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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

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AMERICAN CAMPUS COMMUNITIES, INC.

Agen

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

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

-----  
 ANNALY CAPITAL MANAGEMENT, INC.

Agen

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 Security: 035710409  
 Meeting Type: Annual  
 Meeting Date: 24-May-2007  
 Ticker: NLY  
 ISIN:  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01     | DIRECTOR<br>KEVIN P. BRADY<br>E. WAYNE NORDBERG   | Mgmt<br>Mgmt  | For<br>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           |

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 APARTMENT INVESTMENT AND MANAGEMENT

Agen

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 Security: 03748R101  
 Meeting Type: Annual  
 Meeting Date: 30-Apr-2007  
 Ticker: AIV  
 ISIN:  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>JAMES N. BAILEY<br>TERRY CONSIDINE<br>RICHARD S. ELLWOOD<br>THOMAS L. KELTNER<br>J. LANDIS MARTIN<br>ROBERT A. MILLER<br>THOMAS L. RHODES<br>MICHAEL A. STEIN | Mgmt<br>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<br>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  |

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

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ARCHSTONE-SMITH TRUST

Agen

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Security: 039583109  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: ASN  
ISIN:  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>STEPHEN R. DEMERITT<br>ERNEST A. GERARDI, JR.<br>RUTH ANN M. GILLIS<br>NED S. HOLMES<br>ROBERT P. KOGOD<br>JAMES H. POLK, III<br>JOHN C. SCHWEITZER<br>R. SCOT SELLERS<br>ROBERT H. SMITH | Mgmt<br>Mgmt<br>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<br>For<br>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   |

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AVALONBAY COMMUNITIES, INC.

Agen

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Security: 053484101  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: AVB  
ISIN:  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>BRYCE BLAIR<br>BRUCE A. CHOATE<br>JOHN J. HEALY, JR.<br>GILBERT M. MEYER<br>TIMOTHY J. NAUGHTON<br>LANCE R. PRIMIS<br>H. JAY SARLES<br>ALLAN D. SCHUSTER<br>AMY P. WILLIAMS | Mgmt<br>Mgmt<br>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<br>For<br>For |

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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<br>WALTER D'ALESSIO<br>D. PIKE ALOIAN<br>THOMAS F. AUGUST<br>DONALD E. AXINN<br>WYCHE FOWLER<br>MICHAEL J. JOYCE<br>ANTHONY A. NICHOLS, SR.<br>MICHAEL V. PRENTISS<br>CHARLES P. PIZZI<br>GERARD H. SWEENEY | Mgmt<br>Mgmt<br>Mgmt<br>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<br>For<br>For<br>For |
| 02     | RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT<br>OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT<br>REGISTERED PUBLIC ACCOUNTING FIRM  | Mgmt   | For  |
| 03     | AMENDMENT AND RESTATEMENT OF 1997 LONG-TERM<br>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<br>RICHARD J. CAMPO<br>WILLIAM R. COOPER<br>SCOTT S. INGRAHAM | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |

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|    |  |      |     |
|----|--|------|-----|
|    | 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<br>INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

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

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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<br>WESTON M. ANDRESS<br>CARL F. BAILEY | Mgmt<br>Mgmt  | For<br>For    |

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|  |      |     |
|--|------|-----|
| 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<br>LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING<br>DECEMBER 31, 2007. | Mgmt | For |

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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<br>DOUGLAS M. FIRSTENBERG<br>CLAY W. HAMLIN, III<br>JAY H. SHIDLER<br>KENNETH S. SWEET, JR.             | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 02     | EXTENSION OF THE TERM OF THE AMENDED AND RESTATED<br>1998 LONG-TERM INCENTIVE PLAN FOR A PERIOD<br>OF TEN YEARS. | Mgmt                         | Against                  |

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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<br>THOMAS G. WATTLES<br>PHILIP L. HAWKINS | Mgmt<br>Mgmt  | For<br>For    |

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|    |  |      |     |
|----|--|------|-----|
|    | 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<br>AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR 2007. | Mgmt | For |

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

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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<br>PAUL O. BOWER | Mgmt          | For           |

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|    |  |      |     |
|----|--|------|-----|
|    | 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<br>LLP AS EDR S INDEPENDENT AUDITORS FOR THE FISCAL<br>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<br>BARRETT BRADY   | Mgmt          | For           |
| 02     | PROPOSAL TO APPROVE THE COMPANY S 2007 EQUITY<br>INCENTIVE PLAN.  | Mgmt          | For           |
| 03     | PROPOSAL TO APPROVE THE COMPANY S ANNUAL PERFORMANCE-BASED<br>INCENTIVE PLAN.   | Mgmt          | For           |
| 04     | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP<br>AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR 2007. | Mgmt          | For           |

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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<br>TRUST WITH AND INTO BLACKHAWK ACQUISITION TRUST<br>AND THE AGREEMENT AND PLAN OF MERGER, DATED<br>AS OF NOVEMBER 19, 2006, AS AMENDED, AMONG<br>EQUITY OFFICE PROPERTIES TRUST, EOP OPERATING<br>LIMITED PARTNERSHIP, BLACKHAWK PARENT LLC,<br>BLACKHAWK ACQUISITION TRUST AND BLACKHAWK ACQUISITION<br>L.P., AS FULLY DESCRIBED IN THE ENCLOSED STATEMENT. | Mgmt          | For           |

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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

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EXTRA SPACE STORAGE INC. Agen

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Security: 30225T102  
Meeting Type: Annual  
Meeting Date: 23-May-2007  
Ticker: EXR  
ISIN:  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 01     | DIRECTOR<br>KENNETH M. WOOLLEY*<br>ANTHONY FANTICOLA**<br>HUGH W. HORNE**<br>SPENCER F. KIRK**<br>JOSEPH D. MARGOLIS**<br>ROGER B. PORTER**<br>K. FRED SKOUSEN** | 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 |
| 02     | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.   | Mgmt   | For   |

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FIRST INDUSTRIAL REALTY TRUST, INC. Agen

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Security: 32054K103  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: FR  
ISIN:  
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| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 01     | DIRECTOR<br>JAY H. SHIDLER*<br>J. STEVEN WILSON*<br>ROBERT D. NEWMAN*                                 | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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               |

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PUBLIC ACCOUNTING FIRM.

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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<br>NILES C. OVERLY*<br>WILLIAM S. WILLIAMS*<br>DAVID M. ARONOWITZ**  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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               |

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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<br>FREDERICK F. BUCHHOLZ<br>RADM J.W EASTWOOD (RET)<br>MICHAEL D. FASCITELLI<br>GARY M. HOLLOWAY, SR.<br>STEVEN J. KESSLER<br>DENIS J. NAYDEN<br>DENNIS J. O'LEARY<br>BRUCE F. ROBINSON<br>RICHARD A. SILFEN | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | No vote<br>No vote<br>No vote<br>No vote<br>No vote<br>No vote<br>No vote<br>No vote<br>No vote |

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 GMH COMMUNITIES TRUST

Agen

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

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 GRAMERCY CAPITAL CORP.

Agen

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

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 HEALTH CARE PROPERTY INVESTORS, INC.

Agen

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 Security: 421915109  
 Meeting Type: Annual  
 Meeting Date: 10-May-2007  
 Ticker: HCP  
 ISIN:  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>M.A. CIRILLO-GOLDBERG<br>ROBERT R. FANNING, JR.<br>JAMES F. FLAHERTY III<br>DAVID B. HENRY<br>MICHAEL D. MCKEE<br>HAROLD M. MESSMER, JR.<br>PETER L. RHEIN<br>KENNETH B. ROATH<br>RICHARD M. ROSENBERG<br>JOSEPH P. SULLIVAN | Mgmt<br>Mgmt<br>Mgmt<br>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<br>For<br>For<br>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<br>RAYMOND W. BRAUN<br>THOMAS J. DEROSA<br>JEFFREY H. DONAHUE<br>FRED S. KLIPSCH  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>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                      |

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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<br>THOMAS W. ADLER<br>GENE H. ANDERSON<br>KAY N. CALLISON<br>SHERRY A. KELLETT<br>L. GLENN ORR, JR.<br>O. TEMPLE SLOAN, JR.                    | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>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 |
|--------|----------|---------------|---------------|
|--------|----------|---------------|---------------|

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|    |  |                      |                   |
|----|--|----------------------|-------------------|
| 01 | DIRECTOR<br>EDWARD J. FRITSCH<br>LAWRENCE A. KAPLAN<br>SHERRY A. KELLETT   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE<br>& TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING<br>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<br>Type   | Proposal Vote   |
|--------|--|--|---|
| 01     | DIRECTOR<br>JOSH E. FIDLER<br>ALAN L. GOSULE<br>LEONARD F. HELBIG, III<br>ROGER W. KOBER<br>NORMAN P. LEENHOUTS<br>NELSON B. LEENHOUTS<br>EDWARD J. PETTINELLA<br>CLIFFORD W. SMITH, JR.<br>PAUL L. SMITH<br>THOMAS S. SUMMER<br>AMY L. TAIT | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | Withheld<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS<br>LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>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<br>Type | Proposal Vote |
|--------|-------------------------------|------------------|---------------|
| 01     | DIRECTOR<br>WILLIAM A. LAMKIN | Mgmt             | For           |

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|    |   |      |         |
|----|---|------|---------|
| 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<br>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       |

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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 |

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 INLAND REAL ESTATE CORPORATION

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 Agen

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

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>ROLAND W. BURRIS<br>THOMAS P. D'ARCY<br>DANIEL L. GOODWIN<br>JOEL G. HERTER<br>HEIDI N. LAWTON<br>THOMAS H. MCAULEY<br>THOMAS R. MCWILLIAMS<br>ROBERT D. PARKS<br>JOEL D. SIMMONS | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>Withheld<br>For<br>For<br>For<br>For<br>For<br>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  |

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

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

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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<br>J. ANTHONY HAYDEN<br>M. LEANNE LACHMAN  | Mgmt<br>Mgmt  | For<br>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<br>ALAN S. BERNIKOW<br>KENNETH M. DUBERSTEIN<br>VINCENT TESE<br>ROY J. ZUCKERBERG  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>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                      |

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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<br>ROBERT F. MAGUIRE III<br>LAWRENCE S. KAPLAN<br>CAROLINE S. MCBRIDE<br>ANDREA L. VAN DE KAMP<br>WALTER L. WEISMAN<br>LEWIS N. WOLFF      | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>Withheld<br>Withheld<br>Withheld<br>Withheld<br>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<br>MARY E. MCCORMICK<br>WILLIAM B. SANSOM   | Mgmt<br>Mgmt  | For<br>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

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

| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 01     | DIRECTOR<br>DAVID R. BANKS<br>DOUGLAS M. PASQUALE<br>JACK D. SAMUELSON  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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<br>KEVIN J. FINNERTY<br>KENNETH M. RIIS   | Mgmt<br>Mgmt  | For<br>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

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Ticker: PKY  
ISIN:

| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>DANIEL P. FRIEDMAN<br>ROGER P. FRIOU<br>MARTIN L. GARCIA<br>MATTHEW W. KAPLAN<br>MICHAEL J. LIPSEY<br>STEVEN G. ROGERS<br>LELAND R. SPEED<br>TROY A. STOVALL<br>LENORE M. SULLIVAN | Mgmt<br>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<br>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       |

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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

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ISIN:

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| 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       |

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PUBLIC STORAGE, INC.

Agen

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

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| 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       |

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PUBLIC STORAGE, INC.

Agen

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

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| 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       |

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 SENIOR HOUSING PROPERTIES TRUST

Agen

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 Security: 81721M109  
 Meeting Type: Annual  
 Meeting Date: 30-May-2007  
 Ticker: SNH  
 ISIN:  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote        |
|--------|---|---------------|----------------------|
| 01     | DIRECTOR<br>JOHN L. HARRINGTON<br>ADAM D. PORTNOY   | Mgmt<br>Mgmt  | Withheld<br>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              |

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 SOVRAN SELF STORAGE, INC.

Agen

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 Security: 84610H108  
 Meeting Type: Annual  
 Meeting Date: 21-May-2007  
 Ticker: SSS  
 ISIN:  
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| Prop.# | Proposal   | Proposal Type                                | Proposal Vote                          |
|--------|--|--|--|
| 01     | DIRECTOR<br>ROBERT J. ATTEA<br>KENNETH F. MYSZKA<br>JOHN E. BURNS<br>MICHAEL A. ELIA<br>ANTHONY P. GAMMIE<br>CHARLES E. LANNON | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |



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AT THE MEETING.

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 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<br>THOMAS A. COMMES<br>J.C. (JACK) DANNEMILLER<br>W.M. DIEFENDERFER III<br>HAROLD S. HALLER<br>DEAN JERNIGAN<br>MARIANNE M. KELER<br>DAVID J. LARUE | 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 |
| 02     | APPROVAL OF THE U-STORE-IT TRUST 2007 EQUITY INCENTIVE PLAN  | Mgmt   | For   |

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 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<br>KATHERINE A. CATTANACH<br>ERIC J. FOSS<br>ROBERT P. FREEMAN<br>JON A. GROVE<br>JAMES D. KLINGBEIL<br>ROBERT C. LARSON<br>THOMAS R. OLIVER<br>LYNNE B. SAGALYN<br>MARK J. SANDLER<br>THOMAS W. TOOMEY<br>THOMAS C. WAJNERT | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>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<br>For<br>For<br>For<br>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   |

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 URSTADT BIDDLE PROPERTIES INC.  
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Agen

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

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

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 VENTAS, INC.  
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Agen

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

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 01     | DIRECTOR<br>DEBRA A. CAFARO<br>DOUGLAS CROCKER II<br>JAY M. GELLERT<br>RONALD G. GEARY<br>CHRISTOPHER T. HANNON<br>SHELI Z. ROSENBERG<br>THOMAS C. THEOBALD | 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 |
| 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   |

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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<br>ROBERT P. KOGOD<br>DAVID MANDELBAUM<br>RICHARD R. WEST             | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02     | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM. | Mgmt                 | For               |
| 03     | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING<br>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