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COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form N-PX

August 25, 2011

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: 07/01/2010 - 06/30/2011

Cohen & Steers Total Return Realty Fund

ACADIA REALTY TRUST

Agen

Security: 004239109
Meeting Type: Annual
Meeting Date: 10-May-2011
Ticker: AKR
ISIN: US0042391096

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: KENNETH F. BERNSTEIN | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: DOUGLAS CROCKER II | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: LORRENCE T. KELLAR | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: WENDY LUSCOMBE | Mgmt | For |

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| | | | |
|----|---|------|--------|
| 1E | ELECTION OF DIRECTOR: WILLIAM T. SPITZ | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: LEE S. WIELANSKY | Mgmt | For |
| 02 | THE RATIFICATION OF THE APPOINTMENT OF BDO USA, LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | THE APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2011 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION. | Mgmt | For |
| 04 | THE APPROVAL OF AN ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION EVERY. | Mgmt | 1 Year |

 APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
 Meeting Type: Annual
 Meeting Date: 26-Apr-2011
 Ticker: AIV
 ISIN: US03748R1014

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: JAMES N. BAILEY | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: TERRY CONSIDINE | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: RICHARD S. ELLWOOD | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: THOMAS L. KELTNER | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: J. LANDIS MARTIN | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: ROBERT A. MILLER | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: KATHLEEN M. NELSON | Mgmt | For |
| 1H | 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 AIMCO FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 3 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 4 | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 5 | APPROVAL OF AN AMENDMENT TO AIMCO'S CHARTER TO PERMIT THE BOARD OF DIRECTORS TO GRANT WAIVERS | Mgmt | For |

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OF THE OWNERSHIP LIMIT UP TO 12%.

ASSOCIATED ESTATES REALTY CORPORATION

Agen

Security: 045604105
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: AEC
 ISIN: US0456041054

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR ALBERT T. ADAMS JAMES M. DELANEY JEFFREY I. FRIEDMAN MICHAEL E. GIBBONS MARK L. MILSTEIN JAMES A. SCHOFF RICHARD T. SCHWARZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO APPROVE THE ASSOCIATED ESTATES REALTY CORPORATION 2011 EQUITY-BASED AWARD PLAN. | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 04 | TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 05 | TO RECOMMEND THE FREQUENCY OF THE VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 11-May-2011
 Ticker: AVB
 ISIN: US0534841012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. | Mgmt Mgmt Mgmt | For For For |

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| | | | |
|----|---|------|--------|
| | TIMOTHY J. NAUGHTON | Mgmt | For |
| | LANCE R. PRIMIS | Mgmt | For |
| | PETER S. RUMMELL | Mgmt | For |
| | H. JAY SARLES | Mgmt | For |
| | W. EDWARD WALTER | Mgmt | For |
| 02 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | TO CAST A NON-BINDING ADVISORY VOTE ON APPROVAL OF 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 |
| 04 | TO CAST A NON-BINDING ADVISORY VOTE AS TO FREQUENCY OF FUTURE ADVISORY STOCKHOLDER VOTES ON THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | 1 Year |

 BOSTON PROPERTIES, INC.

Agen

 Security: 101121101
 Meeting Type: Annual
 Meeting Date: 17-May-2011
 Ticker: BXP
 ISIN: US1011211018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: LAWRENCE S. BACOW | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: ZOE BAIRD | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: ALAN J. PATRICOF | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: MARTIN TURCHIN | Mgmt | For |
| 02 | TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |
| 03 | TO APPROVE, BY NON-BINDING VOTE, THE FREQUENCY OF HOLDING THE ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | 1 Year |
| 04 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 05 | STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE ANNUAL MEETING. | Shr | Against |

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BR PROPERTIES SA

Agen

Security: P59656101
 Meeting Type: EGM
 Meeting Date: 08-Jul-2010
 Ticker:
 ISIN: BRBRPRACNOR9

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| | IMPORTANT MARKET PROCESSING REQUIREMENT: A BENEFICIAL OWNER SIGNED POWER OF ATTORNEY (POA) IS REQUIRED IN ORDER TO LODGE AND EXECUTE YOUR VOTING INSTRUCTIONS IN THIS MARKET. ABSENCE OF A POA, MAY CAUSE YOUR INSTRUCTIONS TO BE REJECTED. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT YOUR CLIENT SERVICE REPRESENTATIVE | Non-Voting | No vote |
| | PLEASE NOTE THAT VOTES 'IN FAVOR' AND 'AGAINST' IN THE SAME AGENDA ITEM ARE NOT ALLOWED. ONLY VOTES IN FAVOR AND/OR ABSTAIN OR AGAINST AND/OR ABSTAIN ARE ALLOWED. THANK YOU | Non-Voting | No vote |
| I. | Approve to change of the address of the head office of the Company | Mgmt | For |
| II.A | Amend the wording of Article 2, to reflect the change of the head office | Mgmt | For |
| II.B | Amend the wording of Article 5, main part, to reflect the capital increases that occurred on 04 MAR 2010, as ratified by the Board of Directors on 05 MAR 2010, in regard to the public offering for the issuance of shares of the Company and on 15 APR 2010, as ratified by the Board of Directors on 20 APRIL 2010, in regard to the exercise of purchase options for shares of the Company | Mgmt | For |

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 01-Jun-2011
 Ticker: BDN
 ISIN: US1053682035

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 01 | DIRECTOR | | |

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| | | | |
|----|--|------|--------|
| | WALTER D'ALESSIO | Mgmt | For |
| | ANTHONY A. NICHOLS, SR. | Mgmt | For |
| | GERARD H. SWEENEY | Mgmt | For |
| | D. PIKE ALOIAN | Mgmt | For |
| | WYCHE FOWLER | Mgmt | For |
| | MICHAEL J. JOYCE | Mgmt | For |
| | CHARLES P. PIZZI | Mgmt | For |
| | JAMES C. DIGGS | Mgmt | For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2011. | Mgmt | For |
| 03 | TO HOLD AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | TO HOLD AN ADVISORY, NON-BINDING VOTE ON THE FREQUENCY OF ADVISORY VOTES ON OUR EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

BRE PROPERTIES, INC.

Agem

Security: 05564E106
Meeting Type: Annual
Meeting Date: 24-May-2011
Ticker: BRE
ISIN: US05564E1064

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1 | DIRECTOR IRVING F. LYONS, III PAULA F. DOWNEY CHRISTOPHER J. MCGURK MATTHEW T. MEDEIROS CONSTANCE B. MOORE JEANNE R. MYERSON JEFFREY T. PERO THOMAS E. ROBINSON DENNIS E. SINGLETON THOMAS P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 2 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY. | Mgmt | For |
| 3 | TO APPROVE, BY NON-BINDING ADVISORY VOTE, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY. | Mgmt | For |
| 04 | TO RECOMMEND, BY NON-BINDING ADVISORY VOTE, THE FREQUENCY OF HOLDING FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

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CHESAPEAKE LODGING

Agen

Security: 165240102
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 Ticker: CHSP
 ISIN: US1652401027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR JAMES L. FRANCIS DOUGLAS W. VICARI THOMAS A. NATELLI THOMAS D. ECKERT JOHN W. HILL GEORGE F. MCKENZIE JEFFREY D. NUECHTERLEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | CONSIDER AND VOTE UPON A PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For |
| 03 | CONSIDER AND VOTE UPON A NON-BINDING ADVISORY, RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION PROGRAMS AS DESCRIBED IN THE COMPANY'S 2011 PROXY STATEMENT. | Mgmt | Against |
| 04 | ADVISE THE BOARD OF TRUSTEES, THROUGH A NON-BINDING VOTE, AS TO THE FREQUENCY OF FUTURE ADVISORY VOTES REGARDING THE COMPANY'S EXECUTIVE COMPENSATION PROGRAMS. | Mgmt | 1 Year |

COGDELL SPENCER INC.

Agen

Security: 19238U107
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: CSA
 ISIN: US19238U1079

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1 | DIRECTOR RAYMOND W. BRAUN JOHN R. GEORGIUS RICHARD B. JENNINGS CHRISTOPHER E. LEE DAVID J. LUBAR RICHARD C. NEUGENT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |

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| | | | |
|---|---|------|--------|
| | RANDOLPH D. SMOAK, JR. | Mgmt | For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 3 | TO APPROVE, IN A NON-BINDING ADVISORY VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 4 | TO VOTE UPON, IN A NON-BINDING ADVISORY VOTE, THE FREQUENCY OF HOLDING FUTURE NON-BINDING ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
 Meeting Type: Annual
 Meeting Date: 27-Apr-2011
 Ticker: CLP
 ISIN: US1958721060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR CARL F. BAILEY EDWIN M. CRAWFORD M. MILLER GORRIE WILLIAM M. JOHNSON JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS 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 APPROVE AMENDMENTS TO THE COLONIAL PROPERTIES TRUST 2008 OMNIBUS INCENTIVE PLAN. | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 04 | AN ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 05 | AN ADVISORY VOTE ON THE FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103

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Meeting Type: Annual
 Meeting Date: 18-May-2011
 Ticker: DDR
 ISIN: US2515911038

| 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: DANIEL B. HURWITZ | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: VOLKER KRAFT | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: VICTOR B. MACFARLANE | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: CRAIG MACNAB | Mgmt | For |
| 1I | ELECTION OF DIRECTOR: SCOTT D. ROULSTON | Mgmt | For |
| 1J | ELECTION OF DIRECTOR: BARRY A. SHOLEM | Mgmt | For |
| 02 | RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | SHAREHOLDER ADVISORY VOTE REGARDING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 04 | SHAREHOLDER ADVISORY VOTE REGARDING THE FREQUENCY FOR FUTURE SHAREHOLDER ADVISORY VOTES REGARDING THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |

DIAMONDROCK HOSPITALITY CO

Agen

Security: 252784301
 Meeting Type: Annual
 Meeting Date: 26-Apr-2011
 Ticker: DRH
 ISIN: US2527843013

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---------------------------------|---------------|---------------|
| 01 | DIRECTOR WILLIAM W. MCCARTEN | Mgmt | For |
| | DANIEL J. ALTOBELLO | Mgmt | For |
| | W. ROBERT GRAFTON | Mgmt | For |

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| | | | |
|----|--|------|--------|
| | MAUREEN L. MCAVEY | Mgmt | For |
| | GILBERT T. RAY | Mgmt | For |
| | JOHN L. WILLIAMS | Mgmt | For |
| | MARK W. BRUGGER | Mgmt | For |
| 02 | TO APPROVE, ON A NON-BINDING, ADVISORY BASIS, THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE PROXY STATEMENT. | Mgmt | For |
| 03 | TO APPROVE ON A NON-BINDING, ADVISORY BASIS, THE FREQUENCY OF FUTURE NON-BINDING, ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 04 | TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103
Meeting Type: Annual
Meeting Date: 25-Apr-2011
Ticker: DLR
ISIN: US2538681030

| 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 ROBERT H. ZERBST | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 04 | RECOMMENDATION, ON A NON-BINDING, ADVISORY BASIS, OF THE FREQUENCY OF HOLDING FUTURE ADVISORY VOTES ON THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS (EVERY ONE, TWO OR THREE YEARS). | Mgmt | 1 Year |

DOUGLAS EMMETT, INC.

Agen

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Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 Ticker: DEI
 ISIN: US25960P1093

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER LESLIE E. BIDER G. SELASSIE MEHRETEAB THOMAS E. O'HERN DR. ANDREA RICH WILLIAM WILSON III | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | NON-BINDING ADVISORY APPROVAL OF 2010 COMPENSATION. | Mgmt | For |
| 03 | PREFERENCE ON THE FREQUENCY OF FUTURE STOCKHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 04 | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For |

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
 Meeting Type: Annual
 Meeting Date: 25-May-2011
 Ticker: DFT
 ISIN: US26613Q1067

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR MICHAEL A. COKE LAMMOT J. DU PONT THOMAS D. ECKERT HOSSEIN FATEH FREDERIC V. MALEK JOHN T. ROBERTS, JR. JOHN H. TOOLE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | APPROVAL OF THE 2011 EQUITY INCENTIVE PLAN. | Mgmt | For |
| 03 | ADVISORY VOTE ON OUR EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE). | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF SAY-ON-PAY VOTES. | Mgmt | 1 Year |

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05 RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG Mgmt For
 LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING
 FIRM FOR 2011.

 EDUCATION REALTY TRUST, INC. Agen

Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: EDR
 ISIN: US28140H1041

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD HOWARD A. SILVER WENDELL W. WEAKLEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | TO APPROVE THE EDUCATION REALTY TRUST, INC. 2011 OMNIBUS EQUITY INCENTIVE PLAN. | Mgmt | For |
| 04 | TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 05 | TO DETERMINE, IN AN ADVISORY (NON-BINDING) VOTE, WHETHER A STOCKHOLDER VOTE TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS SHOULD OCCUR EVERY ONE, TWO OR THREE YEARS. | Mgmt | 1 Year |

 EQUITY LIFESTYLE PROPERTIES, INC. Agen

Security: 29472R108
 Meeting Type: Annual
 Meeting Date: 11-May-2011
 Ticker: ELS
 ISIN: US29472R1086

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 01 | DIRECTOR | | |

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| | | | |
|----|---|------|--------|
| | PHILIP CALIAN | Mgmt | For |
| | DAVID CONTIS | Mgmt | For |
| | THOMAS DOBROWSKI | Mgmt | For |
| | THOMAS HENEGHAN | Mgmt | For |
| | SHELI ROSENBERG | Mgmt | For |
| | HOWARD WALKER | Mgmt | For |
| | GARY WATERMAN | Mgmt | For |
| | SAMUEL ZELL | Mgmt | For |
| 02 | THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For |
| 03 | A NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | A NON-BINDING ADVISORY VOTE ON THE FREQUENCY OF A STOCKHOLDER VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

EQUITY RESIDENTIAL

Agen

Security: 29476L107
Meeting Type: Annual
Meeting Date: 16-Jun-2011
Ticker: EQR
ISIN: US29476L1070

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE BRADLEY A. KEYWELL JOHN E. NEAL DAVID J. NEITHERCUT MARK S. SHAPIRO GERALD A. SPECTOR B. JOSEPH WHITE 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 SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | APPROVAL OF THE 2011 SHARE INCENTIVE PLAN. | Mgmt | For |
| 04 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 05 | FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 06 | SHAREHOLDER PROPOSAL RELATING TO CUMULATIVE VOTING. | Shr | Against |
| 07 | SHAREHOLDER PROPOSAL RELATING TO AN EXECUTIVE | Shr | Against |

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COMPENSATION PERFORMANCE MEASURE.

 ESSEX PROPERTY TRUST, INC.

Agen

Security: 297178105
 Meeting Type: Annual
 Meeting Date: 17-May-2011
 Ticker: ESS
 ISIN: US2971781057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR DAVID W. BRADY BYRON A. SCORDELIS JANICE L. SEARS C.J. ZINNGRABE, JR. | Mgmt Mgmt Mgmt Mgmt | For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | TO APPROVE THE ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

 EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 17-May-2011
 Ticker: EXR
 ISIN: US30225T1025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR SPENCER F. KIRK ANTHONY FANTICOLA HUGH W. HORNE JOSEPH D. MARGOLIS ROGER B. PORTER K. FRED SKOUSEN KENNETH M. WOOLLEY | 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 | Mgmt | For |

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PUBLIC ACCOUNTING FIRM.

| | | | |
|----|---|------|--------|
| 03 | ADVISORY VOTE ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF THE STOCKHOLDER ADVISORY VOTES CONCERNING THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |

FOREST CITY ENTERPRISES, INC.

Agen

Security: 345550107
 Meeting Type: Annual
 Meeting Date: 10-Jun-2011
 Ticker: FCEA
 ISIN: US3455501078

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--|
| 01 | DIRECTOR ARTHUR F. ANTON M.P. ESPOSITO, JR. DEBORAH L. HARMON STAN ROSS | Mgmt Mgmt Mgmt Mgmt | Withheld Withheld Withheld Withheld |
| 02 | THE APPROVAL (ON AN ADVISORY, NON-BINDING BASIS) OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 03 | THE VOTE (ON AN ADVISORY, NON-BINDING BASIS) ON THE FREQUENCY OF WHICH THE SHAREHOLDERS WILL HAVE AN ADVISORY, NON-BINDING VOTE ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |
| 04 | THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING JANUARY 31, 2012. | Mgmt | For |

GENERAL GROWTH PROPERTIES, INC

Agen

Security: 370023103
 Meeting Type: Annual
 Meeting Date: 27-Apr-2011
 Ticker: GGP
 ISIN: US3700231034

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

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| | | | |
|----|--|--|---|
| 01 | DIRECTOR RICHARD B. CLARK MARY LOU FIALA BRUCE J. FLATT JOHN K. HALEY CYRUS MADON SANDEEP MATHRANI DAVID J. NEITHERCUT SHELI Z. ROSENBERG JOHN G. SCHREIBER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | RATIFICATION OF THE SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS. | Mgmt | For |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

 HCP, INC.

Agen

Security: 40414L109
 Meeting Type: Annual
 Meeting Date: 28-Apr-2011
 Ticker: HCP
 ISIN: US40414L1098

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: JAMES F. FLAHERTY III | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: CHRISTINE N. GARVEY | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: DAVID B. HENRY | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: LAURALEE E. MARTIN | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: MICHAEL D. MCKEE | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: PETER L. RHEIN | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: KENNETH B. ROATH | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: RICHARD M. ROSENBERG | Mgmt | For |
| 1I | ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

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HEALTH CARE REIT, INC.

Agen

Security: 42217K106
 Meeting Type: Annual
 Meeting Date: 05-May-2011
 Ticker: HCN
 ISIN: US42217K1060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS: WILLIAM C. BALLARD, JR. | Mgmt | For |
| 1B | ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS: PETER J. GRUA | Mgmt | For |
| 1C | ELECTION OF DIRECTOR FOR A TERM OF THREE YEARS: R. SCOTT TRUMBULL | Mgmt | For |
| 02 | 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 |
| 03 | FREQUENCY OF ADVISORY VOTE ON THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |
| 04 | APPROVAL OF AN AMENDMENT TO THE SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 225,000,000 TO 400,000,000 FOR GENERAL CORPORATE PURPOSES. | Mgmt | For |
| 05 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2011. | Mgmt | For |

HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 Ticker: HT
 ISIN: US4278251040

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--------------------------|---------------|---------------|
| 01 | DIRECTOR HASU P. SHAH | Mgmt | For |

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| | | | |
|----|---|------|----------|
| | EDUARDO S. ELSZTAIN | Mgmt | Withheld |
| | DIANNA F. MORGAN | Mgmt | For |
| | KIRAN P. PATEL | Mgmt | For |
| | JOHN M. SABIN | Mgmt | For |
| 02 | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 03 | THE APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY OF A SHAREHOLDER VOTE TO APPROVE THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |
| 04 | THE APPROVAL OF THE 2012 EQUITY INCENTIVE PLAN. | Mgmt | For |
| 05 | THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS. | Mgmt | For |

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 03-May-2011
Ticker: HME
ISIN: US4373061039

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR STEPHEN R. BLANK ALAN L. GOSULE LEONARD F. HELBIG, III CHARLES J. KOCH THOMAS P. LYDON, JR. EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. AMY L. TAIT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 03 | ADVISORY VOTE ON FREQUENCY OF FUTURE VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 04 | TO APPROVE THE HOME PROPERTIES, INC. 2011 STOCK BENEFIT PLAN. | Mgmt | For |
| 05 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102

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Meeting Type: Annual
 Meeting Date: 11-May-2011
 Ticker: HPT
 ISIN: US44106M1027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP I: JOHN L. HARRINGTON | Mgmt | Against |
| 02 | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE MANAGING TRUSTEE IN GROUP I: BARRY M. PORTNOY | Mgmt | Against |
| 03 | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | TO RECOMMEND, BY NONBINDING ADVISORY VOTE, THE FREQUENCY OF SHAREHOLDER NONBINDING ADVISORY VOTES RELATING TO OUR EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 05 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 06 | TO CONSIDER AND VOTE UPON A NONBINDING SHAREHOLDER PROPOSAL IF PROPERLY PRESENTED AT THE MEETING. | Shr | For |

HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 12-May-2011
 Ticker: HST
 ISIN: US44107P1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: ROBERT M. BAYLIS | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: WILLARD W. BRITTAIN | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: TERENCE C. GOLDEN | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: ANN M. KOROLOGOS | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: RICHARD E. MARRIOTT | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: JOHN B. MORSE, JR. | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: GORDON H. SMITH | Mgmt | For |

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| | | | |
|----|---|------|--------|
| 1H | ELECTION OF DIRECTOR: W. EDWARD WALTER | Mgmt | For |
| 02 | RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2011. | Mgmt | For |
| 03 | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES. | Mgmt | 1 Year |

HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109
 Meeting Type: Annual
 Meeting Date: 09-Jun-2011
 Ticker: HPP
 ISIN: US4440971095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: VICTOR J. COLEMAN | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: HOWARD S. STERN | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: THEODORE R. ANTENUCCI | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: RICHARD B. FRIED | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: JONATHAN M. GLASER | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: MARK D. LINEHAN | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: ROBERT M. MORAN, JR. | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: BARRY A. PORTER | 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, 2011. | Mgmt | For |
| 03 | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT. | Mgmt | For |
| 04 | AN ADVISORY DETERMINATION OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

HYATT HOTELS CORPORATION

Agen

Security: 448579102

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Meeting Type: Annual
 Meeting Date: 15-Jun-2011
 Ticker: H
 ISIN: US4485791028

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|------------------------------|-------------------------------|
| 01 | DIRECTOR THOMAS J. PRITZKER JAMES H. WOOTEN, JR. BYRON D. TROTT RICHARD C. TUTTLE | Mgmt Mgmt Mgmt Mgmt | For For Withheld For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HYATT HOTELS CORPORATION'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2011. | Mgmt | For |
| 03 | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS AS DISCLOSED PURSUANT TO THE SECURITIES AND EXCHANGE COMMISSION'S COMPENSATION DISCLOSURE RULES. | Mgmt | For |
| 04 | APPROVAL, ON AN ADVISORY BASIS, OF THE FREQUENCY WITH WHICH ADVISORY VOTES ON EXECUTIVE COMPENSATION ARE SUBMITTED TO STOCKHOLDERS. | Mgmt | 1 Year |

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
 Meeting Type: Annual
 Meeting Date: 04-May-2011
 Ticker: KIM
 ISIN: US49446R1095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR M. COOPER P. COVIELLO R. DOOLEY J. GRILLS D. HENRY F.P. HUGHES F. LOURENSO C. NICHOLAS R. SALTZMAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | THE APPROVAL OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS OF THE COMPANY. | Mgmt | For |
| 03 | CONDUCTING ADVISORY VOTES ON EXECUTIVE COMPENSATION EVERY YEAR. | Mgmt | 1 Year |

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04 RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS Mgmt For
 LLP AS THE COMPANY'S INDEPENDENT REGISTERED
 PUBLIC ACCOUNTING FIRM FOR 2011.

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 11-May-2011
 Ticker: LRY
 ISIN: US5311721048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR M. LEANNE LACHMAN STEPHEN D. STEINOUR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL K. ELIZABETH DIETZE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | A NON-BINDING, ADVISORY VOTE REGARDING THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 03 | A NON-BINDING, ADVISORY VOTE REGARDING THE FREQUENCY OF THE VOTING ON THE COMPENSATION OF THE TRUST'S NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |
| 04 | A PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For |

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 24-May-2011
 Ticker: CLI
 ISIN: US5544891048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR WILLIAM L. MACK NATHAN GANTCHER DAVID S. MACK ALAN G. PHILIBOSIAN | Mgmt Mgmt Mgmt Mgmt | For For For For |

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| | | | |
|----|---|------|--------|
| 02 | ADVISORY VOTE APPROVING THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS DESCRIBED UNDER THE "COMPENSATION DISCUSSION AND ANALYSIS" AND "EXECUTIVE COMPENSATION" SECTIONS OF THE ACCOMPANYING PROXY STATEMENT. | Mgmt | For |
| 03 | ADVISORY VOTE APPROVING THE FREQUENCY OF THE STOCKHOLDER VOTE ON THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS, AS SUCH COMPENSATION IS DESCRIBED UNDER THE "COMPENSATION DISCUSSION AND ANALYSIS" AND "EXECUTIVE COMPENSATION" SECTIONS OF THE ACCOMPANYING PROXY STATEMENT, EVERY. | Mgmt | 1 Year |
| 04 | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |

 PENNSYLVANIA REAL ESTATE INVESTMENT TR

Agen

Security: 709102107
 Meeting Type: Annual
 Meeting Date: 02-Jun-2011
 Ticker: PEI
 ISIN: US7091021078

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR DORRIT J. BERN STEPHEN B. COHEN JOSEPH F. CORADINO M. WALTER D'ALESSIO EDWARD A. GLICKMAN LEONARD I. KORMAN IRA M. LUBERT DONALD F. MAZZIOTTI MARK E. PASQUERILLA JOHN J. ROBERTS GEORGE F. RUBIN RONALD RUBIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 02 | ADVISORY VOTE ON THE COMPENSATION OF NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 03 | ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 04 | RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2011. | Mgmt | For |

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POST PROPERTIES, INC.

Agen

Security: 737464107
 Meeting Type: Annual
 Meeting Date: 25-May-2011
 Ticker: PPS
 ISIN: US7374641071

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 1 | DIRECTOR ROBERT C. GODDARD, III DOUGLAS CROCKER II DAVID P. STOCKERT HERSCHEL M. BLOOM WALTER M. DERISO, JR. RUSSELL R. FRENCH DALE ANNE REISS STELLA F. THAYER RONALD DE WAAL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 2 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 3 | ADVISORY VOTE ON THE FREQUENCY OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 4 | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2011. | Mgmt | For |

PROLOGIS

Agen

Security: 743410102
 Meeting Type: Special
 Meeting Date: 01-Jun-2011
 Ticker: PLD
 ISIN: US7434101025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | TO APPROVE THE MERGER OF PUMPKIN LLC, INDIRECT WHOLLY OWNED SUBSIDIARY OF PROLOGIS, WITH AND INTO PROLOGIS, FOLLOWED BY THE MERGER OF NEW PUMPKIN INC. WITH AND INTO AMB PROPERTY CORPORATION, A MARYLAND CORPORATION ("AMB"), WITH AMB CONTINUING AS THE SURVIVING CORPORATION UNDER THE NAME "PROLOGIS, INC.", ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 02 | TO APPROVE THE ADJOURNMENT OF THE PROLOGIS SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE MERGER IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF SUCH ADJOURNMENT TO APPROVE | Mgmt | For |

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EACH PROPOSAL.

 PS BUSINESS PARKS, INC. Agen

Security: 69360J107
 Meeting Type: Annual
 Meeting Date: 02-May-2011
 Ticker: PSB
 ISIN: US69360J1079

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR RONALD L. HAVNER, JR. JOSEPH D. RUSSELL, JR. R. WESLEY BURNS JENNIFER HOLDEN DUNBAR ARTHUR M. FRIEDMAN JAMES H. KROPP SARA GROOTWASSINK LEWIS MICHAEL V. MCGEE | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | 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, 2011. | Mgmt | For |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

 PUBLIC STORAGE Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 05-May-2011
 Ticker: PSA
 ISIN: US74460D1090

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR B. WAYNE HUGHES RONALD L. HAVNER, JR. TAMARA HUGHES GUSTAVSON URI P. HARKHAM B. WAYNE HUGHES, JR. AVEDICK B. POLADIAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |

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| | | | |
|----|--|------|--------|
| | GARY E. PRUITT | Mgmt | For |
| | RONALD P. SPOGLI | Mgmt | For |
| | DANIEL C. STATON | Mgmt | For |
| 02 | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF THE ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
Meeting Type: Annual
Meeting Date: 01-Jun-2011
Ticker: RPT
ISIN: US7514522025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR ARTHUR H. GOLDBERG MARK K. ROSENFELD | Mgmt Mgmt | For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2011. | Mgmt | For |
| 03 | ADVISORY APPROVAL OF THE NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | For |
| 04 | ADVISORY RECOMMENDATION ON THE FREQUENCY OF AN ADVISORY VOTE ON NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt | 1 Year |

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
Meeting Type: Annual
Meeting Date: 03-May-2011
Ticker: REG
ISIN: US7588491032

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|----------|---------------|---------------|
| 01 | DIRECTOR | | |

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| | | | |
|----|---|------|--------|
| | MARTIN E. STEIN, JR. | Mgmt | For |
| | RAYMOND L. BANK | Mgmt | For |
| | C. RONALD BLANKENSHIP | Mgmt | For |
| | A.R. CARPENTER | Mgmt | For |
| | J. DIX DRUCE | Mgmt | For |
| | MARY LOU FIALA | Mgmt | For |
| | BRUCE M. JOHNSON | Mgmt | For |
| | DOUGLAS S. LUKE | Mgmt | For |
| | JOHN C. SCHWEITZER | Mgmt | For |
| | BRIAN M. SMITH | Mgmt | For |
| | THOMAS G. WATTLES | Mgmt | For |
| 02 | TO DETERMINE WHETHER AN ADVISORY VOTE ON EXECUTIVE COMPENSATION WILL OCCUR EVERY 1, 2 OR 3 YEARS. | Mgmt | 1 Year |
| 03 | ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2010. | Mgmt | For |
| 04 | APPROVAL OF THE REGENCY CENTERS CORPORATION 2011 OMNIBUS INCENTIVE PLAN. | Mgmt | For |
| 05 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |

S.L. GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 15-Jun-2011
Ticker: SLG
ISIN: US78440X1019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR MARC HOLLIDAY JOHN S. LEVY | Mgmt Mgmt | For For |
| 02 | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 03 | TO RECOMMEND, BY A NON-BINDING ADVISORY VOTE, WHETHER AN ADVISORY VOTE ON EXECUTIVE COMPENSATION SHOULD BE HELD EVERY ONE, TWO OR THREE YEARS. | Mgmt | 1 Year |
| 04 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |

SENIOR HOUSING PROPERTIES TRUST

Agen

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Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 16-May-2011
 Ticker: SNH
 ISIN: US81721M1099

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO ELECT THE NOMINEE NAMED IN OUR PROXY STATEMENT TO OUR BOARD OF TRUSTEES AS THE INDEPENDENT TRUSTEE IN GROUP III: FREDERICK N. ZEYTOONJIAN | Mgmt | For |
| 02 | TO APPROVE A NONBINDING ADVISORY RESOLUTION ON OUR EXECUTIVE COMPENSATION. | Mgmt | For |
| 03 | TO RECOMMEND, BY NONBINDING ADVISORY VOTE, THE FREQUENCY OF SHAREHOLDER NONBINDING ADVISORY VOTES RELATING TO OUR EXECUTIVE COMPENSATION. | Mgmt | 1 Year |
| 04 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |

SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
 Meeting Type: Annual
 Meeting Date: 19-May-2011
 Ticker: SPG
 ISIN: US8288061091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: LINDA WALKER BYNOE | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: LARRY C. GLASSCOCK | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: KAREN N. HORN, PH.D. | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: ALLAN HUBBARD | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D. | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: J. ALBERT SMITH, JR. | Mgmt | For |
| 02 | NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 03 | NON-BINDING ADVISORY VOTE REGARDING THE FREQUENCY | Mgmt | 1 Year |

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OF FUTURE ADVISORY VOTES ON EXECUTIVE COMPENSATION.

04 TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP Mgmt For
AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM FOR 2011.

STARWOOD HOTELS & RESORTS WORLDWIDE

Agen

Security: 85590A401
Meeting Type: Annual
Meeting Date: 05-May-2011
Ticker: HOT
ISIN: US85590A4013

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ADAM ARON CHARLENE BARSHEFSKY THOMAS CLARKE CLAYTON DALEY, JR. BRUCE DUNCAN LIZANNE GALBREATH ERIC HIPPEAU STEPHEN QUAZZO THOMAS RYDER FRITS VAN PAASSCHEN KNEELAND YOUNGBLOOD | 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 ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | RESOLVED, THAT THE COMPANY STOCKHOLDERS APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION & ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION, IN OUR PROXY STATEMENT FOR THE 2011 ANNUAL MEETING OF STOCKHOLDERS. | Mgmt | For |
| 04 | TO RECOMMEND, BY NON-BINDING VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION VOTES. | Mgmt | 1 Year |

SUNSTONE HOTEL INVESTORS, INC.

Agen

Security: 867892101
Meeting Type: Annual
Meeting Date: 04-May-2011
Ticker: SHO
ISIN: US8678921011

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR ROBERT A. ALTER LEWIS N. WOLFF Z. JAMIE BEHAR THOMAS A. LEWIS KEITH M. LOCKER KEITH P. RUSSELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For |
| 02 | 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, 2011. | Mgmt | For |
| 03 | ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS. | Mgmt | For |
| 04 | ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS. | Mgmt | 1 Year |

U-STORE-IT TRUST

Agen

Security: 91274F104
Meeting Type: Annual
Meeting Date: 01-Jun-2011
Ticker: YSI
ISIN: US91274F1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE JOHN F. REMONDI JEFFREY F. ROGATZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP, AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2011. | Mgmt | For |
| 03 | TO APPROVE, BY NON-BINDING ADVISORY VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | TO RECOMMEND, BY NON-BINDING ADVISORY VOTE, THE FREQUENCY OF EXECUTIVE COMPENSATION ADVISORY VOTES. | Mgmt | 1 Year |

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UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 12-May-2011
 Ticker: UDR
 ISIN: US9026531049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2011. | Mgmt | For |
| 03 | AN ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | AN ADVISORY VOTE ON THE FREQUENCY OF HOLDING AN ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
 Meeting Type: Annual
 Meeting Date: 10-Mar-2011
 Ticker: UBA
 ISIN: US9172862057

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR KEVIN J. BANNON PETER HERRICK CHARLES D. 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 | Mgmt | For |

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PLAN.

| | | | |
|----|--|------|--------|
| 04 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 05 | FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

 VENTAS, INC.

Agen

 Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 12-May-2011
 Ticker: VTR
 ISIN: US92276F1003

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: DEBRA A. CAFARO | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: DOUGLAS CROCKER II | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: RONALD G. GEARY | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: JAY M. GELLERT | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: ROBERT D. REED | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: SHELI Z. ROSENBERG | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: GLENN J. RUFRANO | Mgmt | For |
| 1I | ELECTION OF DIRECTOR: JAMES D. SHELTON | Mgmt | For |
| 1J | ELECTION OF DIRECTOR: THOMAS C. THEOBALD | Mgmt | For |
| 02 | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2011. | Mgmt | For |
| 03 | ADVISORY VOTE ON EXECUTIVE COMPENSATION. | Mgmt | For |
| 04 | ADVISORY VOTE AS TO THE FREQUENCY OF ADVISORY VOTES ON EXECUTIVE COMPENSATION. | Mgmt | 1 Year |

 VORNADO REALTY TRUST

Agen

 Security: 929042109
 Meeting Type: Annual
 Meeting Date: 26-May-2011
 Ticker: VNO

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ISIN: US9290421091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR ANTHONY W. DEERING MICHAEL LYNNE RONALD G. TARGAN | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM | Mgmt | For |
| 03 | NON-BINDING ADVISORY VOTE ON EXECUTIVE COMPENSATION | Mgmt | For |
| 04 | NON-BINDING ADVISORY VOTE ON FREQUENCY OF EXECUTIVE COMPENSATION ADVISORY VOTES | Mgmt | 1 Year |
| 05 | NON-BINDING SHAREHOLDER PROPOSAL RELATING TO A CHANGE IN THE VOTING STANDARD FOR TRUSTEE ELECTIONS | Shr | For |
| 06 | NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN | Shr | Against |
| 07 | NON-BINDING SHAREHOLDER PROPOSAL RELATING TO DECLASSIFICATION OF THE BOARD OF TRUSTEES | Shr | 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 | 08/25/2011 |