AMERICA S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007. | Mgmt | For |

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
 Meeting Type: Annual

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

Meeting Date: 24-Apr-2007
 Ticker: NHP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR DAVID R. BANKS DOUGLAS M. PASQUALE JACK D. SAMUELSON | Mgmt Mgmt Mgmt | For For For |
| 02 | APPROVE THE SHARE INCREASE AMENDMENT TO AMEND THE COMPANY S CHARTER TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK OF THE COMPANY FROM 100,000,000 TO 200,000,000 SHARES. | Mgmt | For |
| 03 | APPROVE THE REIT PROTECTION AMENDMENT TO AMEND THE COMPANY S CHARTER TO AUGMENT, ENHANCE AND CLARIFY COMPANY STOCK OWNERSHIP RESTRICTIONS TO PROTECT THE COMPANY S STATUS AS A REAL ESTATE INVESTMENT TRUST FOR U.S. FEDERAL INCOME TAX PURPOSES. | Mgmt | For |
| 04 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108
 Meeting Type: Annual
 Meeting Date: 17-May-2007
 Ticker: NCT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR KEVIN J. FINNERTY KENNETH M. RIIS | Mgmt Mgmt | For For |
| 02 | PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2007. | Mgmt | For |

PARKWAY PROPERTIES, INC.

Agen

Security: 70159Q104
 Meeting Type: Annual
 Meeting Date: 10-May-2007

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

Ticker: PKY
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR DANIEL P. FRIEDMAN ROGER P. FRIOU MARTIN L. GARCIA MATTHEW W. KAPLAN MICHAEL J. LIPSEY STEVEN G. ROGERS LELAND R. SPEED TROY A. STOVALL LENORE M. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO CONSIDER AND RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT ACCOUNTANTS OF THE COMPANY FOR THE 2007 FISCAL YEAR. | Mgmt | For |

PUBLIC STORAGE, INC.

Agen

Security: 74460D232
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: PSAPRM
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST. | Mgmt | Against |
| 02 | APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. | Mgmt | Against |

PUBLIC STORAGE, INC.

Agen

Security: 74460D257
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: PSAPRL
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM | Mgmt | Against |

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

A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.

02 APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. Mgmt Against

PUBLIC STORAGE, INC.

Agen

Security: 74460D273
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: PSAPRK
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST. | Mgmt | Against |
| 02 | APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. | Mgmt | Against |

PUBLIC STORAGE, INC.

Agen

Security: 74460D299
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: PSAPRI
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST. | Mgmt | Against |
| 02 | APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. | Mgmt | Against |

PUBLIC STORAGE, INC.

Agen

Security: 74460D323
Meeting Type: Annual
Meeting Date: 03-May-2007
Ticker: PSAPRH

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

ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST. | Mgmt | Against |
| 02 | APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. | Mgmt | Against |

PUBLIC STORAGE, INC.

Agen

Security: 74460D398
 Meeting Type: Annual
 Meeting Date: 03-May-2007
 Ticker: PSAPRE
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST. | Mgmt | Against |
| 02 | APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. | Mgmt | Against |

PUBLIC STORAGE, INC.

Agen

Security: 74460D448
 Meeting Type: Annual
 Meeting Date: 03-May-2007
 Ticker: PSAPRC
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST. | Mgmt | Against |
| 02 | APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY. | Mgmt | Against |

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

 SENIOR HOUSING PROPERTIES TRUST

Agen

 Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 30-May-2007
 Ticker: SNH
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|----------------------|
| 01 | DIRECTOR JOHN L. HARRINGTON ADAM D. PORTNOY | Mgmt Mgmt | Withheld Withheld |
| 02 | TO APPROVE AMENDMENTS TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN ACTIONS AND PROVIDE THAT THE REQUIRED SHAREHOLDER VOTE NECESSARY FOR CERTAIN OTHER ACTIONS SHALL BE SET IN THE BYLAWS. | Mgmt | Against |
| 03 | TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST TO PROVIDE THAT ANY SHAREHOLDER WHO VIOLATES THE DECLARATION OF TRUST OR BYLAWS WILL INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM AND AGAINST ALL COSTS, EXPENSES, PENALTIES, FINES AND OTHER AMOUNTS, INCLUDING ATTORNEYS AND OTHER PROFESSIONAL FEES, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | Against |
| 04 | TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO ELECT EACH OF THE TRUSTEES AS PROPOSED IN ITEM 1 OR TO APPROVE ITEMS 2 OR 3. | Mgmt | Against |

 SOVRAN SELF STORAGE, INC.

Agen

 Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 21-May-2007
 Ticker: SSS
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |

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

| | | | |
|----|--|------|-----|
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2007. | Mgmt | For |
|----|--|------|-----|

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106
Meeting Type: Annual
Meeting Date: 17-May-2007
Ticker: BEE
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA KENNETH FISHER LAURENCE S. GELLER JAMES A. JEFFS SIR DAVID MICHELS WILLIAM A. PREZANT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

THE MACERICH COMPANY

Agen

Security: 554382101
Meeting Type: Annual
Meeting Date: 30-May-2007
Ticker: MAC
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR EDWARD C. COPPOLA FRED S. HUBBELL DR. WILLIAM P. SEXTON | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |
| 03 | STOCKHOLDER PROPOSAL REGARDING DECLASSIFICATION OF THE BOARD OF DIRECTORS, IF PROPERLY PRESENTED | Shr | For |

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

AT THE MEETING.

 U-STORE-IT TRUST

Agen

Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 08-May-2007
 Ticker: YSI
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR THOMAS A. COMMES J.C. (JACK) DANNEMILLER W.M. DIEFENDERFER III HAROLD S. HALLER DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | APPROVAL OF THE U-STORE-IT TRUST 2007 EQUITY INCENTIVE PLAN | Mgmt | For |

 UNITED DOMINION REALTY TRUST, INC.

Agen

Security: 910197102
 Meeting Type: Annual
 Meeting Date: 08-May-2007
 Ticker:
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL ROBERT C. LARSON THOMAS R. OLIVER LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2007. | Mgmt | For |

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

 URSTADT BIDDLE PROPERTIES INC. Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 08-Mar-2007
 Ticker: UBA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR WILLING L. BIDDLE E. VIRGIL CONWAY ROBERT J. MUELLER | Mgmt Mgmt Mgmt | For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR. | Mgmt | For |

 VENTAS, INC. Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 16-May-2007
 Ticker: VTR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II JAY M. GELLERT RONALD G. GEARY CHRISTOPHER T. HANNON SHELI Z. ROSENBERG THOMAS C. THEOBALD | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | DIRECTORS PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2007. | Mgmt | For |
| 03 | DIRECTORS PROPOSAL: TO APPROVE AN AMENDMENT TO THE CERTIFICATE OF INCORPORATION TO INCREASE THE AUTHORIZED COMMON STOCK. | Mgmt | For |
| 04 | DIRECTORS PROPOSAL: TO APPROVE AN AMENDMENT TO THE CERTIFICATE OF INCORPORATION TO INCLUDE CERTAIN PROVISIONS LIMITING THE CONSTRUCTIVE | Mgmt | For |

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

OWNERSHIP OF THE CAPITAL STOCK IN ORDER TO
 PROVIDE FURTHER ASSURANCES FOR CONTINUED COMPLIANCE
 AS A QUALIFIED REAL ESTATE INVESTMENT TRUST
 UNDER U.S. FEDERAL INCOME TAX LAW.

 VORNADO REALTY TRUST

Agen

 Security: 929042109
 Meeting Type: Annual
 Meeting Date: 22-May-2007
 Ticker: VNO
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR ROBERT P. KOGOD DAVID MANDELBAUM RICHARD R. WEST | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES. | Shr | For |

* Management position unknown

SIGNATURES

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

(Registrant) Cohen & Steers Quality Income Realty Fund, Inc.
 By (Signature) /s/ Adam M. Derechin
 Name Adam M. Derechin
 Title President
 Date 08/23/2007