

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form NSAR-B  
March 01, 2013

PAGE 1  
000 B000000 12/31/2012  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
000 F000000 Y  
000 G000000 N  
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001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND  
001 B000000 811-10481  
001 C000000 2128323232  
002 A000000 280 PARK AVENUE  
002 B000000 NEW YORK  
002 C000000 NY  
002 D010000 10017  
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007 C010100 1  
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
008 B000001 A  
008 C000001 801-27721  
008 D010001 NEW YORK  
008 D020001 NY  
008 D030001 10017  
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.  
010 B000001 801-27721  
010 C010001 NEW YORK  
010 C020001 NY  
010 C030001 10017  
010 A000002 STATE STREET BANK AND TRUST CO.  
010 B000002 85-05003  
010 C010002 BOSTON  
010 C020002 MA  
010 C030002 02111  
012 A000001 COMPUTERSHARE  
012 B000001 85-05006  
012 C010001 JERSEY CITY  
012 C020001 NJ  
012 C030001 07310  
013 A000001 PRICEWATERHOUSECOOPERS, LLP  
013 B010001 NEW YORK  
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013 B030001 10019  
014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-00  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
015 B000001 C  
015 C010001 BOSTON  
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015 C040001 8200  
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015 A000002 UNICREDIT BANK AUSTRIA AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
015 D020002 A -1090  
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015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
015 C010003 SYDNEY  
015 D010003 AUSTRALIA  
015 D020003 NSW 2000  
015 E040003 X  
015 A000004 DEUTSCHE BANK AG  
015 B000004 S  
015 C010004 BRUSSELS  
015 D010004 BELGIUM  
015 D020004 1101 HE  
015 E040004 X  
015 A000005 CITIBANK, N.A.  
015 B000005 S  
015 C010005 SAO PAULO  
015 D010005 BRAZIL  
015 D020005 01311-20  
015 E040005 X  
015 A000006 STATE STREET TRUST COMPANY CANADA  
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015 C010006 TORONTO  
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015 D020006 M5V 3L3  
015 E040006 X  
015 A000007 CLEARSTREAM BANKING SA  
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015 C010007 LUXEMBOURG  
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015 E040007 X  
015 A000008 CREDIT SUISSE  
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015 C010008 ZURICH  
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015 D020008 8070  
015 E040008 X  
015 A000009 DEUTSCHE BANK AG  
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015 C010009 FRANKFURT  
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015 A000010 SKANDINAVISKA ENSKILDA BANKEN AB  
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015 D020010 1577  
015 E040010 X  
015 A000011 DEUTSCHE BANK S.A.E.  
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015 C010011 BARCELONA  
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015 E040011 X  
015 A000012 SKANDINAVISKA ENSKILDA BANKEN AB (SEB)  
015 B000012 S

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015 C010012 HELSINKI  
015 D010012 FINLAND  
015 D020012 SF-00101  
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015 A000013 DEUTSCHE BANK AG  
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015 B000014 S  
015 C010014 LONDON  
015 D010014 UNITED KINGDOM  
015 D020014 EH5 2AW  
015 E040014 X  
015 A000015 STANDARD CHARTERED BANK  
015 B000015 S  
015 C010015 KWUN TONG  
015 D010015 HONG KONG  
015 E040015 X  
015 A000016 Deutsche Bank S.p.A  
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015 C010016 MILAN  
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015 E040016 X  
015 A000017 THE HONGKONG AND SHANGHAI BANKING CORP., LTD.  
015 B000017 S  
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015 A000020 THE HONGKONG AND SHANGHAI BANKING CORP LTD  
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015 A000021 SKANDINAVISKA ENSKILDA BANKEN AB  
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015 A000022 CITIBANK N.A.  
015 B000022 S  
015 C010022 SINGAPORE  
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020 A000001 MERRILL LYNCH & CO.  
020 B000001 13-5674085  
020 C000001 230  
020 A000002 J.P. MORGAN SECURITIES, INC.  
020 B000002 13-3379014  
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020 A000003 CITIGROUP GLOBAL MARKETS INC.  
020 B000003 11-2418191  
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020 A000005 GREEN STREET ADVISORS, INC.  
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078 000000 N  
080 A000000 St. Paul Fire and Marine Insurance Co.  
080 C000000 7825

PAGE 11

081 A000000 Y  
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TITLE VICE PRESIDENT