

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

COHEN & STEERS TOTAL RETURN REALTY FUND INC
Form N-PX
August 04, 2015

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: 811-07154
NAME OF REGISTRANT: Cohen & Steers Total Return
Realty Fund
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 Park Avenue
10th Floor
New York, NY 10017
NAME AND ADDRESS OF AGENT FOR SERVICE: Tina M. Payne
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: 07/01/2014 - 06/30/2015

Cohen & Steers Total Return Realty Fund

AMERICAN ASSETS TRUST INC

Agen

Security: 024013104
Meeting Type: Annual
Meeting Date: 16-Jun-2015
Ticker: AAT
ISIN: US0240131047

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	JOHN W. CHAMBERLAIN	Mgmt	For
	LARRY E. FINGER	Mgmt	For
	DUANE A. NELLES	Mgmt	For
	THOMAS S. OLINGER	Mgmt	For
	ERNEST S. RADY	Mgmt	For
	DR. ROBERT S. SULLIVAN	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

- | | | | |
|---|---|------|-----|
| 2 | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015. | Mgmt | For |
| 3 | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2014, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |

AMERICAN HOMES 4 RENT

Agen

Security: 02665T306
 Meeting Type: Annual
 Meeting Date: 07-May-2015
 Ticker: AMH
 ISIN: US02665T3068

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR B. WAYNE HUGHES DAVID P. SINGELYN JOHN CORRIGAN DANN V. ANGELOFF MATTHEW J. HART JAMES H. KROPP LYNN SWANN KENNETH M. WOOLLEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF BDO USA, LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS, TO AUDIT THE ACCOUNTS OF AMERICAN HOMES 4 RENT FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	1 Year

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 28-Apr-2015
 Ticker: AIV
 ISIN: US03748R1014

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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1A.	ELECTION OF DIRECTOR: JAMES N. BAILEY	Mgmt	For
1B.	ELECTION OF DIRECTOR: TERRY CONSIDINE	Mgmt	For
1C.	ELECTION OF DIRECTOR: THOMAS L. KELTNER	Mgmt	For
1D.	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1E.	ELECTION OF DIRECTOR: ROBERT A. MILLER	Mgmt	For
1F.	ELECTION OF DIRECTOR: KATHLEEN M. NELSON	Mgmt	For
1G.	ELECTION OF DIRECTOR: MICHAEL A. STEIN	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	APPROVAL OF THE 2015 STOCK AWARD AND INCENTIVE PLAN.	Mgmt	For
5.	AMENDMENT OF AIMCO'S CHARTER TO PERMIT THE BOARD OF DIRECTORS TO GRANT WAIVERS OF THE "LOOK THROUGH OWNERSHIP LIMIT" UP TO 18%.	Mgmt	For
6.	STOCKHOLDER PROPOSAL REGARDING "PROXY ACCESS," IF PROPERLY PRESENTED AT THE STOCKHOLDER'S MEETING.	Shr	Against

 AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: AVB
 ISIN: US0534841012

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GLYN F. AEPPEL TERRY S. BROWN ALAN B. BUCKELEW RONALD L. HAVNER, JR. JOHN J. HEALY, JR. TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2.	TO RATIFY THE SELECTION OF ERNST & YOUNG	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

LLP AS THE COMPANY'S INDEPENDENT AUDITORS
FOR THE YEAR ENDING DECEMBER 31, 2015.

- | | | | |
|----|---|------|---------|
| 3. | TO ADOPT A RESOLUTION APPROVING, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION AND ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION SET FORTH IN THE PROXY STATEMENT | Mgmt | For |
| 4. | TO ADOPT A STOCKHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, THAT THE BOARD OF DIRECTORS ADOPT, AND PRESENT FOR STOCKHOLDER APPROVAL, A "PROXY ACCESS" BYLAW. | Shr | Against |
| 5. | TO ADOPT A STOCKHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, THAT THE BOARD OF DIRECTORS ADOPT A POLICY ADDRESSING THE SEPARATION OF THE ROLES OF CEO AND CHAIRMAN. | Shr | Against |

AVIV REIT, INC.

Agen

Security: 05381L101
 Meeting Type: Special
 Meeting Date: 27-Mar-2015
 Ticker: AVIV
 ISIN: US05381L1017

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1. | TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 30, 2014 BY AND AMONG OMEGA HEALTHCARE INVESTORS, INC., OHI HEALTHCARE PROPERTIES HOLDCO, INC., OHI HEALTHCARE PROPERTIES LIMITED PARTNERSHIP, AVIV REIT, INC., AND AVIV HEALTHCARE PROPERTIES LIMITED PARTNERSHIP (THE "MERGER AGREEMENT"). | Mgmt | For |
| 2. | TO ADJOURN THE AVIV SPECIAL MEETING TO A LATER DATE OR DATES, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT. | Mgmt | For |
| 3. | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION ARRANGEMENTS FOR AVIV REIT, INC.'S NAMED EXECUTIVE OFFICERS IN CONNECTION WITH THE TRANSACTIONS | Mgmt | For |

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

CONTEMPLATED BY THE MERGER AGREEMENT.

 BELMOND LTD.

Agen

Security: G1154H107
 Meeting Type: Annual
 Meeting Date: 08-Jun-2015
 Ticker: BEL
 ISIN: BMG1154H1079

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR HARSHA V. AGADI JOHN D. CAMPBELL ROLAND A. HERNANDEZ MITCHELL C. HOCHBERG RUTH A. KENNEDY GAIL REBUCK JOHN M. SCOTT III H. ROELAND VOS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	Withheld Withheld Withheld Withheld Withheld Withheld Withheld Withheld
2.	APPOINTMENT OF DELOITTE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM, AND AUTHORIZATION OF THE AUDIT COMMITTEE TO FIX ACCOUNTING FIRM'S REMUNERATION.	Mgmt	For

 BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 27-May-2015
 Ticker: BMR
 ISIN: US09063H1077

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: ALAN D GOLD	Mgmt	For
1B	ELECTION OF DIRECTOR: DANIEL M BRADBURY	Mgmt	For
1C	ELECTION OF DIRECTOR: WILLIAM R BRODY MD. PHD	Mgmt	For
1D	ELECTION OF DIRECTOR: GARY A KREITZER	Mgmt	For
1E	ELECTION OF DIRECTOR: THEODORE D ROTH	Mgmt	For
1F	ELECTION OF DIRECTOR: JANICE L SEARS	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

2	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	TO APPROVE A NONBINDING ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	Against

 BOSTON PROPERTIES, INC.

Agen

Security: 101121101
 Meeting Type: Annual
 Meeting Date: 19-May-2015
 Ticker: BXP
 ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: CAROL B. EINIGER	Mgmt	For
1B.	ELECTION OF DIRECTOR: JACOB A. FRENKEL	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOEL I. KLEIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: DOUGLAS T. LINDE	Mgmt	For
1E.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1F.	ELECTION OF DIRECTOR: ALAN J. PATRICOFF	Mgmt	For
1G.	ELECTION OF DIRECTOR: IVAN G. SEIDENBERG	Mgmt	For
1H.	ELECTION OF DIRECTOR: OWEN D. THOMAS	Mgmt	For
1I.	ELECTION OF DIRECTOR: MARTIN TURCHIN	Mgmt	For
1J.	ELECTION OF DIRECTOR: DAVID A. TWARDOCK	Mgmt	For
1K.	ELECTION OF DIRECTOR: MORTIMER B. ZUCKERMAN	Mgmt	For
2.	TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For
3.	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
4.	STOCKHOLDER PROPOSAL CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against
5.	STOCKHOLDER PROPOSAL CONCERNING THE	Shr	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

ADOPTION OF PROXY ACCESS, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.

6.	STOCKHOLDER PROPOSAL CONCERNING A POLICY REGARDING ACCELERATED VESTING OF EQUITY AWARDS OF SENIOR EXECUTIVES UPON A CHANGE IN CONTROL, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against
----	---	-----	---------

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 28-May-2015
 Ticker: BDN
 ISIN: US1053682035

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: WALTER D'ALESSIO	Mgmt	For
1.2	ELECTION OF DIRECTOR: CAROL G. CARROLL	Mgmt	For
1.3	ELECTION OF DIRECTOR: JAMES C. DIGGS	Mgmt	For
1.4	ELECTION OF DIRECTOR: WYCHE FOWLER	Mgmt	For
1.5	ELECTION OF DIRECTOR: MICHAEL J. JOYCE	Mgmt	For
1.6	ELECTION OF DIRECTOR: ANTHONY A. NICHOLS, SR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: CHARLES P. PIZZI	Mgmt	For
1.8	ELECTION OF DIRECTOR: GERARD H. SWEENEY	Mgmt	For
2	RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2015.	Mgmt	For
3	PROVIDE AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION.	Mgmt	For

BRIXMOR PROPERTY GROUP INC

Agen

Security: 11120U105
 Meeting Type: Annual
 Meeting Date: 03-Jun-2015
 Ticker: BRX
 ISIN: US11120U1051

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL A. CARROLL JOHN G. SCHREIBER A.J. AGARWAL MICHAEL BERMAN ANTHONY W. DEERING THOMAS W. DICKSON JONATHAN D. GRAY WILLIAM D. RAHM WILLIAM J. STEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	Abstain
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

CORPORATE OFFICE PROPERTIES TRUST

Agen

Security: 22002T108
Meeting Type: Annual
Meeting Date: 07-May-2015
Ticker: OFC
ISIN: US22002T1088

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: THOMAS F. BRADY	Mgmt	For
1B.	ELECTION OF TRUSTEE: ROBERT L. DENTON	Mgmt	For
1C.	ELECTION OF TRUSTEE: PHILIP L. HAWKINS	Mgmt	For
1D.	ELECTION OF TRUSTEE: ELIZABETH A. HIGHT	Mgmt	For
1E.	ELECTION OF TRUSTEE: DAVID M. JACOBSTEIN	Mgmt	For
1F.	ELECTION OF TRUSTEE: STEVEN D. KESLER	Mgmt	For
1G.	ELECTION OF TRUSTEE: C. TAYLOR PICKETT	Mgmt	For
1H.	ELECTION OF TRUSTEE: RICHARD SZAFRANSKI	Mgmt	For
1I.	ELECTION OF TRUSTEE: ROGER A. WAESCHE, JR.	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF NAMED	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

EXECUTIVE OFFICER COMPENSATION.

 COSTCO WHOLESALE CORPORATION

Agen

 Security: 22160K105
 Meeting Type: Annual
 Meeting Date: 29-Jan-2015
 Ticker: COST
 ISIN: US22160K1051

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JEFFREY H. BROTMAN DANIEL J. EVANS RICHARD A. GALANTI JEFFREY S. RAIKES JAMES D. SINEGAL	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
2.	RATIFICATION OF SELECTION OF INDEPENDENT AUDITORS.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For
4.	TO AMEND AND RESTATE THE COMPANY'S SIXTH RESTATED STOCK INCENTIVE PLAN.	Mgmt	For
5A.	TO AMEND THE ARTICLES OF INCORPORATION TO REDUCE VOTING STANDARD FOR REMOVAL OF DIRECTORS.	Mgmt	For
5B.	TO AMEND THE ARTICLES OF INCORPORATION TO REDUCE VOTING STANDARD FOR AMENDING THE ARTICLE DEALING WITH REMOVAL OF DIRECTORS FOR CAUSE.	Mgmt	For
6.	SHAREHOLDER PROPOSAL TO REGULATE DIRECTOR TENURE.	Shr	Against

 CUBESMART

Agen

 Security: 229663109
 Meeting Type: Annual
 Meeting Date: 27-May-2015
 Ticker: CUBE
 ISIN: US2296631094

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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1.	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI CHRISTOPHER P. MARR MARIANNE M. KELER DEBORAH R. SALZBERG JOHN F. REMONDI JEFFREY F. ROGATZ JOHN W. FAIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND OUR CURRENT DECLARATION OF TRUST (THE "DECLARATION OF TRUST") TO INCREASE THE AUTHORIZED COMMON SHARES OF BENEFICIAL INTEREST (THE "COMMON SHARES") FROM 200,000,000 TO 400,000,000.	Mgmt	For
3.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND THE DECLARATION OF TRUST TO SIMPLIFY THE OWNERSHIP LIMITATION PROVISIONS OF THE DECLARATION OF TRUST.	Mgmt	For
4.	TO CONSIDER AND VOTE ON A PROPOSAL TO AMEND THE DECLARATION OF TRUST TO INCREASE THE "OWNERSHIP LIMIT" PERTAINING TO OWNERSHIP OF THE COMMON SHARES FROM 5.0% TO 9.8%.	Mgmt	For
5.	TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
6.	TO CAST AN ADVISORY VOTE TO APPROVE OUR EXECUTIVE COMPENSATION.	Mgmt	For

CYRUSONE INC.

Agen

Security: 23283R100
Meeting Type: Annual
Meeting Date: 04-May-2015
Ticker: CONE
ISIN: US23283R1005

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR GARY J. WOJTASZEK WILLIAM E. SULLIVAN T. TOD NIELSEN ALEX SHUMATE DAVID H. FERDMAN LYNN A. WENTWORTH JOHN W. GAMBLE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	APPROVAL OF THE ADVISORY (NON-BINDING) RESOLUTION TO APPROVE THE COMPENSATION OF	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

THE COMPANY'S NAMED EXECUTIVE OFFICERS
(SAY-ON-PAY)

3	RECOMMENDATION, BY ADVISORY (NON-BINDING) VOTE, OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION	Mgmt	1 Year
4	THE RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015	Mgmt	For

DDR CORP.

Agen

Security: 23317H102
Meeting Type: Annual
Meeting Date: 12-May-2015
Ticker: DDR
ISIN: US23317H1023

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: TERRANCE R. AHERN	Mgmt	For
1B.	ELECTION OF DIRECTOR: JAMES C. BOLAND	Mgmt	For
1C.	ELECTION OF DIRECTOR: THOMAS FINNE	Mgmt	For
1D.	ELECTION OF DIRECTOR: ROBERT H. GIDEL	Mgmt	For
1E.	ELECTION OF DIRECTOR: VICTOR B. MACFARLANE	Mgmt	For
1F.	ELECTION OF DIRECTOR: DAVID J. OAKES	Mgmt	For
1G.	ELECTION OF DIRECTOR: ALEXANDER OTTO	Mgmt	For
1H.	ELECTION OF DIRECTOR: SCOTT D. ROULSTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: BARRY A. SHOLEM	Mgmt	For
2.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

DIAMONDROCK HOSPITALITY CO

Agen

Security: 252784301
Meeting Type: Annual

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Meeting Date: 05-May-2015
 Ticker: DRH
 ISIN: US2527843013

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: WILLIAM W. MCCARTEN	Mgmt	For
1.2	ELECTION OF DIRECTOR: DANIEL J. ALTOBELLO	Mgmt	For
1.3	ELECTION OF DIRECTOR: W. ROBERT GRAFTON	Mgmt	For
1.4	ELECTION OF DIRECTOR: MAUREEN L. MCAVEY	Mgmt	For
1.5	ELECTION OF DIRECTOR: GILBERT T. RAY	Mgmt	For
1.6	ELECTION OF DIRECTOR: BRUCE D. WARDINSKI	Mgmt	For
1.7	ELECTION OF DIRECTOR: MARK W. BRUGGER	Mgmt	For
2.	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE PROXY STATEMENT.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
4.	TO CONSIDER AND ACT UPON A NON-BINDING STOCKHOLDER PROPOSAL CONCERNING THE ADOPTION OF AN AMENDMENT TO OUR BY-LAWS IF PROPERLY PRESENTED AT THE MEETING.	Shr	Against

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 28-May-2015
 Ticker: DEI
 ISIN: US25960P1093

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	DAN A. EMMETT	Mgmt	For
	JORDAN L. KAPLAN	Mgmt	For
	KENNETH M. PANZER	Mgmt	For
	CHRISTOPHER H. ANDERSON	Mgmt	For
	LESLIE E. BIDER	Mgmt	For
	DR. DAVID T. FEINBERG	Mgmt	For
	THOMAS E. O'HERN	Mgmt	For
	WILLIAM E. SIMON, JR.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	VIRGINIA MCFERRAN	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For
3.	TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION.	Mgmt	For

EMPIRE STATE REALTY TRUST, INC.

Agen

Security: 292104106
Meeting Type: Annual
Meeting Date: 17-Jun-2015
Ticker: ESRT
ISIN: US2921041065

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ANTHONY E. MALKIN WILLIAM H. BERKMAN ALICE M. CONNELL THOMAS J. DEROSA STEVEN J. GILBERT S. MICHAEL GILIBERTO JAMES D. ROBINSON IV	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

EQUITY COMMONWEALTH

Agen

Security: 294628102
Meeting Type: Annual
Meeting Date: 16-Jun-2015
Ticker: EQC
ISIN: US2946281027

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR SAM ZELL JAMES S. CORL	Mgmt Mgmt	For For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	MARTIN L. EDELMEN	Mgmt	For
	EDWARD A. GLICKMAN	Mgmt	For
	DAVID HELFAND	Mgmt	For
	PETER LINNEMAN	Mgmt	For
	JAMES L. LOZIER, JR.	Mgmt	For
	MARY JANE ROBERTSON	Mgmt	For
	KENNETH SHEA	Mgmt	For
	GERALD A. SPECTOR	Mgmt	For
	JAMES A. STAR	Mgmt	For
2.	TO APPROVE THE EQUITY COMMONWEALTH 2015 OMNIBUS INCENTIVE PLAN.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

EQUITY RESIDENTIAL

Agen

Security: 29476L107
Meeting Type: Annual
Meeting Date: 24-Jun-2015
Ticker: EQR
ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE MARY KAY HABEN BRADLEY A. KEYWELL JOHN E. NEAL DAVID J. NEITHERCUT MARK S. SHAPIRO GERALD A. SPECTOR STEPHEN E. STERRETT B. JOSEPH WHITE SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR 2015.	Mgmt	For
3.	APPROVAL OF EXECUTIVE COMPENSATION.	Mgmt	For
4.	SHAREHOLDER PROPOSAL REGARDING PROXY ACCESS.	Shr	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

 ESSEX PROPERTY TRUST, INC.

Agen

Security: 297178105
 Meeting Type: Annual
 Meeting Date: 19-May-2015
 Ticker: ESS
 ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DAVID W. BRADY KEITH R. GUERICKE IRVING F. LYONS, III GEORGE M. MARCUS GARY P. MARTIN ISSIE N. RABINOVITCH THOMAS E. RANDLETT THOMAS E. ROBINSON MICHAEL J. SCHALL BYRON A. SCORDELIS JANICE L. SEARS THOMAS P. SULLIVAN CLAUDE J. ZINNGRABE, JR	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
2	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

 EXTENDED STAY AMERICA, INC.

Agen

Security: 30224P200
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: STAY
 ISIN: US30224P2002

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DOUGLAS G. GEOGA MICHAEL A. BARR JAMES L. DONALD WILLIAM A. KUSSELL WILLIAM D. RAHM WILLIAM J. STEIN RICHARD F. WALLMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

2.	PROPOSAL FOR THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015	Mgmt	For
3.	PROPOSAL FOR THE APPROVAL OF THE AMENDED AND RESTATED EXTENDED STAY AMERICA, INC. LONG-TERM INCENTIVE PLAN	Mgmt	For
4.	PROPOSAL FOR THE APPROVAL OF THE EXTENDED STAY AMERICA, INC. ANNUAL INCENTIVE PLAN	Mgmt	For

 EXTENDED STAY AMERICA, INC.

Agen

Security: 30224P211
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker:
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DOUGLAS G. GEOGA CHRISTOPHER K. DANIELLO KEVIN W. DINNIE JAMES L. DONALD LISA PALMER TY E. WALLACH RICHARD F. WALLMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For Withheld Withheld Withheld Withheld Withheld For
2.	PROPOSAL FOR THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015	Mgmt	For
3.	PROPOSAL FOR THE APPROVAL OF THE AMENDED AND RESTATED ESH HOSPITALITY, INC. LONG-TERM INCENTIVE PLAN	Mgmt	For

 EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 26-May-2015
 Ticker: EXR
 ISIN: US30225T1025

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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1.	DIRECTOR KENNETH M. WOOLLEY SPENCER F. KIRK KARL HAAS JOSEPH D. MARGOLIS DIANE OLMSTEAD ROGER B. PORTER K. FRED SKOUSEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	ADVISORY VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	APPROVAL OF THE EXTRA SPACE STORAGE INC. 2015 INCENTIVE AWARD PLAN.	Mgmt	For

FIRST INDUSTRIAL REALTY TRUST, INC.

----- Agen

Security: 32054K103
Meeting Type: Annual
Meeting Date: 07-May-2015
Ticker: FR
ISIN: US32054K1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MATTHEW S. DOMINSKI (IF ELECTED, TERM EXPIRES IN 2016)	Mgmt	For
1.2	ELECTION OF DIRECTOR: BRUCE W. DUNCAN (IF ELECTED, TERM EXPIRES IN 2016)	Mgmt	For
1.3	ELECTION OF DIRECTOR: H. PATRICK HACKETT, JR. (IF ELECTED, TERM EXPIRES IN 2016)	Mgmt	For
1.4	ELECTION OF DIRECTOR: JOHN RAU (IF ELECTED, TERM EXPIRES IN 2016)	Mgmt	For
1.5	ELECTION OF DIRECTOR: L. PETER SHARPE (IF ELECTED, TERM EXPIRES IN 2016)	Mgmt	For
1.6	ELECTION OF DIRECTOR: W. ED TYLER (IF ELECTED, TERM EXPIRES IN 2016)	Mgmt	For
2.	TO APPROVE, ON AN ADVISORY (I.E. NON-BINDING) BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT FOR THE 2015 ANNUAL MEETING.	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM.

FOREST CITY ENTERPRISES, INC.

Agen

Security: 345550107
Meeting Type: Annual
Meeting Date: 28-May-2015
Ticker: FCEA
ISIN: US3455501078

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ARTHUR F. ANTON SCOTT S. COWEN MICHAEL P. ESPOSITO, JR STAN ROSS	Mgmt Mgmt Mgmt Mgmt	Withheld Withheld Withheld Withheld
2.	THE APPROVAL (ON AN ADVISORY, NON-BINDING BASIS) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	Against
3.	THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

GENERAL GROWTH PROPERTIES, INC

Agen

Security: 370023103
Meeting Type: Annual
Meeting Date: 16-Apr-2015
Ticker: GGP
ISIN: US3700231034

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: RICHARD B. CLARK	Mgmt	For
1B.	ELECTION OF DIRECTOR: MARY LOU FIALA	Mgmt	For
1C.	ELECTION OF DIRECTOR: J. BRUCE FLATT	Mgmt	For
1D.	ELECTION OF DIRECTOR: JOHN K. HALEY	Mgmt	For
1E.	ELECTION OF DIRECTOR: DANIEL B. HURWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: BRIAN W. KINGSTON	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1G.	ELECTION OF DIRECTOR: SANDEEP MATHRANI	Mgmt	For
1H.	ELECTION OF DIRECTOR: DAVID J. NEITHERCUT	Mgmt	For
1I.	ELECTION OF DIRECTOR: MARK R. PATTERSON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	SHAREHOLDER PROPOSAL ON A POLICY THAT A SIGNIFICANT PORTION OF FUTURE STOCK OPTION GRANTS TO SENIOR EXECUTIVES BE PERFORMANCE-BASED.	Shr	Against

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Special
Meeting Date: 12-Jan-2015
Ticker: GRT
ISIN: US3793021029

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	THE PROPOSAL TO APPROVE THE MERGER OF GLIMCHER REALTY TRUST WITH AND INTO A SUBSIDIARY OF WASHINGTON PRIME GROUP INC. AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF SEPTEMBER 16, 2014, AND AS MAY BE AMENDED FROM TIME TO TIME, BY AND AMONG GLIMCHER REALTY TRUST, GLIMCHER ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL)	Mgmt	For
2.	THE PROPOSAL TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION THAT MAY BE PAID OR BECOME PAYABLE TO THE NAMED EXECUTIVE OFFICERS OF GLIMCHER REALTY TRUST IN CONNECTION WITH THE MERGER.	Mgmt	Against
3.	THE PROPOSAL TO ADJOURN THE SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, INCLUDING TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

GRAMERCY PROPERTY TRUST INC

Agen

Security: 38489R100
 Meeting Type: Special
 Meeting Date: 26-Feb-2015
 Ticker: GPT
 ISIN: US38489R1005

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	TO APPROVE AN AMENDMENT TO THE COMPANY'S CHARTER TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK.	Mgmt	For

GRAMERCY PROPERTY TRUST INC.

Agen

Security: 38489R605
 Meeting Type: Annual
 Meeting Date: 23-Jun-2015
 Ticker: GPT
 ISIN: US38489R6053

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ALLAN J. BAUM GORDON F. DUGAN THOMAS D. ECKERT GREGORY F. HUGHES JEFFREY E. KELTER CHARLES S. LAVEN WILLIAM H. LENEHAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	TO APPROVE OUR 2015 EQUITY INCENTIVE PLAN.	Mgmt	For
3.	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
4.	TO APPROVE AN AMENDMENT TO THE COMPANY'S CHARTER DECREASING THE AMOUNT OF COMMON STOCK THE COMPANY IS AUTHORIZED TO ISSUE TO 200,000,000 SHARES.	Mgmt	For
5.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
 Meeting Type: Annual
 Meeting Date: 07-May-2015
 Ticker: HCN
 ISIN: US42217K1060

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: THOMAS J. DEROSA	Mgmt	For
1B.	ELECTION OF DIRECTOR: JEFFREY H. DONAHUE	Mgmt	For
1C.	ELECTION OF DIRECTOR: FRED S. KLIPSCH	Mgmt	For
1D.	ELECTION OF DIRECTOR: GEOFFREY G. MEYERS	Mgmt	For
1E.	ELECTION OF DIRECTOR: TIMOTHY J. NAUGHTON	Mgmt	For
1F.	ELECTION OF DIRECTOR: SHARON M. OSTER	Mgmt	For
1G.	ELECTION OF DIRECTOR: JUDITH C. PELHAM	Mgmt	For
1H.	ELECTION OF DIRECTOR: SERGIO D. RIVERA	Mgmt	For
1I.	ELECTION OF DIRECTOR: R. SCOTT TRUMBULL	Mgmt	For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2015.	Mgmt	For
3.	APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT PURSUANT TO THE COMPENSATION DISCLOSURE RULES OF THE SEC.	Mgmt	For

HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: HT
 ISIN: US4278251040

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: HASU P. SHAH	Mgmt	For
1B.	ELECTION OF TRUSTEE: DIANNA F. MORGAN	Mgmt	For
1C.	ELECTION OF TRUSTEE: JOHN M. SABIN	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

- | | | | |
|----|---|------|-----|
| 2. | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS | Mgmt | For |
| 3. | THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS | Mgmt | For |

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
Meeting Type: Annual
Meeting Date: 13-May-2015
Ticker: HIW
ISIN: US4312841087

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHARLES A. ANDERSON GENE H. ANDERSON CARLOS E. EVANS EDWARD J. FRITSCH DAVID J. HARTZELL SHERRY A. KELLETT O. TEMPLE SLOAN, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITOR FOR 2015	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION	Mgmt	For
4.	APPROVAL OF THE 2015 LONG-TERM EQUITY INCENTIVE PLAN	Mgmt	For

HILTON WORLDWIDE HOLDINGS INC.

Agen

Security: 43300A104
Meeting Type: Annual
Meeting Date: 06-May-2015
Ticker: HLT
ISIN: US43300A1043

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHRISTOPHER J. NASSETTA JONATHAN D. GRAY MICHAEL S. CHAE TYLER S. HENRITZE	Mgmt Mgmt Mgmt Mgmt	For For For For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	JUDITH A. MCHALE	Mgmt	For
	JOHN G. SCHREIBER	Mgmt	For
	ELIZABETH A. SMITH	Mgmt	For
	DOUGLAS M. STEENLAND	Mgmt	For
	WILLIAM J. STEIN	Mgmt	For
2.	RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2015.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 28-Apr-2015
Ticker: HME
ISIN: US4373061039

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MICHAEL D. BARNELLO	Mgmt	For
1.2	ELECTION OF DIRECTOR: BONNIE S. BIUMI	Mgmt	For
1.3	ELECTION OF DIRECTOR: STEPHEN R. BLANK	Mgmt	For
1.4	ELECTION OF DIRECTOR: ALAN L. GOSULE	Mgmt	For
1.5	ELECTION OF DIRECTOR: LEONARD F. HELBIG, III	Mgmt	For
1.6	ELECTION OF DIRECTOR: THOMAS P. LYDON, JR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: EDWARD J. PETTINELLA	Mgmt	For
1.8	ELECTION OF DIRECTOR: CLIFFORD W. SMITH, JR.	Mgmt	For
2.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Meeting Type: Annual
 Meeting Date: 14-May-2015
 Ticker: HST
 ISIN: US44107P1049

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: MARY L. BAGLIVO	Mgmt	For
1.2	ELECTION OF DIRECTOR: SHEILA C. BAIR	Mgmt	For
1.3	ELECTION OF DIRECTOR: TERENCE C. GOLDEN	Mgmt	For
1.4	ELECTION OF DIRECTOR: ANN M. KOROLOGOS	Mgmt	For
1.5	ELECTION OF DIRECTOR: RICHARD E. MARRIOTT	Mgmt	For
1.6	ELECTION OF DIRECTOR: JOHN B. MORSE, JR.	Mgmt	For
1.7	ELECTION OF DIRECTOR: WALTER C. RAKOWICH	Mgmt	For
1.8	ELECTION OF DIRECTOR: GORDON H. SMITH	Mgmt	For
1.9	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
2.	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2015.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4.	STOCKHOLDER PROPOSAL RELATING TO BYLAW AMENDMENTS.	Shr	Against

HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Special
 Meeting Date: 05-Mar-2015
 Ticker: HPP
 ISIN: US4440971095

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	THE PROPOSAL TO APPROVE THE ISSUANCE OF UP TO AN AGGREGATE AMOUNT OF 63,474,791 SHARES OF COMMON STOCK OF HUDSON PACIFIC PROPERTIES, INC. AND COMMON UNITS OF LIMITED PARTNERSHIP INTEREST IN HUDSON PACIFIC PROPERTIES, L.P., AS CONTEMPLATED BY THE ASSET PURCHASE AGREEMENT, DATED AS OF DECEMBER 6, 2014, AND ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

PROPOSAL)

- | | | | |
|----|---|------|-----|
| 2. | THE PROPOSAL TO ADJOURN THE SPECIAL MEETING IF NECESSARY OR APPROPRIATE TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE THE EQUITY ISSUANCE AS CONTEMPLATED BY THE ASSET PURCHASE AGREEMENT | Mgmt | For |
|----|---|------|-----|

 HUDSON PACIFIC PROPERTIES, INC.

 Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 20-May-2015
 Ticker: HPP
 ISIN: US4440971095

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: VICTOR J. COLEMAN	Mgmt	For
1B.	ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI	Mgmt	For
1C.	ELECTION OF DIRECTOR: FRANK COHEN	Mgmt	For
1D.	ELECTION OF DIRECTOR: RICHARD B. FRIED	Mgmt	For
1E.	ELECTION OF DIRECTOR: JONATHAN M. GLASER	Mgmt	For
1F.	ELECTION OF DIRECTOR: ROBERT L. HARRIS	Mgmt	For
1G.	ELECTION OF DIRECTOR: MARK D. LINEHAN	Mgmt	For
1H.	ELECTION OF DIRECTOR: ROBERT M. MORAN	Mgmt	For
1I.	ELECTION OF DIRECTOR: MICHAEL NASH	Mgmt	For
1J.	ELECTION OF DIRECTOR: BARRY A. PORTER	Mgmt	For
1K.	ELECTION OF DIRECTOR: JOHN SCHREIBER	Mgmt	For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT.	Mgmt	For

 KILROY REALTY CORPORATION

 Agen

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: KRC
 ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JOHN KILROY	Mgmt	For
1B.	ELECTION OF DIRECTOR: EDWARD BRENNAN, PH.D.	Mgmt	For
1C.	ELECTION OF DIRECTOR: JOLIE HUNT	Mgmt	For
1D.	ELECTION OF DIRECTOR: SCOTT INGRAHAM	Mgmt	For
1E.	ELECTION OF DIRECTOR: GARY STEVENSON	Mgmt	For
1F.	ELECTION OF DIRECTOR: PETER STONEBERG	Mgmt	For
2.	AMENDMENT AND RESTATEMENT OF THE COMPANY'S 2006 INCENTIVE AWARD PLAN, AS AMENDED.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
4.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
 Meeting Type: Annual
 Meeting Date: 05-May-2015
 Ticker: KIM
 ISIN: US49446R1095

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS D. HENRY F. LOURENSO C. NICHOLAS R. SALTZMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2	THE ADVISORY RESOLUTION TO APPROVE THE	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

COMPANY'S EXECUTIVE COMPENSATION (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).

3	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015 (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).	Mgmt	For
---	--	------	-----

LA QUINTA HOLDINGS, INC. Agen

Security: 50420D108
 Meeting Type: Annual
 Meeting Date: 08-May-2015
 Ticker: LQ
 ISIN: US50420D1081

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR WAYNE B. GOLDBERG GLENN ALBA ALAN J. BOWERS HENRY G. CISNEROS GIOVANNI CUTAIA BRIAN KIM MICHAEL B. NASH MITESH B. SHAH GARY M. SUMERS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2015.	Mgmt	For
3.	TO APPROVE THE LA QUINTA HOLDINGS INC. 2015 EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

LIBERTY PROPERTY TRUST Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 12-May-2015
 Ticker: LPT
 ISIN: US5311721048

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	FREDERICK F. BUCHHOLZ	Mgmt	For
	THOMAS C. DELOACH, JR.	Mgmt	For
	KATHERINE E. DIETZE	Mgmt	For
	ANTONIO FERNANDEZ	Mgmt	For
	DANIEL P. GARTON	Mgmt	For
	WILLIAM P. HANKOWSKY	Mgmt	For
	M. LEANNE LACHMAN	Mgmt	For
	DAVID L. LINGERFELT	Mgmt	For
	FREDRIC J. TOMCZYK	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For

 MICROSOFT CORPORATION

Agen

 Security: 594918104
 Meeting Type: Annual
 Meeting Date: 03-Dec-2014
 Ticker: MSFT
 ISIN: US5949181045

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: WILLIAM H. GATES III	Mgmt	For
1B.	ELECTION OF DIRECTOR: MARIA M. KLAWE	Mgmt	For
1C.	ELECTION OF DIRECTOR: TERI L. LIST-STOLL	Mgmt	For
1D.	ELECTION OF DIRECTOR: G. MASON MORFIT	Mgmt	For
1E.	ELECTION OF DIRECTOR: SATYA NADELLA	Mgmt	For
1F.	ELECTION OF DIRECTOR: CHARLES H. NOSKI	Mgmt	For
1G.	ELECTION OF DIRECTOR: HELMUT PANKE	Mgmt	For
1H.	ELECTION OF DIRECTOR: CHARLES W. SCHARF	Mgmt	For
1I.	ELECTION OF DIRECTOR: JOHN W. STANTON	Mgmt	For
1J.	ELECTION OF DIRECTOR: JOHN W. THOMPSON	Mgmt	For
2.	ADVISORY VOTE ON EXECUTIVE COMPENSATION	Mgmt	Against
3.	RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT AUDITOR FOR FISCAL YEAR 2015	Mgmt	For
4.	SHAREHOLDER PROPOSAL - PROXY ACCESS FOR SHAREHOLDERS	Shr	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

 OMEGA HEALTHCARE INVESTORS, INC. Agen

Security: 681936100
 Meeting Type: Special
 Meeting Date: 27-Mar-2015
 Ticker: OHI
 ISIN: US6819361006

Prop.#	Proposal	Proposal Type	Proposal Vote
1	TO APPROVE THE ISSUANCE OF SHARES OF OMEGA COMMON STOCK TO THE STOCKHOLDERS OF AVIV REIT, INC. ("AVIV") IN CONNECTION WITH THE MERGER CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 30, 2014 BY AND AMONG OMEGA HEALTHCARE INVESTORS, INC. ("OMEGA"), OHI HEALTHCARE PROPERTIES HOLDCO, INC., OHI ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For
2	TO AMEND OMEGA'S ARTICLES OF AMENDMENT AND RESTATEMENT TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF OMEGA CAPITAL STOCK FROM 220,000,000 TO 370,000,000 AND THE NUMBER OF AUTHORIZED SHARES OF OMEGA COMMON STOCK FROM 200,000,000 TO 350,000,000.	Mgmt	For
3	TO AMEND OMEGA'S ARTICLES OF AMENDMENT AND RESTATEMENT TO DECLASSIFY OMEGA'S BOARD OF DIRECTORS AND PROVIDE THAT DIRECTORS SHALL BE ELECTED FOR ONE-YEAR TERMS.	Mgmt	For
4	TO AMEND OMEGA'S ARTICLES OF AMENDMENT AND RESTATEMENT TO REMOVE THE SUPERMAJORITY VOTING REQUIREMENT (80%) FOR FUTURE AMENDMENTS RELATING TO THE TERMS OF DIRECTORS.	Mgmt	For
5	TO ADJOURN THE OMEGA SPECIAL MEETING TO A LATER DATE OR DATES, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES FOR THE PROPOSALS TO ISSUE OMEGA COMMON STOCK IN CONNECTION WITH THE MERGER AND THE CHARTER AMENDMENT TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF OMEGA COMMON STOCK.	Mgmt	For

 PARKWAY PROPERTIES, INC. Agen

Security: 70159Q104

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Meeting Type: Annual
 Meeting Date: 14-May-2015
 Ticker: PKY
 ISIN: US70159Q1040

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR AVI BANYASZ CHARLES T. CANNADA EDWARD M. CASAL KELVIN L. DAVIS LAURIE L. DOTTER JAMES R. HEISTAND C. WILLIAM HOSLER ADAM S. METZ BRENDA J. MIXSON JAMES A. THOMAS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For Withheld For For For For For For
2.	ADVISORY VOTE TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2015 FISCAL YEAR.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For
4.	VOTE TO RATIFY THE ADOPTION OF THE PARKWAY PROPERTIES, INC. AND PARKWAY PROPERTIES LP 2015 OMNIBUS EQUITY INCENTIVE PLAN.	Mgmt	For

PENNSYLVANIA REAL ESTATE INVESTMENT TR

Agen

Security: 709102107
 Meeting Type: Annual
 Meeting Date: 04-Jun-2015
 Ticker: PEI
 ISIN: US7091021078

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOSEPH F. CORADINO M. WALTER D'ALESSIO MICHAEL J. DEMARCO ROSEMARIE B. GRECO LEONARD I. KORMAN MARK E. PASQUERILLA CHARLES P. PIZZI JOHN J. ROBERTS RONALD RUBIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

3. RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2015. Mgmt For

 PHYSICIANS REALTY TRUST

Agen

Security: 71943U104
 Meeting Type: Annual
 Meeting Date: 07-May-2015
 Ticker: DOC
 ISIN: US71943U1043

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN T. THOMAS TOMMY G. THOMPSON STANTON D. ANDERSON MARK A. BAUMGARTNER ALBERT C. BLACK, JR. WILLIAM A. EBINGER, M.D RICHARD A. WEISS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	TO APPROVE THE PHYSICIANS REALTY TRUST 2015 EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

 PROLOGIS, INC.

Agen

Security: 74340W103
 Meeting Type: Annual
 Meeting Date: 29-Apr-2015
 Ticker: PLD
 ISIN: US74340W1036

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For
1B.	ELECTION OF DIRECTOR: GEORGE L. FOTIADES	Mgmt	For
1C.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1D.	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1F.	ELECTION OF DIRECTOR: IRVING F. LYONS III	Mgmt	For
1G.	ELECTION OF DIRECTOR: DAVID P. O'CONNOR	Mgmt	For
1H.	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1I.	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
1J.	ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS	Mgmt	For
2.	ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2014	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2015	Mgmt	For

 PS BUSINESS PARKS, INC.

Agen

 Security: 69360J107
 Meeting Type: Annual
 Meeting Date: 28-Apr-2015
 Ticker: PSB
 ISIN: US69360J1079

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR RONALD L. HAVNER, JR. JOSEPH D. RUSSELL, JR. JENNIFER HOLDEN DUNBAR JAMES H. KROPP SARA GROOTWASSINK LEWIS MICHAEL V. MCGEE GARY E. PRUITT ROBERT S. ROLLO PETER SCHULTZ	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP, INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS, TO AUDIT THE ACCOUNTS OF PS BUSINESS PARKS, INC. FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	APPROVE AMENDMENT TO THE RETIREMENT PLAN FOR NON-EMPLOYEE DIRECTORS.	Mgmt	For
4.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

 PUBLIC STORAGE

Agen

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 30-Apr-2015
 Ticker: PSA
 ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: RONALD L. HAVNER, JR.	Mgmt	For
1B	ELECTION OF DIRECTOR: TAMARA HUGHES GUSTAVSON	Mgmt	For
1C	ELECTION OF DIRECTOR: URI P. HARKHAM	Mgmt	For
1D	ELECTION OF DIRECTOR: B. WAYNE HUGHES, JR.	Mgmt	For
1E	ELECTION OF DIRECTOR: AVEDICK B. POLADIAN	Mgmt	For
1F	ELECTION OF DIRECTOR: GARY E. PRUITT	Mgmt	For
1G	ELECTION OF DIRECTOR: RONALD P. SPOGLI	Mgmt	For
1H	ELECTION OF DIRECTOR: DANIEL C. STATON	Mgmt	For
2	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

QTS REALTY TRUST, INC.

Agen

Security: 74736A103
 Meeting Type: Annual
 Meeting Date: 04-May-2015
 Ticker: QTS
 ISIN: US74736A1034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CHAD L. WILLIAMS PHILIP P. TRAHANAS JOHN W. BARTER WILLIAM O. GRABE CATHERINE R. KINNEY PETER A. MARINO SCOTT D. MILLER STEPHEN E. WESTHEAD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE AN AMENDMENT TO THE QTS REALTY	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

TRUST, INC. 2013 EQUITY INCENTIVE PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR ISSUANCE THEREUNDER BY 3,000,000 AND ADD CERTAIN ADDITIONAL AUTHORIZED PERFORMANCE MEASURES AND APPROVE THE MATERIAL TERMS FOR PAYMENT OF PERFORMANCE-BASED COMPENSATION THEREUNDER FOR PURPOSES OF SECTION 162(M) OF THE INTERNAL REVENUE CODE.

- | | | | |
|----|---|------|-----|
| 3. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015. | Mgmt | For |
|----|---|------|-----|

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 05-May-2015
 Ticker: RPT
 ISIN: US7514522025

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEPHEN R. BLANK DENNIS GERSHENSON ARTHUR GOLDBERG DAVID J. NETTINA JOEL M. PASHCOW MARK K. ROSENFELD MICHAEL A. WARD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For
3.	ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
 Meeting Type: Annual
 Meeting Date: 12-May-2015
 Ticker: REG
 ISIN: US7588491032

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

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1.	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK BRYCE BLAIR C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE, JR. MARY LOU FIALA DAVID P. O'CONNOR JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
2	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2014.	Mgmt	For
3	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

RETAIL PROPERTIES OF AMERICA, INC.

Agen

Security: 76131V202
Meeting Type: Annual
Meeting Date: 21-May-2015
Ticker: RPAI
ISIN: US76131V2025

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: FRANK A. CATALANO, JR.	Mgmt	For
1B.	ELECTION OF DIRECTOR: PAUL R. GAUVREAU	Mgmt	For
1C.	ELECTION OF DIRECTOR: GERALD M. GORSKI	Mgmt	For
1D.	ELECTION OF DIRECTOR: STEVEN P. GRIMES	Mgmt	For
1E.	ELECTION OF DIRECTOR: RICHARD P. IMPERIALE	Mgmt	For
1F.	ELECTION OF DIRECTOR: PETER L. LYNCH	Mgmt	For
1G.	ELECTION OF DIRECTOR: KENNETH E. MASICK	Mgmt	For
1H.	ELECTION OF DIRECTOR: THOMAS J. SARGEANT	Mgmt	For
2.	APPROVAL OF AN ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF DELOITTE & TOUCHE LLP AS RETAIL PROPERTIES OF AMERICA, INC.'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2015.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

 REXFORD INDUSTRIAL REALTY, INC.

Agen

 Security: 76169C100
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: REXR
 ISIN: US76169C1009

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	RICHARD S. ZIMAN	Mgmt	For
	HOWARD SCHWIMMER	Mgmt	For
	MICHAEL S. FRANKEL	Mgmt	For
	ROBERT L. ANTIN	Mgmt	For
	STEVEN C. GOOD	Mgmt	For
	TYLER H. ROSE	Mgmt	For
	PETER E. SCHWAB	Mgmt	For
2.	THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

 SIMON PROPERTY GROUP, INC.

Agen

 Security: 828806109
 Meeting Type: Annual
 Meeting Date: 14-May-2015
 Ticker: SPG
 ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN	Mgmt	For
1B.	ELECTION OF DIRECTOR: LARRY C. GLASSCOCK	Mgmt	For
1C.	ELECTION OF DIRECTOR: KAREN N. HORN, PH.D.	Mgmt	For
1D.	ELECTION OF DIRECTOR: ALLAN HUBBARD	Mgmt	For
1E.	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D.	Mgmt	For
1G.	ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.	Mgmt	For
2.	ADVISORY VOTE ON THE APPROVAL OF EXECUTIVE	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

COMPENSATION.

3.	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
4.	STOCKHOLDER PROPOSAL	Shr	Against

 SL GREEN REALTY CORP.

 Agen

Security: 78440X101
 Meeting Type: Annual
 Meeting Date: 04-Jun-2015
 Ticker: SLG
 ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN H. ALSCHULER STEPHEN L. GREEN	Mgmt Mgmt	For For
2.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

 SOVRAN SELF STORAGE, INC.

 Agen

Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: SSS
 ISIN: US84610H1086

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA CHARLES E. LANNON STEPHEN R. RUSMISEL ARTHUR L. HAVENER, JR. MARK G. BARBERIO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
2.	ADOPTION OF THE SOVRAN SELF STORAGE, INC. 2015 AWARD AND OPTION PLAN.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

- | | | | |
|----|---|------|-----|
| 3. | APPROVAL OF THE AMENDED AND RESTATED DEFERRED COMPENSATION PLAN FOR DIRECTORS OF SOVRAN SELF STORAGE, INC. | Mgmt | For |
| 4. | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2015. | Mgmt | For |
| 5. | PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS. | Mgmt | For |

SPIRIT REALTY CAPITAL INC

Agen

Security: 84860W102
 Meeting Type: Annual
 Meeting Date: 28-May-2015
 Ticker: SRC
 ISIN: US84860W1027

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KEVIN M. CHARLTON TODD A. DUNN DAVID J. GILBERT RICHARD I. GILCHRIST DIANE M. MOREFIELD THOMAS H. NOLAN, JR. SHELI Z. ROSENBERG THOMAS D. SENKBEIL NICHOLAS P. SHEPHERD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR OUR FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For

STAG INDUSTRIAL, INC.

Agen

Security: 85254J102
 Meeting Type: Annual
 Meeting Date: 04-May-2015
 Ticker: STAG
 ISIN: US85254J1025

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR BENJAMIN S. BUTCHER VIRGIS W. COLBERT JEFFREY D. FURBER LARRY T. GUILLEMETTE FRANCIS X. JACOBY III CHRISTOPHER P. MARR HANS S. WEGER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	THE APPROVAL, BY NON-BINDING VOTE, OF EXECUTIVE COMPENSATION.	Mgmt	For

STE FONCIERE LYONNAISE SA, PARIS

----- Agen

Security: F38493114
Meeting Type: OGM
Meeting Date: 14-Nov-2014
Ticker:
ISIN: FR0000033409

Prop.#	Proposal	Proposal Type	Proposal Vote
CMMT	PLEASE NOTE IN THE FRENCH MARKET THAT THE ONLY VALID VOTE OPTIONS ARE "FOR" AND "AGAINST" A VOTE OF "ABSTAIN" WILL BE TREATED AS AN "AGAINST" VOTE.	Non-Voting	
CMMT	THE FOLLOWING APPLIES TO SHAREHOLDERS THAT DO NOT HOLD SHARES DIRECTLY WITH A FRENCH CUSTODIAN: PROXY CARDS: VOTING INSTRUCTIONS WILL BE FORWARDED TO THE GLOBAL CUSTODIANS ON THE VOTE DEADLINE DATE. IN CAPACITY AS REGISTERED INTERMEDIARY, THE GLOBAL CUSTODIANS WILL SIGN THE PROXY CARDS AND FORWARD THEM TO THE LOCAL CUSTODIAN. IF YOU REQUEST MORE INFORMATION, PLEASE CONTACT YOUR CLIENT REPRESENTATIVE.	Non-Voting	
CMMT	30 OCT 2014: PLEASE NOTE THAT IMPORTANT ADDITIONAL MEETING INFORMATION IS AVAILABLE BY CLICKING ON THE MATERIAL URL LINK: https://balo.journal-officiel.gouv.fr/pdf/2014/1010/201410101404752.pdf . THIS IS A REVISION DUE TO RECEIPT OF ADDITIONAL URL LINK: http://www.journal-officiel.gouv.fr/pdf/2014/1029/201410291404939.pdf . IF YOU HAVE	Non-Voting	

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

ALREADY SENT IN YOUR VOTES, PLEASE DO NOT VOTE AGAIN UNLESS YOU DECIDE TO AMEND YOUR ORIGINAL INSTRUCTIONS. THANK YOU.

1	EXCEPTIONAL PREMIUM DISTRIBUTION IN CASH	Mgmt	For
2	RATIFICATION OF THE TEMPORARY APPOINTMENT OF MRS. CHANTAL DU RIVAU AS DIRECTOR	Mgmt	For
3	MODIFYING THE ADDRESS OF THE REGISTERED OFFICE TO 42 RUE WASHINGTON - 75008 PARIS	Mgmt	For
4	POWERS TO CARRY OUT ALL LEGAL FORMALITIES	Mgmt	For

STRATEGIC HOTELS & RESORTS, INC.

Agen

Security: 86272T106
 Meeting Type: Annual
 Meeting Date: 21-May-2015
 Ticker: BEE
 ISIN: US86272T1060

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR ROBERT P. BOWEN RAYMOND L. GELLEIN, JR. JAMES A. JEFFS DAVID W. JOHNSON RICHARD D. KINCAID SIR DAVID M.C. MICHELS WILLIAM A. PREZANT EUGENE F. REILLY SHELI Z. ROSENBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2	APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN OUR PROXY STATEMENT FOR THE 2015 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For
3	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
4	A NON-BINDING STOCKHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING.	Shr	For

SUN COMMUNITIES, INC.

Agen

Security: 866674104

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Meeting Type: Annual
 Meeting Date: 22-Jul-2014
 Ticker: SUI
 ISIN: US8666741041

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: STEPHANIE W. BERGERON	Mgmt	For
1B.	ELECTION OF DIRECTOR: BRIAN M. HERMELIN	Mgmt	For
1C.	ELECTION OF DIRECTOR: PAUL D. LAPIDES	Mgmt	Against
1D.	ELECTION OF DIRECTOR: CLUNET R. LEWIS	Mgmt	Against
1E.	ELECTION OF DIRECTOR: RONALD L. PIASECKI	Mgmt	For
1F.	ELECTION OF DIRECTOR: GARY A. SHIFFMAN	Mgmt	For
1G.	ELECTION OF DIRECTOR: ARTHUR A. WEISS	Mgmt	For
2.	RATIFY THE SELECTION OF GRANT THORNTON LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2014.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	Against

SUNSTONE HOTEL INVESTORS, INC.

Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 30-Apr-2015
 Ticker: SHO
 ISIN: US8678921011

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA ANDREW BATINOVICH Z. JAMIE BEHAR THOMAS A. LEWIS, JR. KEITH M. LOCKER DOUGLAS M. PASQUALE KEITH P. RUSSELL LEWIS N. WOLFF	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

3.	ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS, AS SET FORTH IN SUNSTONE'S PROXY STATEMENT FOR THE 2015 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For
----	---	------	-----

TAUBMAN CENTERS, INC.

Agen

Security: 876664103
Meeting Type: Annual
Meeting Date: 29-May-2015
Ticker: TCO
ISIN: US8766641034

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GRAHAM T. ALLISON PETER KARMANOS, JR. WILLIAM S. TAUBMAN	Mgmt Mgmt Mgmt	For For For
2	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3	ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

THE MACERICH COMPANY

Agen

Security: 554382101
Meeting Type: Annual
Meeting Date: 28-May-2015
Ticker: MAC
ISIN: US5543821012

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF CLASS I DIRECTOR: DOUGLAS D. ABBAY	Mgmt	Against
1B.	ELECTION OF CLASS I DIRECTOR: JOHN H. ALSCHULER	Mgmt	Against
1C.	ELECTION OF CLASS I DIRECTOR: STEVEN R. HASH	Mgmt	Against
1D.	ELECTION OF CLASS I DIRECTOR: STANLEY A.	Mgmt	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

MOORE

- | | | | |
|----|---|------|---------|
| 2. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE OUR NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | Against |

 TYSON FOODS, INC.

 Agen

Security: 902494103
 Meeting Type: Annual
 Meeting Date: 30-Jan-2015
 Ticker: TSN
 ISIN: US9024941034

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JOHN TYSON	Mgmt	For
1B.	ELECTION OF DIRECTOR: KATHLEEN M. BADER	Mgmt	For
1C.	ELECTION OF DIRECTOR: GAURDIE E. BANISTER JR.	Mgmt	For
1D.	ELECTION OF DIRECTOR: JIM KEVER	Mgmt	For
1E.	ELECTION OF DIRECTOR: KEVIN M. MCNAMARA	Mgmt	For
1F.	ELECTION OF DIRECTOR: BRAD T. SAUER	Mgmt	For
1G.	ELECTION OF DIRECTOR: DONNIE SMITH	Mgmt	For
1H.	ELECTION OF DIRECTOR: ROBERT THURBER	Mgmt	For
1I.	ELECTION OF DIRECTOR: BARBARA A. TYSON	Mgmt	For
2.	TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING OCTOBER 3, 2015	Mgmt	For
3.	TO CONSIDER AND ACT UPON SHAREHOLDER PROPOSAL NO. 1 DESCRIBED IN THE PROXY STATEMENT, IF PROPERLY PRESENTED AT THE ANNUAL MEETING	Shr	Against
4.	TO CONSIDER AND ACT UPON SHAREHOLDER PROPOSAL NO. 2 DESCRIBED IN THE PROXY STATEMENT, IF PROPERLY PRESENTED AT THE ANNUAL MEETING	Shr	For
5.	TO CONSIDER AND ACT UPON SHAREHOLDER	Shr	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

PROPOSAL NO. 3 DESCRIBED IN THE PROXY
STATEMENT, IF PROPERLY PRESENTED AT THE
ANNUAL MEETING

UDR, INC.

Agen

Security: 902653104
Meeting Type: Annual
Meeting Date: 21-May-2015
Ticker: UDR
ISIN: US9026531049

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KATHERINE A. CATTANACH ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL ROBERT A. MCNAMARA MARK R. PATTERSON LYNNE B. SAGALYN THOMAS W. TOOMEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100
Meeting Type: Annual
Meeting Date: 14-May-2015
Ticker: VTR
ISIN: US92276F1003

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MELODY C. BARNES	Mgmt	For
1B.	ELECTION OF DIRECTOR: DEBRA A. CAFARO	Mgmt	For
1C.	ELECTION OF DIRECTOR: DOUGLAS CROCKER II	Mgmt	For
1D.	ELECTION OF DIRECTOR: RONALD G. GEARY	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

1E.	ELECTION OF DIRECTOR: JAY M. GELLERT	Mgmt	For
1F.	ELECTION OF DIRECTOR: RICHARD I. GILCHRIST	Mgmt	For
1G.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1H.	ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE	Mgmt	For
1I.	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1J.	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For
1K.	ELECTION OF DIRECTOR: JAMES D. SHELTON	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2015.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 21-May-2015
Ticker: VNO
ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR.	Mgmt Mgmt Mgmt	For For For
2	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR.	Mgmt	For
3	NON-BINDING ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4	NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.	Shr	Against

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
Meeting Type: Annual
Meeting Date: 28-Apr-2015

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Ticker: WRI
ISIN: US9487411038

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ANDREW M. ALEXANDER STANFORD ALEXANDER SHELAGHMICHAEL BROWN JAMES W. CROWNOVER ROBERT J. CRUIKSHANK MELVIN A. DOW STEPHEN A. LASHER THOMAS L. RYAN DOUGLAS W. SCHNITZER C. PARK SHAPER MARC J. SHAPIRO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2015.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For

WP GLIMCHER INC.

Agen

Security: 92939N102
Meeting Type: Annual
Meeting Date: 21-May-2015
Ticker: WPG
ISIN: US92939N1028

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MARK S. ORDAN MICHAEL P. GLIMCHER LOUIS G. CONFORTI ROBERT J. LAIKIN NILES C. OVERLY JACQUELYN R. SOFFER RICHARD S. SOKOLOV MARVIN L. WHITE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	TO APPROVE AN AMENDMENT TO WASHINGTON PRIME GROUP INC.'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO CHANGE ITS NAME TO "WP GLIMCHER INC."	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION, AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

- | | | | |
|----|---|------|--------|
| 4. | ADVISORY VOTE ON FUTURE SHAREHOLDER VOTES
ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 5. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG
LLP AS WASHINGTON PRIME GROUP INC.'S
INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM FOR THE YEAR ENDING DECEMBER 31, 2015. | 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 Total Return Realty Fund
By (Signature)	/s/ Tina M. Payne
Name	Tina M. Payne
Title	Assistant Secretary
Date	08/04/2015