

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-Q
May 26, 2016

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM N-Q

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-10481

Cohen & Steers Quality Income Realty Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue
New York, NY
(Address of principal executive offices)

10017
(Zip code)

Tina M. Payne

280 Park Avenue

New York, NY 10017
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2016

Item 1. Schedule of Investments

COHEN & STEERS QUALITY INCOME REALTY FUND, INC.

SCHEDULE OF INVESTMENTS

March 31, 2016 (Unaudited)

	Number of Shares	Value
COMMON STOCK REAL ESTATE 102.7%		
DIVERSIFIED 4.6%		
American Assets Trust(a),(b)	475,908	\$ 18,998,247
BGP Holdings PLC (EUR) (Australia)(c),(d),(e)	3,927,678	0
Vornado Realty Trust(a),(b)	536,473	50,659,146
		69,657,393
HEALTH CARE 13.9%		
HCP	1,395,470	45,464,412
Healthcare Trust of America, Class A(a)	1,246,447	36,670,471
Omega Healthcare Investors(a),(b)	1,543,688	54,492,186
Physicians Realty Trust(a)	1,913,060	35,544,655
Ventas	640,530	40,327,769
		212,499,493
HOTEL 3.7%		
Host Hotels & Resorts(a),(b)	2,154,750	35,984,325
Sunstone Hotel Investors	1,493,037	20,902,518
		56,886,843
INDUSTRIALS 1.4%		
Prologis(a),(b)	490,520	21,671,174
NET LEASE COMPANY 6.3%		
Gaming and Leisure Properties	203,441	6,290,396
National Retail Properties(a)	927,868	42,867,502
Spirit Realty Capital	2,694,158	30,309,277
STORE Capital Corp.	677,452	17,532,458
		96,999,633
OFFICE 9.2%		
Alexandria Real Estate Equities	61,766	5,613,912
Boston Properties(a),(b)	192,744	24,493,907
Cousins Properties	576,996	5,989,218
Douglas Emmett(a),(b)	828,297	24,940,023
Kilroy Realty Corp.(a),(b)	553,215	34,227,412
PS Business Parks	201,720	20,274,877
SL Green Realty Corp.(a),(b)	269,511	26,110,226
		141,649,575
RESIDENTIAL 20.5%		
APARTMENT 18.3%		
Apartment Investment & Management Co.(a)	858,711	35,911,294

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	Number of Shares	Value
Education Realty Trust	395,063	\$ 16,434,621
Equity Residential(a),(b)	878,014	65,877,390
Essex Property Trust(a),(b)	249,426	58,330,764
Mid-America Apartment Communities	367,770	37,589,772
UDR(a),(b)	1,728,667	66,605,540
		280,749,381
MANUFACTURED HOME 2.2%		
Sun Communities(a),(b)	474,661	33,990,474
TOTAL RESIDENTIAL		314,739,855
SELF STORAGE 10.1%		
CubeSmart(a),(b)	744,443	24,789,952
Extra Space Storage(a)	602,291	56,290,117
Public Storage(a),(b)	205,732	56,747,057
Sovran Self Storage	148,064	17,464,149
		155,291,275
SHOPPING CENTERS 24.8%		
COMMUNITY CENTER 10.3%		
Brixmor Property Group(a)	1,269,280	32,518,954
DDR Corp.	1,902,879	33,852,217
Kimco Realty Corp.(a),(b)	701,550	20,190,609
Ramco-Gershenson Properties Trust	1,541,502	27,793,281
Regency Centers Corp.(a),(b)	414,997	31,062,526
Tanger Factory Outlet Centers	315,393	11,477,151
		156,894,738
REGIONAL MALL 14.5%		
General Growth Properties(a),(b)	1,526,614	45,386,234
Pennsylvania REIT	703,220	15,365,357
Simon Property Group(a),(b)	779,921	161,981,792
		222,733,383
TOTAL SHOPPING CENTERS		379,628,121
SPECIALTY 8.2%		