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COHEN & STEERS QUALITY INCOME REALTY FUND INC

Form NSAR-A

August 29, 2016

PAGE 1  
000 A000000 06/30/2016  
000 C000000 0001157842  
000 D000000 N  
000 E000000 NF  
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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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004 000000 N  
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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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014 A000001 COHEN & STEERS SECURITIES, LLC  
014 B000001 8-44123  
015 A000001 STATE STREET CORPORATION  
PAGE 2  
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015 C040001 8200  
015 E010001 X

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015 A000002 DEUTSCHE BANK AG  
015 B000002 S  
015 C010002 VIENNA  
015 D010002 AUSTRIA  
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015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.  
015 B000003 S  
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015 C010004 AMSTERDAM  
015 D010004 NETHERLANDS  
015 D020004 1101 HE  
015 E040004 X  
015 A000005 STATE STREET TRUST COMPANY CANADA  
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015 C010005 TORONTO  
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015 A000006 CLEARSTREAM BANKING SA  
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015 C010007 ZURICH  
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015 A000008 DEUTSCHE BANK S.A.E.  
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015 A000009 NORDEA BANK FINLAND PLC  
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015 A000010 DEUTSCHE BANK AG  
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015 D010010 NETHERLANDS  
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015 A000011 STATE STREET BANK & TRUST COMPANY  
015 B000011 S  
015 C010011 EDINBURGH  
015 D010011 SCOTLAND  
015 D020011 EH5 2AW  
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015 A000012 STANDARD CHARTERED BANK (HONG KONG) Limited.

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015 B000012 S  
015 C010012 KWUN TONG  
015 D010012 HONG KONG  
015 E040012 X  
015 A000013 Deutsche Bank S.p.A  
015 B000013 S  
015 C010013 MILAN  
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015 A000014 THE HONGKONG AND SHANGHAI BANKING CORP  
015 B000014 S  
015 C010014 Tokyo  
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019 C000000 COHENSTEER  
020 A000001 J.P. MORGAN SECURITIES, INC.  
020 B000001 13-3379014  
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020 A000002 GOLDMAN SACHS & CO.  
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020 A000003 NATIONAL FINANCIAL SERVICES LLC  
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020 B000004 13-5674085  
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020 A000008 BARCLAYS CAPITAL INC  
020 B000008 13-3297824  
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PAGE 5

020 A000009 CS FIRST BOSTON  
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022 B000006 13-6124068  
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022 A000007 CANTOR FITZGERALD & CO.  
022 B000007 13-3680184  
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022 A000008 JEFFERIES & CO., INC.

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022 B000008 95-2622900  
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 025 A000004 J.P. MORGAN SECURITIES, INC.  
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SIGNATURE	ALBERT LASKAJ	
TITLE	ASST TREASURER	