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COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 24, 2006

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: 07/01/2005 - 06/30/2006

Cohen & Steers Quality Income Realty Fund

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 11-May-2006
Ticker: ACC
ISIN:

| 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 DONNELL | Mgmt | For |
| | MICHAEL J. HENNEMAN | Mgmt | For |
| | EDWARD LOWENTHAL | Mgmt | For |
| | BRIAN B. NICKEL | Mgmt | For |
| | SCOTT H. RECHLER | Mgmt | For |
| | WINSTON W. WALKER | Mgmt | For |

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02 RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT Mgmt For
 AUDITORS FOR 2006

 AMERICAN FINANCIAL REALTY TRUST

Agen

Security: 02607P305
 Meeting Type: Annual
 Meeting Date: 01-Jun-2006
 Ticker: AFR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | GLENN BLUMENTHAL | Mgmt | For |
| | RAYMOND GAREA | Mgmt | For |
| | MICHAEL J. HAGAN | Mgmt | For |
| | JOHN P. HOLLIHAN III | Mgmt | For |
| | WILLIAM M. KAHANE | Mgmt | For |
| | RICHARD A. KRAEMER | Mgmt | For |
| | ALAN E. MASTER | Mgmt | For |
| | HAROLD W. POTE | Mgmt | For |
| | LEWIS S. RANIERI | Mgmt | For |
| | NICHOLAS S. SCHORSCH | Mgmt | For |

 APARTMENT INVESTMENT AND MANAGEMENT

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: AIV
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR | | |
| | TERRY CONSIDINE | Mgmt | For |
| | JAMES N. BAILEY | Mgmt | For |
| | RICHARD S. ELLWOOD | Mgmt | For |
| | J. LANDIS MARTIN | Mgmt | For |
| | THOMAS L. RHODES | Mgmt | For |
| | MICHAEL A. STEIN | Mgmt | 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, 2006. | Mgmt | For |
| 03 | TO APPROVE THE SALE OF HIGH PERFORMANCE UNITS. | Mgmt | For |

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 ARCHSTONE-SMITH TRUST

Agen

 Security: 039583109
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: ASN
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR | | |
| | JAMES A. CARDWELL | Mgmt | For |
| | ERNEST A. GERARDI, JR. | Mgmt | For |
| | RUTH ANN M. GILLIS | Mgmt | For |
| | NED S. HOLMES | Mgmt | For |
| | ROBERT P. KOGOD | Mgmt | For |
| | JAMES H. POLK, III | Mgmt | For |
| | JOHN M. RICHMAN | Mgmt | For |
| | JOHN C. SCHWEITZER | Mgmt | For |
| | R. SCOT SELLERS | Mgmt | For |
| | ROBERT H. SMITH | Mgmt | For |
| 02 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR. | Mgmt | For |

 ASHFORD HOSPITALITY TRUST, INC.

Agen

 Security: 044103109
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: AHT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR | | |
| | ARCHIE BENNETT, JR. | Mgmt | For |
| | MONTGOMERY J. BENNETT | Mgmt | For |
| | MARTIN L. EDELMAN | Mgmt | For |
| | W.D. MINAMI | Mgmt | For |
| | W. MICHAEL MURPHY | Mgmt | For |
| | PHILLIP S. PAYNE | Mgmt | For |
| | CHARLES P. TOPPINO | Mgmt | For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

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 AVALONBAY COMMUNITIES, INC. Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: AVB
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS H. JAY SARLES ALLAN D. SCHUSTER AMY P. WILLIAMS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 BRANDYWINE REALTY TRUST Agen

Security: 105368203
 Meeting Type: Special
 Meeting Date: 21-Dec-2005
 Ticker: BDN
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | APPROVAL OF THE ISSUANCE OF BRANDYWINE COMMON SHARES UNDER AND AS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS ACQUISITION PARTNERS, L.P. T | Mgmt | For |

 BRANDYWINE REALTY TRUST Agen

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Security: 105368203
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: BDN
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN THOMAS F. AUGUST DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS SR. MICHAEL V. PRENTISS CHARLES P. PIZZI GERARD H. SWEENEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

CAMDEN PROPERTY TRUST

Agen

Security: 133131102
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: CPT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER GEORGE A. HRDLICKA SCOTT S. INGRAHAM LEWIS A. LEVEY WILLIAM B. MCGUIRE, JR. WILLIAM F. PAULSEN D. KEITH ODEN F. GARDNER PARKER STEVEN A. WEBSTER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT AUDITORS | Mgmt | For |

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CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209
 Meeting Type: Annual
 Meeting Date: 13-Jun-2006
 Ticker: CDR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006
 Ticker: CLP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

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COMMERCIAL NET LEASE REALTY, INC.

Agen

Security: 202218111
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: NNNPRA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR G. N. BECKWITH III KEVIN B. HABICHT CLIFFORD R. HINKLE RICHARD B. JENNINGS TED B. LANIER ROBERT C. LEGLER CRAIG MACNAB ROBERT MARTINEZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF. | Mgmt | Against |

COUSINS PROPERTIES INCORPORATED

Agen

Security: 222795403
 Meeting Type: Annual
 Meeting Date: 09-May-2006
 Ticker: CUZPRB
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR THOMAS D. BELL, JR. ERSKINE B. BOWLES RICHARD W. COURTS, II THOMAS G. COUSINS LILLIAN C. GIORNELLI S. TAYLOR GLOVER JAMES H. HANCE, JR. WILLIAM B. HARRISON, JR BOONE A. KNOX WILLIAM PORTER PAYNE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote No vote No vote No vote No vote |
| 02 | PROPOSAL TO AMEND THE 1999 INCENTIVE STOCK PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE UNDER THE PLAN BY 870,000. | Mgmt | No vote |
| 03 | PROPOSAL TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING | Mgmt | No vote |

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DECEMBER 31, 2006.

 DIAMONDROCK HOSPITALITY CO. Agen

Security: 252784301
 Meeting Type: Annual
 Meeting Date: 27-Apr-2006
 Ticker: DRH
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

 DIGITAL REALTY TRUST, INC. Agen

Security: 253868202
 Meeting Type: Annual
 Meeting Date: 01-May-2006
 Ticker: DLRPRA
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR RICHARD A. MAGNUSON MICHAEL F. FOUST LAURENCE A. CHAPMAN KATHLEEN EARLEY RUANN F. ERNST, PH.D. DENNIS E. SINGLETON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | No vote No vote No vote No vote No vote No vote |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2006. | Mgmt | No vote |

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DUKE REALTY CORPORATION

Agen

Security: 264411505
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006
 Ticker: DRE
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR BARRINGTON H. BRANCH GEOFFREY BUTTON WILLIAM CAVANAUGH III NGAIRE E. CUNEO CHARLES R. EITEL R. GLENN HUBBARD MARTIN C. JISCHKE L. BEN LYTLE WILLIAM O. MCCOY DENNIS D. OKLAK JACK R. SHAW ROBERT J. WOODWARD, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT AUDITORS. | Mgmt | For |

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EDR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 02 | RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

ENTERTAINMENT PROPERTIES TRUST

Agen

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Security: 29380T105
 Meeting Type: Annual
 Meeting Date: 10-May-2006
 Ticker: EPR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR MORGAN G. EARNEST II JAMES A. OLSON | Mgmt Mgmt | For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |

EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EOP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR MARILYN A. ALEXANDER THOMAS E. DOBROWSKI WILLIAM M. GOODYEAR JAMES D. HARPER, JR. RICHARD D. KINCAID SHELI Z. ROSENBERG STEPHEN I. SADOVE SALLY SUSMAN J.H.W.R. VAN DER VLIST SAMUEL ZELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS. | Mgmt | For |

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: EXR
 ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR KENNETH M. WOOLLEY ANTHONY FANTICOLA HUGH W. HORNE SPENCER F. KIRK JOSEPH D. MARGOLIS ROGER B. PORTER K. FRED SKOUSEN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747503
Meeting Type: Annual
Meeting Date: 03-May-2006
Ticker: FRTPRB
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|--------------------|
| 01 | DIRECTOR WALTER F. LOEB JOSEPH S. VASSALLUZZO | Mgmt Mgmt | No vote No vote |
| 02 | TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | No vote |

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103
Meeting Type: Annual
Meeting Date: 17-May-2006
Ticker: FR
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|--------------------------|
| 01 | DIRECTOR JAMES F. MILLAR* JOHN RAU** ROBERT J. SLATER** W. ED TYLER** | Mgmt Mgmt Mgmt Mgmt | For For For For |

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| | | | |
|----|---|------|-----|
| 02 | APPROVAL OF AMENDMENT NO. 1 TO THE 2001 STOCK INCENTIVE PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

GLIMCHER REALTY TRUST

Agen

 Security: 379302102
 Meeting Type: Annual
 Meeting Date: 05-May-2006
 Ticker: GRT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR HERBERT GLIMCHER HOWARD GROSS | Mgmt Mgmt | For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

GRAMERCY CAPITAL CORP.

Agen

 Security: 384871109
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: GKK
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR STEPHEN L. GREEN ALLAN J. BAUM | Mgmt Mgmt | For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

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HEALTH CARE PROPERTY INVESTORS, INC.

Agen

Security: 421915109
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: HCP
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR MARY A CIRILLO-GOLDBERG ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO APPROVE THE COMPANY S 2006 PERFORMANCE INCENTIVE PLAN. | Mgmt | For |
| 03 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 04 | AT THEIR DISCRETION, THE PROXIES ARE AUTHORIZED TO CONSIDER AND VOTE UPON SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF. | Mgmt | Against |

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
 Meeting Type: Annual
 Meeting Date: 04-May-2006
 Ticker: HCN
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR PIER C. BORRA GEORGE L. CHAPMAN SHARON M. OSTER | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2006. | Mgmt | For |

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HEALTHCARE REALTY TRUST INCORPORATED

Agen

Security: 421946104
 Meeting Type: Annual
 Meeting Date: 09-May-2006
 Ticker: HR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR DAVID R. EMERY* BATEY M. GRESHAM, JR.* DAN S. WILFORD* C.R. FERNANDEZ, M.D.,** ERROL L. BIGGS, PHD** BRUCE D. SULLIVAN** | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT AUDITORS. | Mgmt | For |

HERITAGE PROPERTY INVESTMENT TRUST,

Agen

Security: 42725M107
 Meeting Type: Annual
 Meeting Date: 12-May-2006
 Ticker: HTG
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR KENNETH K. QUIGLEY, JR. WILLIAM M. VAUGHN III RITCHIE E. REARDON ROBERT J. WATSON | Mgmt Mgmt Mgmt Mgmt | For For For For |

HIGHLAND HOSPITALITY CORP.

Agen

Security: 430141101
 Meeting Type: Annual
 Meeting Date: 23-May-2006
 Ticker: HIH
 ISIN:

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

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| | | Type | |
|----|---|------|-----|
| 01 | DIRECTOR | | |
| | BRUCE D. WARDINSKI | Mgmt | For |
| | JAMES L. FRANCIS | Mgmt | For |
| | JOHN M. ELWOOD | Mgmt | For |
| | W. REEDER GLASS | Mgmt | For |
| | JOHN W. HILL | Mgmt | For |
| | THOMAS A. NATELLI | Mgmt | For |
| | MARGARET A. SHEEHAN | Mgmt | For |
| | WILLIAM L. WILSON | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP. | Mgmt | For |
| 03 | AMENDMENT AND RESTATEMENT OF 2003 OMNIBUS STOCK INCENTIVE PLAN. | Mgmt | For |

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 04-May-2006
Ticker: HME
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR | | |
| | WILLIAM BALDERSTON, III | Mgmt | For |
| | JOSH E. FIDLER | Mgmt | For |
| | ALAN L. GOSULE | Mgmt | For |
| | LEONARD F. HELBIG, III | Mgmt | For |
| | ROGER W. KOBER | Mgmt | For |
| | NORMAN P. LEENHOUTS | Mgmt | For |
| | NELSON B. LEENHOUTS | Mgmt | For |
| | EDWARD J. PETTINELLA | Mgmt | For |
| | CLIFFORD W. SMITH, JR. | Mgmt | For |
| | PAUL L. SMITH | Mgmt | For |
| | THOMAS S. SUMMER | Mgmt | For |
| | AMY L. TAIT | Mgmt | For |
| 02 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 23-May-2006
Ticker: HPT
ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|-----------------|
| 01 | DIRECTOR FRANK J. BAILEY GERARD M. MARTIN | Mgmt Mgmt | For Withheld |
| 02 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS. | Mgmt | For |
| 04 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS AFFILIATES OF HRPT PROPERTIES TRUST TO SERVE AS INDEPENDENT TRUSTEES. | Mgmt | For |
| 05 | 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 APPROVE ITEMS 2, 3 AND 4. | Mgmt | Against |

HRPT PROPERTIES TRUST

Agen

Security: 40426W101
Meeting Type: Annual
Meeting Date: 23-May-2006
Ticker: HRP
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR WILLIAM A. LAMKIN ADAM D. PORTNOY | Mgmt Mgmt | For For |
| 02 | TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT INCREASE CERTAIN OF OUR BENEFICIAL OWNERSHIP LIMITATIONS FROM 8.5% TO 9.8% OF THE VALUE OF OUR TOTAL SHARES OUTSTANDING, AND PROVIDE THAT OUR BYLAWS MAY INCLUDE MEASURES TO ENFORCE THOSE OWNERSHIP LIMITATIONS, IN ADDITION TO THE MECHANISMS CURRENTLY PROVIDED IN OUR DECLARATION OF TRUST. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT WILL PROVIDE THE BOARD OF TRUSTEES WITH THE POWER TO AMEND OUR DECLARATION OF TRUST TO CHANGE OUR NAME. | Mgmt | For |
| 04 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF | Mgmt | For |

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TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES.

| | | | |
|----|--|------|---------|
| 05 | TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS. | Mgmt | For |
| 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 APPROVE ITEMS 2 THROUGH 5. | Mgmt | Against |

INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200
Meeting Type: Annual
Meeting Date: 22-Jun-2006
Ticker: IRC
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

ISTAR FINANCIAL INC.

Agen

Security: 45031U101
Meeting Type: Annual
Meeting Date: 31-May-2006
Ticker: SFI
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--------------------------|---------------|---------------|
| 01 | DIRECTOR JAY SUGARMAN | Mgmt | For |

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| | | | |
|----|--|------|-----|
| | WILLIS ANDERSEN, JR. | Mgmt | For |
| | GLENN R. AUGUST | Mgmt | For |
| | ROBERT W. HOLMAN, JR. | Mgmt | For |
| | ROBIN JOSEPHS | Mgmt | For |
| | JOHN G. MCDONALD | Mgmt | For |
| | GEORGE R. PUSKAR | Mgmt | For |
| | JEFFREY A. WEBER | Mgmt | For |
| 02 | APPROVAL OF AMENDMENTS TO CHARTER OF ISTAR FINANCIAL INC. | Mgmt | For |
| 03 | APPROVAL OF ADOPTION OF ISTAR FINANCIAL INC. 2006 LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 04 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: LRY
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR WILLIAM P. HANKOWSKY DAVID L. LINGERFELT JOSE A. MEJIA JOHN A . MILLER | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006. | Mgmt | For |
| 03 | APPROVAL OF THE PROPOSAL TO AMEND THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, INCLUDING AN AMENDMENT TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR AWARDS THEREUNDER BY 1,400,000 SHARES TO 12,826,256 SHARES. | Mgmt | For |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
Meeting Type: Annual
Meeting Date: 24-May-2006
Ticker: CLI
ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR JOHN R. CALI MITCHELL E. HERSH IRVIN D. REID ROBERT F. WEINBERG | Mgmt Mgmt Mgmt Mgmt | For For For 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, 2006. | Mgmt | For |
| 03 | APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY. | Shr | Against |

MAGUIRE PROPERTIES INC.

----- Agen

Security: 559775101
Meeting Type: Annual
Meeting Date: 06-Jun-2006
Ticker: MPG
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT F. MAGUIRE III LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN LEWIS N. WOLFF | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2006. | Mgmt | For |

MEDICAL PROPERTIES TRUST, INC.

----- Agen

Security: 58463J304
Meeting Type: Annual
Meeting Date: 12-Oct-2005
Ticker: MPW
ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO APPROVE AMENDMENTS TO THE COMPANY S CHARTER RELATED TO TRANSFERS OR OWNERSHIP RESTRICTIONS ON THE COMPANY S COMMON STOCK AS DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 03 | TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED MEDICAL PROPERTIES TRUST, INC. 2004 EQUITY INCENTIVE PLAN AS DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |

MEDICAL PROPERTIES TRUST, INC.

Agen

Security: 58463J304
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: MPW
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR. | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

MID-AMERICA APARTMENT COMMUNITIES, I

Agen

Security: 59522J103
Meeting Type: Annual
Meeting Date: 16-May-2006

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Ticker: MAA
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR GEORGE E. CATES* JOHN S. GRINALDS* SIMON R.C. WADSWORTH* MARY BETH MCCORMICK** | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2006. | Mgmt | For |

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
Meeting Type: Annual
Meeting Date: 21-Apr-2006
Ticker: NHP
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|----------------------|-------------------|
| 01 | DIRECTOR WILLIAM K. DOYLE ROBERT D. PAULSON KEITH P. RUSSELL | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE CALENDER YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108
Meeting Type: Annual
Meeting Date: 18-May-2006
Ticker: NCT
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR KEVIN J. FINNERTY* STUART A. MCFARLAND** PETER M. MILLER** | Mgmt Mgmt Mgmt | For For For |

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02 PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2006. Mgmt For

PRENTISS PROPERTIES TRUST

Agen

Security: 740706106
Meeting Type: Special
Meeting Date: 21-Dec-2005
Ticker: PP
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P., AS MORE FULLY DESCRIBED IN THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS. T | Mgmt | For |

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106
Meeting Type: Annual
Meeting Date: 25-May-2006
Ticker: RA
ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR SCOTT H. RECHLER MICHAEL MATURO DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

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 SIMON PROPERTY GROUP, INC. Agen

Security: 828806604
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: SPGPRF
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | BIRCH BAYH | Mgmt | No vote |
| | MELVYN E. BERGSTEIN | Mgmt | No vote |
| | LINDA WALKER BYNOE | Mgmt | No vote |
| | KAREN N. HORN | Mgmt | No vote |
| | REUBEN S. LEIBOWITZ | Mgmt | No vote |
| | J. ALBERT SMITH, JR. | Mgmt | No vote |
| | PIETER S. VAN DEN BERG | Mgmt | No vote |

 SOVRAN SELF STORAGE, INC. Agen

Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: SSS
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR | | |
| | ROBERT J. ATTEA | Mgmt | For |
| | KENNETH F. MYSZKA | Mgmt | For |
| | JOHN E. BURNS | Mgmt | For |
| | MICHAEL A. ELIA | Mgmt | For |
| | ANTHONY P. GAMMIE | Mgmt | For |
| | CHARLES E. LANNON | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2006. | Mgmt | For |

 SPIRIT FINANCE CORPORATION Agen

Security: 848568309
 Meeting Type: Annual

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Meeting Date: 19-May-2006
 Ticker: SFC
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK WILLIE R. BARNES LINDA J. BLESSING DENNIS E. MITCHEM PAUL F. OREFFICE JAMES R. PARISH KENNETH B. ROATH CASEY J. SYLLA SHELBY YASTROW | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | PROPOSAL TO CONSIDER 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, 2006. | Mgmt | For |

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106
 Meeting Type: Annual
 Meeting Date: 11-May-2006
 Ticker: BEE
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA JOHN C. DETERDING RICHARD L. FISHER LAURENCE S. GELLER DAVID M.C. MICHELS WILLIAM A. PREZANT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |

THE MACERICH COMPANY

Agen

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Security: 554382101
 Meeting Type: Annual
 Meeting Date: 01-Jun-2006
 Ticker: MAC
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR ARTHUR M. COPPOLA JAMES S. COWNIE MACE SIEGEL | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 03 | STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION. | Shr | Against |

TOWN & COUNTRY TRUST

Agen

Security: 892081100
 Meeting Type: Special
 Meeting Date: 09-Mar-2006
 Ticker: TCT
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | APPROVAL OF THE MERGER OF THE TOWN AND COUNTRY TRUST WITH AND INTO MAGAZINE ACQUISITION LP PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF DECEMBER 19, 2005, BY AND AMONG MAGAZINE ACQUISITION GP LLC, MAGAZINE ACQUISITION LP, MAGAZINE ACQUISITION LLC, THE TOWN AND COUNTRY TRUST AND THE TC OPERATING LIMITED, ALL AS MORE FULLY DESCRIBED IN PROXY STATEMENT. | Mgmt | For |
| 02 | ANY ADJOURNMENTS OR POSTPONEMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES. | Mgmt | For |

U-STORE-IT TRUST

Agen

Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 25-May-2006
 Ticker: YSI
 ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|-------------------------|---------------|---------------|
| 01 | DIRECTOR | | |
| | ROBERT J. AMSDELL | Mgmt | For |
| | BARRY L. AMSDELL | Mgmt | For |
| | THOMAS A. COMMES | Mgmt | For |
| | J.C. (JACK) DANNEMILLER | Mgmt | For |
| | W.M. DIEFENDERFER III | Mgmt | For |
| | HAROLD S. HALLER | Mgmt | For |
| | DAVID J. LARUE | Mgmt | For |
| | DEAN JERNIGAN | Mgmt | For |

 UNITED DOMINION REALTY TRUST, INC.

 Agen

Security: 910197102
 Meeting Type: Annual
 Meeting Date: 02-May-2006
 Ticker: UDR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR | | |
| | KATHERINE A. CATTANACH | Mgmt | For |
| | ERIC J. FOSS | Mgmt | For |
| | ROBERT P. FREEMAN | Mgmt | For |
| | JON A. GROVE | Mgmt | For |
| | JAMES D. KLINGBEIL | Mgmt | For |
| | ROBERT C. LARSON | Mgmt | For |
| | THOMAS R. OLIVER | Mgmt | For |
| | LYNNE B. SAGALYN | Mgmt | For |
| | MARK J. SANDLER | Mgmt | For |
| | THOMAS W. TOOMEY | Mgmt | For |
| | THOMAS C. WAJNERT | Mgmt | For |
| 02 | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006. | Mgmt | For |
| 03 | PROPOSAL TO RATIFY AND APPROVE THE 1999 LONG-TERM INCENTIVE PLAN. | Mgmt | For |

 URSTADT BIDDLE PROPERTIES INC.

 Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 09-Mar-2006
 Ticker: UBA
 ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR ROBERT R. DOUGLASS GEORGE H.C. LAWRENCE CHARLES J. URSTADT | Mgmt Mgmt Mgmt | For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR. | Mgmt | For |
| 03 | TO AMEND THE COMPANY S RESTRICTED STOCK AWARD PLAN. | Mgmt | For |

 VENTAS, INC. Agen

 Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 19-May-2006
 Ticker: VTR
 ISIN:

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II JAY M. GELLERT RONALD G. GEARY CHRISTOPHER T. HANNON SHELI Z. ROSENBERG THOMAS C. THEOBALD | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | DIRECTORS PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2006. | Mgmt | For |
| 03 | DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 INCENTIVE PLAN. | Mgmt | For |
| 04 | DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 STOCK PLAN FOR DIRECTORS. | Mgmt | For |

 VORNADO REALTY TRUST Agen

 Security: 929042109
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: VNO
 ISIN:

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR. | Mgmt Mgmt Mgmt | For For For |
| 02 | APPROVAL OF FULL ALLOTMENT OF SHARES AVAILABLE UNDER THE 2002 OMNIBUS SHARE PLAN, AS AMENDED. | Mgmt | Against |
| 03 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | 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 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 | 08/15/2006 |