

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

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 06, 2018

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: Dana DeVivo
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: 07/01/2017 - 06/30/2018

Cohen & Steers Quality Income Realty Fund

ALEXANDRIA REAL ESTATE EQUITIES, INC.

Agen

Security: 015271109
Meeting Type: Annual
Meeting Date: 22-May-2018
Ticker: ARE
ISIN: US0152711091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	Election of Director: Joel S. Marcus	Mgmt	For
1.2	Election of Director: Steven R. Hash	Mgmt	For
1.3	Election of Director: John L. Atkins, III	Mgmt	For
1.4	Election of Director: James P. Cain	Mgmt	For

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

1.5	Election of Director: Maria C. Freire	Mgmt	For
1.6	Election of Director: Richard H. Klein	Mgmt	For
1.7	Election of Director: James H. Richardson	Mgmt	For
1.8	Election of Director: Michael A. Woronoff	Mgmt	For
2.	To vote upon the amendment and restatement of the Company's Amended and Restated 1997 Stock Award and Incentive Plan.	Mgmt	For
3.	To cast a non-binding, advisory vote on a resolution to approve the compensation of the Company's named executive officers, as more particularly defined in the accompanying proxy statement.	Mgmt	For
4.	To ratify the appointment of Ernst & Young LLP as the Company's independent registered public accountants for the fiscal year ending December 31, 2018, as more particularly described in the accompanying proxy statement.	Mgmt	For

 AMERICAN ASSETS TRUST, INC.

 Agen

 Security: 024013104
 Meeting Type: Annual
 Meeting Date: 12-Jun-2018
 Ticker: AAT
 ISIN: US0240131047

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Ernest S. Rady Larry E. Finger Duane A. Nelles Thomas S. Olinger Dr. Robert S. Sullivan	Mgmt Mgmt Mgmt Mgmt Mgmt	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, 2018.	Mgmt	For
3.	An advisory resolution to approve our executive compensation for the fiscal year ended December 31, 2017.	Mgmt	For
4.	An advisory vote on the frequency of future advisory votes on executive compensation.	Mgmt	1 Year

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

 AMERICAN CAMPUS COMMUNITIES, INC.

Agen

 Security: 024835100
 Meeting Type: Annual
 Meeting Date: 03-May-2018
 Ticker: ACC
 ISIN: US0248351001

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: William C. Bayless, Jr.	Mgmt	For
1b.	Election of Director: William Blakeley Chandlee III	Mgmt	For
1c.	Election of Director: G. Steven Dawson	Mgmt	For
1d.	Election of Director: Cydney C. Donnell	Mgmt	For
1e.	Election of Director: Edward Lowenthal	Mgmt	For
1f.	Election of Director: Oliver Luck	Mgmt	For
1g.	Election of Director: C. Patrick Oles, Jr.	Mgmt	For
1h.	Election of Director: John T. Rippel	Mgmt	For
2.	Approval of the American Campus Communities, Inc. 2018 Incentive Award Plan	Mgmt	For
3.	Ratification of Ernst & Young as our independent auditors for 2018	Mgmt	For
4.	To provide a non-binding advisory vote approving the Company's executive compensation program	Mgmt	For

 APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

 Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 01-May-2018
 Ticker: AIV
 ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	Election of Director: Terry Considine	Mgmt	For
1.2	Election of Director: Thomas L. Keltner	Mgmt	For

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

1.3	Election of Director: J. Landis Martin	Mgmt	For
1.4	Election of Director: Robert A. Miller	Mgmt	For
1.5	Election of Director: Kathleen M. Nelson	Mgmt	For
1.6	Election of Director: Ann Sperling	Mgmt	For
1.7	Election of Director: Michael A. Stein	Mgmt	For
1.8	Election of Director: Nina A. Tran	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, 2018.	Mgmt	For
3.	Advisory vote on executive compensation.	Mgmt	For
4.	Approval of the Second Amended and Restated 2015 Stock Award and Incentive Plan.	Mgmt	For
5.	Amendment of Aimco's Charter to permit the Board to grant waivers of the "Look Through Ownership Limit" up to 20%.	Mgmt	For

 BGP HOLDINGS PLC

Agen

 Security: ADPC01061
 Meeting Type: EGM
 Meeting Date: 03-Jul-2017
 Ticker:
 ISIN: AU00573958S3

Prop.#	Proposal	Proposal Type	Proposal Vote
1	EXTRAORDINARY RESOLUTION TO CONDUCT A SHARE PREMIUM ACCOUNT REDUCTION	Mgmt	For
2	ORDINARY RESOLUTION TO APPROVE THE DISTRIBUTION BY THE COMPANY OF EUR 5.0 MILLION TO INDIVIDUALS THAT WERE DIRECTORS OF THE COMPANY IN 2009	Mgmt	For
3	ORDINARY RESOLUTION TO APPROVE AND CONFIRM THE DECISION BY THE BOARD OF BGP EUROPE TO DISTRIBUTE EUR 1.5 MILLION TO INDIVIDUALS THAT WERE DIRECTORS OF BGP INVESTMENT IN DECEMBER 2009 WHO WERE NOT ALSO A DIRECTOR OF THE COMPANY IN 2009	Mgmt	For

 BGP HOLDINGS PLC

Agen

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

 Security: ADPC01061
 Meeting Type: AGM
 Meeting Date: 10-Oct-2017
 Ticker:
 ISIN: AU00573958S3

Prop.#	Proposal	Proposal Type	Proposal Vote
1	ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2016	Mgmt	For
2	APPOINTMENT OF ERNST & YOUNG MALTA LIMITED AS AUDITORS	Mgmt	For
3	ALTERATION OF THE MEMORANDUM AND ARTICLES OF ASSOCIATION OF THE COMPANY AND RELEVANT AUTHORISATIONS RELATED TO THE SAME	Mgmt	For

 BOSTON PROPERTIES, INC.

Agen

 Security: 101121101
 Meeting Type: Annual
 Meeting Date: 23-May-2018
 Ticker: BXP
 ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Kelly A. Ayotte	Mgmt	For
1b.	Election of Director: Bruce W. Duncan	Mgmt	For
1c.	Election of Director: Karen E. Dykstra	Mgmt	For
1d.	Election of Director: Carol B. Einiger	Mgmt	For
1e.	Election of Director: Jacob A. Frenkel	Mgmt	For
1f.	Election of Director: Joel I. Klein	Mgmt	For
1g.	Election of Director: Douglas T. Linde	Mgmt	For
1h.	Election of Director: Matthew J. Lustig	Mgmt	For
1i.	Election of Director: Owen D. Thomas	Mgmt	For
1j.	Election of Director: Martin Turchin	Mgmt	For
1k.	Election of Director: David A. Twardock	Mgmt	For
2.	To approve, by non-binding, advisory resolution, the Company's named executive officer compensation.	Mgmt	For

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

- | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 3. | To ratify the Audit Committee's appointment of PricewaterhouseCoopers LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2018. | Mgmt | For |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|

 BRIXMOR PROPERTY GROUP INC

 Agen

Security: 11120U105
 Meeting Type: Annual
 Meeting Date: 08-May-2018
 Ticker: BRX
 ISIN: US11120U1051

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	Election of Director: James M. Taylor Jr.	Mgmt	For
1.2	Election of Director: John G. Schreiber	Mgmt	For
1.3	Election of Director: Michael Berman	Mgmt	For
1.4	Election of Director: Sheryl M. Crosland	Mgmt	For
1.5	Election of Director: Thomas W. Dickson	Mgmt	For
1.6	Election of Director: Daniel B. Hurwitz	Mgmt	For
1.7	Election of Director: William D. Rahm	Mgmt	For
1.8	Election of Director: Gabrielle Sulzberger	Mgmt	For
2.	To ratify the appointment of Deloitte & Touche LLP as our independent registered public accounting firm for 2018.	Mgmt	For
3.	To approve, on a non-binding advisory basis, the compensation paid to our named executive officers.	Mgmt	For

 CORECIVIC, INC.

 Agen

Security: 21871N101
 Meeting Type: Annual
 Meeting Date: 10-May-2018
 Ticker: CXW
 ISIN: US21871N1019

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

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

1a.	Election of Director: Donna M. Alvarado	Mgmt	For
1b.	Election of Director: Robert J. Dennis	Mgmt	For
1c.	Election of Director: Mark A. Emkes	Mgmt	For
1d.	Election of Director: Damon T. Hininger	Mgmt	For
1e.	Election of Director: Stacia A. Hylton	Mgmt	For
1f.	Election of Director: Harley G. Lappin	Mgmt	For
1g.	Election of Director: Anne L. Mariucci	Mgmt	For
1h.	Election of Director: Thurgood Marshall, Jr.	Mgmt	For
1i.	Election of Director: Charles L. Overby	Mgmt	For
1j.	Election of Director: John R. Prann, Jr.	Mgmt	For
2.	Ratification of the appointment by our Audit Committee of Ernst & Young LLP as our independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
3.	Advisory vote to approve the compensation of our Named Executive Officers.	Mgmt	For

CROWN CASTLE INTERNATIONAL CORP

Agen

Security: 22822V101
Meeting Type: Annual
Meeting Date: 17-May-2018
Ticker: CCI
ISIN: US22822V1017

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: P. Robert Bartolo	Mgmt	For
1b.	Election of Director: Jay A. Brown	Mgmt	For
1c.	Election of Director: Cindy Christy	Mgmt	For
1d.	Election of Director: Ari Q. Fitzgerald	Mgmt	For
1e.	Election of Director: Robert E. Garrison II	Mgmt	For
1f.	Election of Director: Andrea J. Goldsmith	Mgmt	For
1g.	Election of Director: Lee W. Hogan	Mgmt	For
1h.	Election of Director: Edward C. Hutcheson,	Mgmt	For

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

Jr.

1i.	Election of Director: J. Landis Martin	Mgmt	For
1j.	Election of Director: Robert F. McKenzie	Mgmt	For
1k.	Election of Director: Anthony J. Melone	Mgmt	For
1l.	Election of Director: W. Benjamin Moreland	Mgmt	For
2.	The ratification of the appointment of PricewaterhouseCoopers LLP as the Company's independent registered public accountants for fiscal year 2018.	Mgmt	For
3.	The non-binding, advisory vote to approve the compensation of the Company's named executive officers.	Mgmt	For

 CYRUSONE INC.

Agen

Security: 23283R100
 Meeting Type: Annual
 Meeting Date: 09-May-2018
 Ticker: CONE
 ISIN: US23283R1005

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR David H. Ferdman John W. Gamble, Jr. Michael A. Klayko T. Tod Nielsen Alex Shumate William E. Sullivan Lynn A. Wentworth Gary J. Wojtaszek	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	Advisory vote to approve the compensation of the Company's named executive officers.	Mgmt	For
3.	Ratification of the appointment of Deloitte & Touche LLP as the Company's independent registered public accounting firm for the year ending December 31, 2018.	Mgmt	For

 DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
 Meeting Type: Special
 Meeting Date: 13-Sep-2017

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

Ticker: DLR
ISIN: US2538681030

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	TO APPROVE THE ISSUANCE OF SHARES OF DIGITAL REALTY TRUST, INC.'S COMMON STOCK TO THE SECURITY HOLDERS OF DUPONT FABROS TECHNOLOGY, INC. AND DUPONT FABROS TECHNOLOGY, L.P., PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF JUNE 8, 2017, AS MAY BE AMENDED FROM TIME TO TIME, BY AND AMONG DIGITAL REALTY TRUST, INC., PENGUINS REIT SUB, LLC, DIGITAL REALTY TRUST, L.P., PENGUINS OP SUB 2, LLC, PENGUINS OP SUB, LLC, DUPONT FABROS TECHNOLOGY, INC. AND DUPONT FABROS TECHNOLOGY, L.P.	Mgmt	For
2.	TO APPROVE ONE OR MORE ADJOURNMENTS OF THE SPECIAL MEETING TO ANOTHER DATE, TIME OR PLACE, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE ISSUANCE OF SHARES OF DIGITAL REALTY TRUST, INC.'S COMMON STOCK IN CONNECTION WITH THE MERGERS.	Mgmt	For

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
Meeting Type: Annual
Meeting Date: 08-May-2018
Ticker: DLR
ISIN: US2538681030

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	Election of Director: Laurence A. Chapman	Mgmt	For
1B.	Election of Director: Michael A. Coke	Mgmt	For
1C.	Election of Director: Kevin J. Kennedy	Mgmt	For
1D.	Election of Director: William G. LaPerch	Mgmt	For
1E.	Election of Director: Afshin Mohebbi	Mgmt	For
1F.	Election of Director: Mark R. Patterson	Mgmt	For
1G.	Election of Director: Mary Hogan Preusse	Mgmt	For
1H.	Election of Director: John T. Roberts, Jr.	Mgmt	For
1I.	Election of Director: Dennis E. Singleton	Mgmt	For

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

- | | | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 1J. | Election of Director: A. William Stein | Mgmt | For |
| 2. | To ratify the selection of KPMG LLP as the Company's independent registered public accounting firm for the year ending December 31, 2018. | Mgmt | For |
| 3. | To approve, on a non-binding, advisory basis, the compensation of the Company's named executive officers, as more fully described in the accompanying Proxy Statement. | Mgmt | For |

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 31-May-2018
 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
Virginia A. McFerran
Thomas E. O'Hern
William E. Simon, Jr. | 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 2018. | Mgmt | For |
| 3. | To approve, in a non-binding advisory vote, our executive compensation. | Mgmt | For |

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
 Meeting Type: Special
 Meeting Date: 13-Sep-2017
 Ticker: DFT
 ISIN: US26613Q1067

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

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

	Type	
1. TO APPROVE THE BUSINESS COMBINATION IN WHICH DUPONT FABROS TECHNOLOGY, INC. MERGES WITH AND INTO PENGUINS REIT SUB, LLC, A WHOLLY OWNED SUBSIDIARY OF DIGITAL REALTY TRUST, INC., WITH PENGUINS REIT MERGER SUB, LLC SURVIVING THE MERGER, IN CONNECTION WITH THE AGREEMENT AND PLAN OF MERGER, DATED AS OF ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For
2. TO APPROVE A NON-BINDING ADVISORY PROPOSAL TO APPROVE CERTAIN COMPENSATION THAT MAY BE PAID OR BECOME PAYABLE TO CERTAIN EXECUTIVE OFFICERS OF DUPONT FABROS TECHNOLOGY, INC. IN CONNECTION WITH THE MERGER AGREEMENT AND THE OTHER TRANSACTIONS CONTEMPLATED THEREBY.	Mgmt	Against
3. TO APPROVE ONE OR MORE ADJOURNMENTS OF THE SPECIAL MEETING TO ANOTHER DATE, TIME OR PLACE, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS TO APPROVE THE BUSINESS COMBINATION IN WHICH DUPONT FABROS TECHNOLOGY, INC. MERGES WITH AND INTO PENGUINS REIT SUB, LLC, ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For

EPR PROPERTIES

Agen

Security: 26884U109
Meeting Type: Annual
Meeting Date: 01-Jun-2018
Ticker: EPR
ISIN: US26884U1097

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Thomas M. Bloch Jack A. Newman, Jr.	Mgmt Mgmt	For For
2.	To approve, on a non-binding advisory basis, the compensation of the Company's named executive officers as disclosed in these proxy materials.	Mgmt	For
3.	To approve an amendment to the Company's Declaration of Trust to declassify the Board of Trustees.	Mgmt	For
4.	To ratify the appointment of KPMG LLP as the Company's independent registered public	Mgmt	For

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

accounting firm for 2018.

 EQUINIX, INC.

Agen

Security: 29444U700
 Meeting Type: Annual
 Meeting Date: 07-Jun-2018
 Ticker: EQIX
 ISIN: US29444U7000

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Thomas Bartlett Nanci Caldwell Gary Hromadko Scott Kriens William Luby Irving Lyons, III Christopher Paisley 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
3.	To ratify the appointment of PricewaterhouseCoopers LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
4.	Stockholder proposal related proxy access reform.	Shr	Against

 EQUITY RESIDENTIAL

Agen

Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 14-Jun-2018
 Ticker: EQR
 ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Charles L. Atwood Linda Walker Bynoe Connie K. Duckworth Mary Kay Haben	Mgmt Mgmt Mgmt Mgmt	For For For For

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

	Bradley A. Keywell	Mgmt	For
	John E. Neal	Mgmt	For
	David J. Neithercut	Mgmt	For
	Mark S. Shapiro	Mgmt	For
	Gerald A. Spector	Mgmt	For
	Stephen E. Sterrett	Mgmt	For
	Samuel Zell	Mgmt	For
2.	Ratification of the selection of Ernst & Young LLP as the Company's independent auditor for 2018.	Mgmt	For
3.	Approve Executive Compensation.	Mgmt	For

 ESSEX PROPERTY TRUST, INC.

 Agen

Security: 297178105
 Meeting Type: Annual
 Meeting Date: 15-May-2018
 Ticker: ESS
 ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Keith R. Guericke Amal M. Johnson Irving F. Lyons, III George M. Marcus Thomas E. Robinson Michael J. Schall Byron A. Scordelis Janice L. Sears	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	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, 2018.	Mgmt	For
3.	Advisory vote to approve the Company's named executive officer compensation.	Mgmt	For
4.	Approval of the Company's 2018 Stock Award and Incentive Compensation Plan.	Mgmt	For

 EXTRA SPACE STORAGE INC.

 Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 23-May-2018
 Ticker: EXR
 ISIN: US30225T1025

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

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Kenneth M. Woolley	Mgmt	For
1b.	Election of Director: Joseph D. Margolis	Mgmt	For
1c.	Election of Director: Roger B. Porter	Mgmt	For
1d.	Election of Director: Ashley Dreier	Mgmt	For
1e.	Election of Director: Spencer F. Kirk	Mgmt	For
1f.	Election of Director: Dennis J. Letham	Mgmt	For
1g.	Election of Director: Diane Olmstead	Mgmt	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

FOUR CORNERS PROPERTY TRUST, INC.

Agen

Security: 35086T109
 Meeting Type: Annual
 Meeting Date: 15-Jun-2018
 Ticker: FCPT
 ISIN: US35086T1097

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: William H. Lenehan	Mgmt	For
1b.	Election of Director: Douglas B. Hansen	Mgmt	For
1c.	Election of Director: John S. Moody	Mgmt	For
1d.	Election of Director: Marran H. Ogilvie	Mgmt	For
1e.	Election of Director: Paul E. Szurek	Mgmt	For
1f.	Election of Director: Charles L. Jemley	Mgmt	For
1g.	Election of Director: Eric S. Hirschhorn	Mgmt	For
2.	Ratification of the appointment of KPMG LLP as our independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
3.	To approve, on a non-binding advisory	Mgmt	For

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

basis, the compensation of our named executive officers.

 GAMING & LEISURE PROPERTIES, INC.

Agen

Security: 36467J108
 Meeting Type: Annual
 Meeting Date: 14-Jun-2018
 Ticker: GLPI
 ISIN: US36467J1088

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR David A. Handler Joseph W. Marshall, III James B. Perry Barry F. Schwartz Earl C. Shanks E. Scott Urdang	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	To ratify the appointment of Deloitte & Touche LLP as the Company's independent registered public accounting firm for the current fiscal year.	Mgmt	For
3.	To approve, on a non-binding advisory basis, the Company's executive compensation.	Mgmt	For
4.	To approve an amendment and restatement of the Company's Articles of Incorporation to adopt a majority voting standard in uncontested director elections.	Mgmt	For

 GGP INC.

Agen

Security: 36174X101
 Meeting Type: Annual
 Meeting Date: 19-Jun-2018
 Ticker: GGP
 ISIN: US36174X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Richard B. Clark	Mgmt	For
1b.	Election of Director: Mary Lou Fiala	Mgmt	For
1c.	Election of Director: J. Bruce Flatt	Mgmt	For

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

1d.	Election of Director: Janice R. Fukakusa	Mgmt	For
1e.	Election of Director: John K. Haley	Mgmt	For
1f.	Election of Director: Daniel B. Hurwitz	Mgmt	For
1g.	Election of Director: Brian W. Kingston	Mgmt	For
1h.	Election of Director: Christina M. Lofgren	Mgmt	For
1i.	Election of Director: Sandeep Mathrani	Mgmt	For
2.	Approval, on an advisory basis, of the compensation paid to the named executive officers.	Mgmt	For
3.	Ratification of the selection of independent registered public accounting firm.	Mgmt	For

GRAMERCY PROPERTY TRUST

Agen

Security: 385002308
Meeting Type: Annual
Meeting Date: 12-Jun-2018
Ticker: GPT
ISIN: US3850023082

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Charles E. Black Gordon F. DuGan Allan J. Baum Z. Jamie Behar Thomas D. Eckert James L. Francis Gregory F. Hughes Jeffrey E. Kelter Louis P. Salvatore	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	To ratify the selection of Ernst & Young LLP as our independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
3.	To approve, on an advisory basis, the compensation of our named executive officers.	Mgmt	For

HEALTHCARE TRUST OF AMERICA, INC.

Agen

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

 Security: 42225P501
 Meeting Type: Annual
 Meeting Date: 12-Jul-2017
 Ticker: HTA
 ISIN: US42225P5017

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: SCOTT D. PETERS	Mgmt	For
1B.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: W. BRADLEY BLAIR, II	Mgmt	For
1C.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: MAURICE J. DEWALD	Mgmt	For
1D.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: WARREN D. FIX	Mgmt	For
1E.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: PETER N. FOSS	Mgmt	For
1F.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: DANIEL S. HENSON	Mgmt	For
1G.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: LARRY L. MATHIS	Mgmt	For
1H.	ELECTION OF DIRECTOR FOR A ONE-YEAR TERM: GARY T. WESCOMBE	Mgmt	For
2.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO RECOMMEND, ON AN ADVISORY BASIS, THE FREQUENCY OF FUTURE ADVISORY VOTES TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
4.	TO CONSIDER AND VOTE UPON THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2017.	Mgmt	For

 HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
 Meeting Type: Annual
 Meeting Date: 09-May-2018
 Ticker: HIW
 ISIN: US4312841087

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

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 Anne H. Lloyd O. Temple Sloan, Jr.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITOR FOR 2018	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION	Mgmt	For

 HOST HOTELS & RESORTS, INC.

Agen

 Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 17-May-2018
 Ticker: HST
 ISIN: US44107P1049

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	Election of Director: Mary L. Baglivo	Mgmt	For
1B	Election of Director: Sheila C. Bair	Mgmt	For
1C	Election of Director: Ann M. Korologos	Mgmt	For
1D	Election of Director: Richard E. Marriott	Mgmt	For
1E	Election of Director: Sandeep L. Mathrani	Mgmt	For
1F	Election of Director: John B. Morse, Jr.	Mgmt	For
1G	Election of Director: Mary Hogan Preusse	Mgmt	For
1H	Election of Director: Walter C. Rakowich	Mgmt	For
1I	Election of Director: James F. Risoleo	Mgmt	For
1J	Election of Director: Gordon H. Smith	Mgmt	For
1K	Election of Director: A. William Stein	Mgmt	For
2.	Advisory resolution to approve executive compensation.	Mgmt	For
3.	Stockholder proposal for an annual sustainability report.	Shr	Against

 HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 24-May-2018
 Ticker: HPP
 ISIN: US4440971095

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Victor J. Coleman	Mgmt	For
1b.	Election of Director: Theodore R. Antenucci	Mgmt	For
1c.	Election of Director: Andrea Wong	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
2.	The ratification of the appointment of Ernst & Young LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
3.	The advisory approval of the Company's executive compensation, as more fully described in the enclosed proxy statement.	Mgmt	For

 INVITATION HOMES INC.

Agen

Security: 46187W107
 Meeting Type: Annual
 Meeting Date: 24-May-2018
 Ticker: INVH
 ISIN: US46187W1071

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

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

1.	DIRECTOR Bryce Blair Frederick C. Tuomi Richard D. Bronson Kenneth A. Caplan Michael D. Fascitelli Robert G. Harper Jeffrey E. Kelter John B. Rhea Janice L. Sears William J. Stein Barry S. Sternlicht	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
2.	Ratification of the appointment of Deloitte & Touche LLP as the Company's independent registered public accounting firm for 2018.	Mgmt	For

 JBG SMITH PROPERTIES

Agen

 Security: 46590V100
 Meeting Type: Annual
 Meeting Date: 03-May-2018
 Ticker: JBGS
 ISIN: US46590V1008

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR W. Matthew Kelly Mitchell N. Schear Ellen Shuman John F. Wood	Mgmt Mgmt Mgmt Mgmt	For For For For
2.	The approval, on a non-binding advisory basis, of the compensation of the Company's named executive officers as disclosed in the Proxy Statement ("Say-on-Pay").	Mgmt	For
3.	To vote upon, on a non-binding advisory basis, whether the Say-on-Pay vote should occur every one, two or three years.	Mgmt	1 Year
4.	The ratification of the appointment of Deloitte & Touche LLP as the Company's independent registered public accounting firm for the Company's fiscal year ending December 31, 2018.	Mgmt	For
5.	To amend the Company's Articles of Amendment and Restatement of Declaration of Trust to opt out of Section 3-804(c) of the Maryland General Corporation Law.	Mgmt	For

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

KILROY REALTY CORPORATION

Agen

Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 23-May-2018
 Ticker: KRC
 ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: John Kilroy	Mgmt	For
1b.	Election of Director: Edward Brennan, PhD	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.	Approval, on an advisory basis, of the compensation of the Company's named executive officers.	Mgmt	For
3.	Ratification of the appointment of Deloitte & Touche LLP as the Company's independent auditor for the fiscal year ending December 31, 2018.	Mgmt	For

LAMAR ADVERTISING COMPANY

Agen

Security: 512816109
 Meeting Type: Annual
 Meeting Date: 17-May-2018
 Ticker: LAMR
 ISIN: US5128161099

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR John E. Koerner, III Marshall A. Loeb Stephen P. Mumblow Thomas V. Reifenheiser Anna Reilly Kevin P. Reilly, Jr. Wendell Reilly	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	Ratify the appointment of KPMG LLP as the Company's independent registered public	Mgmt	For

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

accounting firm for fiscal 2018.

LIFE STORAGE, INC.

Agen

Security: 53223X107
 Meeting Type: Annual
 Meeting Date: 31-May-2018
 Ticker: LSI
 ISIN: US53223X1072

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR David L. Rogers Charles E. Lannon Stephen R. Rusmiser Arthur L. Havener, Jr. Mark G. Barberio Carol Hansell Dana Hamilton Edward J. Pettinella	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For 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 for fiscal year 2018.	Mgmt	For
3.	Proposal to approve the compensation of the Company's executive officers.	Mgmt	For

MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103
 Meeting Type: Annual
 Meeting Date: 22-May-2018
 Ticker: MAA
 ISIN: US59522J1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: H. Eric Bolton, Jr.	Mgmt	For
1b.	Election of Director: Russell R. French	Mgmt	For
1c.	Election of Director: Alan B. Graf, Jr.	Mgmt	For
1d.	Election of Director: Toni Jennings	Mgmt	For
1e.	Election of Director: James K. Lowder	Mgmt	For

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

1f.	Election of Director: Thomas H. Lowder	Mgmt	For
1g.	Election of Director: Monica McGurk	Mgmt	For
1h.	Election of Director: Claude B. Nielsen	Mgmt	For
1i.	Election of Director: Philip W. Norwood	Mgmt	For
1j.	Election of Director: W. Reid Sanders	Mgmt	For
1k.	Election of Director: Gary Shorb	Mgmt	For
1l.	Election of Director: David P. Stockert	Mgmt	For
2.	Advisory (non-binding) vote to approve the compensation of our named executive officers as disclosed in the proxy statement.	Mgmt	For
3.	Vote to approve the Second Amended and Restated Mid-America Apartment Communities, Inc. 2013 Stock Incentive Plan.	Mgmt	For
4.	Ratification of appointment of Ernst & Young LLP as independent registered public accounting firm for fiscal year 2018.	Mgmt	For

 NATIONAL HEALTH INVESTORS, INC.

Agen

 Security: 63633D104
 Meeting Type: Annual
 Meeting Date: 04-May-2018
 Ticker: NHI
 ISIN: US63633D1046

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	Election of Director: Robert T. Webb	Mgmt	For
2.	Approve the Second Amendment to the 2012 Stock Option Plan.	Mgmt	For
3.	Approve the advisory resolution approving the compensation of the named executive officers as disclosed in the accompanying proxy statement.	Mgmt	For
4.	Ratify the audit committee's selection of BDO USA, LLP as independent registered public accounting firm for year ending December 31, 2018.	Mgmt	For

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

PEBBLEBROOK HOTEL TRUST

Agen

Security: 70509V100
 Meeting Type: Annual
 Meeting Date: 29-Jun-2018
 Ticker: PEB
 ISIN: US70509V1008

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Trustee: Jon E. Bortz	Mgmt	For
1b.	Election of Trustee: Cydney C. Donnell	Mgmt	For
1c.	Election of Trustee: Ron E. Jackson	Mgmt	For
1d.	Election of Trustee: Phillip M. Miller	Mgmt	For
1e.	Election of Trustee: Michael J. Schall	Mgmt	For
1f.	Election of Trustee: Earl E. Webb	Mgmt	For
1g.	Election of Trustee: Laura H. Wright	Mgmt	For
2.	Ratification of the appointment of KPMG LLP to serve as our independent registered public accountants for the year ending December 31, 2018.	Mgmt	For
3.	Approval, by advisory and non-binding vote, of our named executive officers' compensation ("Say-On-Pay").	Mgmt	For

PHYSICIANS REALTY TRUST

Agen

Security: 71943U104
 Meeting Type: Annual
 Meeting Date: 03-May-2018
 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 MD Pamela J. Kessler Richard A. Weiss	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	To ratify the appointment of Ernst & Young	Mgmt	For

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

LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2018.

- | | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 3. | To approve, on an advisory basis, the compensation of the Company's named executive officers, as disclosed in the accompanying proxy statement. | Mgmt | For |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|

PROLOGIS, INC.

Agen

Security: 74340W103
 Meeting Type: Annual
 Meeting Date: 02-May-2018
 Ticker: PLD
 ISIN: US74340W1036

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Hamid R. Moghadam	Mgmt	For
1b.	Election of Director: Cristina G. Bitá	Mgmt	For
1c.	Election of Director: George L. Fotiades	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: Olivier Piani	Mgmt	For
1i.	Election of Director: Jeffrey L. Skelton	Mgmt	For
1j.	Election of Director: Carl B. Webb	Mgmt	For
1k.	Election of Director: William D. Zollars	Mgmt	For
2.	Advisory Vote to Approve the Company's Executive Compensation for 2017	Mgmt	For
3.	Ratification of the Appointment of KPMG LLP as the Company's Independent Registered Public Accounting Firm for the year 2018	Mgmt	For

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual

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

Meeting Date: 25-Apr-2018
 Ticker: PSA
 ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	Election of Trustee: Ronald L. Havner, Jr.	Mgmt	For
1B.	Election of Trustee: Tamara Hughes Gustavson	Mgmt	For
1C.	Election of Trustee: Uri P. Harkham	Mgmt	For
1D.	Election of Trustee: Leslie S. Heisz	Mgmt	For
1E.	Election of Trustee: B. Wayne Hughes, Jr.	Mgmt	For
1F.	Election of Trustee: Avedick B. Poladian	Mgmt	For
1G.	Election of Trustee: Gary E. Pruitt	Mgmt	For
1H.	Election of Trustee: Ronald P. Spogli	Mgmt	For
1I.	Election of Trustee: Daniel C. Staton	Mgmt	For
2.	Advisory vote to approve executive compensation.	Mgmt	For
3.	To approve an amendment to the Company's Declaration of Trust to allow shareholders to amend the Company's bylaws.	Mgmt	For
4.	Ratification of appointment of Ernst & Young LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For

QTS REALTY TRUST, INC.

Agen

Security: 74736A103
 Meeting Type: Annual
 Meeting Date: 03-May-2018
 Ticker: QTS
 ISIN: US74736A1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	Chad L. Williams	Mgmt	For
	John W. Barter	Mgmt	For
	William O. Grabe	Mgmt	Withheld
	Catherine R. Kinney	Mgmt	For
	Peter A. Marino	Mgmt	For
	Scott D. Miller	Mgmt	For

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

	Philip P. Trahanas Stephen E. Westhead	Mgmt Mgmt	For For
2.	To approve, on a non-binding advisory basis, the compensation paid to the Company's named executive officers.	Mgmt	Against
3.	To ratify the appointment of Ernst & Young LLP as the Company's independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
Meeting Type: Annual
Meeting Date: 26-Apr-2018
Ticker: REG
ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Martin E. Stein, Jr.	Mgmt	For
1b.	Election of Director: Joseph F. Azrack	Mgmt	For
1c.	Election of Director: Bryce Blair	Mgmt	For
1d.	Election of Director: C. Ronald Blankenship	Mgmt	For
1e.	Election of Director: Deirdre J. Evens	Mgmt	For
1f.	Election of Director: Mary Lou Fiala	Mgmt	For
1g.	Election of Director: Peter D. Linneman	Mgmt	For
1h.	Election of Director: David P. O'Connor	Mgmt	For
1i.	Election of Director: Lisa Palmer	Mgmt	For
1j.	Election of Director: John C. Schweitzer	Mgmt	For
1k.	Election of Director: Thomas G. Wattles	Mgmt	For
2.	Adoption of an advisory resolution approving executive compensation for fiscal year 2017.	Mgmt	For
3.	Ratification of appointment of KPMG LLP as the Company's independent accountants for the year ending December 31, 2018.	Mgmt	For

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

RLJ LODGING TRUST

Agen

Security: 74965L101
 Meeting Type: Annual
 Meeting Date: 24-May-2018
 Ticker: RLJ
 ISIN: US74965L1017

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Robert L. Johnson Leslie D. Hale Evan Bayh Arthur Collins Nathaniel A. Davis Patricia L. Gibson Robert M. La Forgia Robert J. McCarthy Glenda G. McNeal	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	To ratify the appointment of PricewaterhouseCoopers LLP as our independent registered public accounting firm for our fiscal year ending December 31, 2018.	Mgmt	For
3.	To approve (on a non-binding basis) the compensation of our named executive officers.	Mgmt	For
4.	To recommend (on a non-binding basis) the frequency of the advisory vote related to the compensation of our named executive officers.	Mgmt	1 Year

SABRA HEALTH CARE REIT, INC.

Agen

Security: 78573L106
 Meeting Type: Annual
 Meeting Date: 21-Jun-2018
 Ticker: SBRA
 ISIN: US78573L1061

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Craig A. Barbarosh	Mgmt	For
1b.	Election of Director: Robert A. Ettl	Mgmt	For
1c.	Election of Director: Michael J. Foster	Mgmt	For
1d.	Election of Director: Ronald G. Geary	Mgmt	For

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

1e.	Election of Director: Raymond J. Lewis	Mgmt	For
1f.	Election of Director: Jeffrey A. Malehorn	Mgmt	For
1g.	Election of Director: Richard K. Matros	Mgmt	For
1h.	Election of Director: Milton J. Walters	Mgmt	For
2.	Ratification of the appointment of PricewaterhouseCoopers LLP as Sabra's independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
3.	Approval, on an advisory basis, of the compensation of Sabra's named executive officers.	Mgmt	For

SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
Meeting Type: Annual
Meeting Date: 08-May-2018
Ticker: SPG
ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Glyn F. Aeppel	Mgmt	For
1b.	Election of Director: Larry C. Glasscock	Mgmt	For
1c.	Election of Director: Karen N. Horn, Ph.D.	Mgmt	For
1d.	Election of Director: Allan Hubbard	Mgmt	For
1e.	Election of Director: Reuben S. Leibowitz	Mgmt	For
1f.	Election of Director: Gary M. Rodkin	Mgmt	For
1g.	Election of Director: Stefan M. Selig	Mgmt	For
1h.	Election of Director: Daniel C. Smith, Ph.D.	Mgmt	For
1i.	Election of Director: J. Albert Smith, Jr.	Mgmt	For
1j.	Election of Director: Marta R. Stewart	Mgmt	For
2.	An advisory vote to approve the compensation of our Named Executive Officers.	Mgmt	For
3.	Ratification of Ernst & Young LLP as our independent registered public accounting firm for 2018.	Mgmt	For

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

- | | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|
| 4. | A shareholder proposal that any future employment agreement with our CEO does not provide any termination benefits following a change in control. | Shr | Against |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------|-----|---------|

 SL GREEN REALTY CORP.

 Agen

Security: 78440X101
 Meeting Type: Annual
 Meeting Date: 31-May-2018
 Ticker: SLG
 ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: John H. Alschuler	Mgmt	For
1b.	Election of Director: Lauren B. Dillard	Mgmt	For
1c.	Election of Director: Stephen L. Green	Mgmt	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, 2018.	Mgmt	For

 STARWOOD WAYPOINT HOMES

 Agen

Security: 85572F105
 Meeting Type: Special
 Meeting Date: 14-Nov-2017
 Ticker: SFR
 ISIN: US85572F1057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	A PROPOSAL TO APPROVE THE MERGER OF STARWOOD WAYPOINT HOMES ("SFR") WITH AND INTO IH MERGER SUB, LLC ("MERGER SUB") WITH MERGER SUB CONTINUING AS THE SURVIVING ENTITY PURSUANT TO THAT CERTAIN AGREEMENT AND PLAN OF MERGER, DATED AS OF AUGUST 9, 2017 (THE "MERGER AGREEMENT"), BY AND AMONG SFR, ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For

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

- | | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|
| 2. | A NON-BINDING ADVISORY PROPOSAL TO APPROVE COMPENSATION ARRANGEMENTS FOR CERTAIN SFR EXECUTIVE OFFICERS IN CONNECTION WITH THE MERGER AGREEMENT AND THE TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT (THE "COMPENSATION PROPOSAL") | Mgmt | For |
| 3. | A PROPOSAL TO APPROVE THE ADJOURNMENT OF THE SFR SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, FOR THE PURPOSE OF SOLICITING ADDITIONAL VOTES FOR THE APPROVAL OF THE REIT MERGER PROPOSAL (THE "ADJOURNMENT PROPOSAL"). | Mgmt | For |

 SUN COMMUNITIES, INC.

 Agen

Security: 866674104
 Meeting Type: Annual
 Meeting Date: 17-May-2018
 Ticker: SUI
 ISIN: US8666741041

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	Election of Director: Gary A. Shiffman	Mgmt	For
1B.	Election of Director: Meghan G. Baivier	Mgmt	For
1C.	Election of Director: Stephanie W. Bergeron	Mgmt	For
1D.	Election of Director: Brian M. Hermelin	Mgmt	For
1E.	Election of Director: Ronald A. Klein	Mgmt	For
1F.	Election of Director: Clunet R. Lewis	Mgmt	For
1G.	Election of Director: Arthur A. Weiss	Mgmt	For
2.	Ratify the selection of Grant Thornton LLP as our independent registered public accounting firm for the fiscal year ending December 31, 2018.	Mgmt	For
3.	To approve, by non-binding vote, executive compensation.	Mgmt	For
4.	To approve the First Amendment to Sun Communities, Inc. First Amended and Restated 2004 Non-Employee Director Option Plan to increase the number of shares authorized under the plan.	Mgmt	For

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

SUNSTONE HOTEL INVESTORS, INC.

Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 03-May-2018
 Ticker: SHO
 ISIN: US8678921011

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	Election of Director: John V. Arabia	Mgmt	For
1.2	Election of Director: W. Blake Baird	Mgmt	For
1.3	Election of Director: Andrew Batinovich	Mgmt	For
1.4	Election of Director: Z. Jamie Behar	Mgmt	For
1.5	Election of Director: Thomas A. Lewis, Jr.	Mgmt	For
1.6	Election of Director: Murray J. McCabe	Mgmt	For
1.7	Election of Director: Douglas M. Pasquale	Mgmt	For
1.8	Election of Director: Keith P. Russell	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, 2018.	Mgmt	For
3.	Advisory vote to approve the compensation of Sunstone's named executive officers, as set forth in Sunstone's Proxy Statement for the 2018 Annual Meeting of Stockholders.	Mgmt	For

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 24-May-2018
 Ticker: UDR
 ISIN: US9026531049

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Katherine A. Cattanach	Mgmt	For
1b.	Election of Director: Robert P. Freeman	Mgmt	For
1c.	Election of Director: Jon A. Grove	Mgmt	For

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

1d.	Election of Director: Mary Ann King	Mgmt	For
1e.	Election of Director: James D. Klingbeil	Mgmt	For
1f.	Election of Director: Clint D. McDonnough	Mgmt	For
1g.	Election of Director: Robert A. McNamara	Mgmt	For
1h.	Election of Director: Mark R. Patterson	Mgmt	For
1i.	Election of Director: Lynne B. Sagalyn	Mgmt	For
1j.	Election of Director: Thomas W. Toomey	Mgmt	For
2.	To ratify the appointment of Ernst & Young LLP to serve as independent registered public accounting firm for the year ending December 31, 2018.	Mgmt	For
3.	Advisory vote to approve named executive officer compensation.	Mgmt	For
4.	To approve an amendment to the Charter to remove a restriction on stockholders' ability to amend the bylaws.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 17-May-2018
Ticker: VNO
ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR Steven Roth Michael D. Fascitelli Michael Lynne David M. Mandelbaum Mandakini Puri Daniel R. Tisch Russell B. Wight, Jr.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For 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.	APPROVAL OF AN AMENDMENT TO THE COMPANY'S DECLARATION OF TRUST TO PERMIT SHAREHOLDERS TO VOTE ON AMENDMENTS TO THE COMPANY'S BYLAWS TO THE EXTENT PROVIDED IN THE BYLAWS AND CONFIRM THE POWER OF SHAREHOLDERS TO VOTE ON CERTAIN ADDITIONAL MATTERS.	Mgmt	For

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

4.	NON-BINDING, ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
----	---------------------------------------------------------------	------	-----

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
 Meeting Type: Annual
 Meeting Date: 24-Apr-2018
 Ticker: WRI
 ISIN: US9487411038

Prop.#	Proposal	Proposal Type	Proposal Vote
1a.	Election of Director: Andrew M. Alexander	Mgmt	For
1b.	Election of Director: Stanford Alexander	Mgmt	For
1c.	Election of Director: Shelaghmichael Brown	Mgmt	For
1d.	Election of Director: James W. Crownover	Mgmt	For
1e.	Election of Director: Stephen A. Lasher	Mgmt	For
1f.	Election of Director: Thomas L. Ryan	Mgmt	For
1g.	Election of Director: Douglas W. Schnitzer	Mgmt	For
1h.	Election of Director: C. Park Shaper	Mgmt	For
1i.	Election of Director: Marc J. Shapiro	Mgmt	For
2.	Adoption of the First Amendment to the Weingarten Realty Investors Amended and Restated 2010 Long-Term Incentive Plan.	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, 2018.	Mgmt	For
4.	To approve, by non-binding vote, executive compensation.	Mgmt	For

* Management position unknown

SIGNATURES

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

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

undersigned, thereunto duly authorized.

(Registrant)	Cohen & Steers Quality Income Realty Fund, Inc.
By (Signature)	/s/ Dana DeVivo
Name	Dana DeVivo
Title	Assistant Secretary
Date	07/25/2018