

COHEN & STEERS REIT & PREFERRED INCOME FUND INC  
Form N-Q  
May 25, 2018

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, DC 20549

**FORM N-Q**

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF  
REGISTERED MANAGEMENT COMPANY**

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.

Exact Name of Registrant (as specified in charter)

280 Park Avenue New York, NY 10017  
Address of Principal Executive Office (Zip code)  
Dana DeVivo

280 Park Avenue

New York, NY 10017

Name and address of agent for service

Registrant telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: March 31, 2018

**Item 1. Schedule of Investments**

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**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**
**SCHEDULE OF INVESTMENTS**

March 29, 2018 (Unaudited)\*

		<b>Number of Shares</b>	<b>Value</b>
<b>COMMON STOCK</b>	<b>66.5%</b>		
<b>COMMUNICATIONS TOWERS</b>	<b>2.8%</b>		
Crown Castle International Corp.(a)		252,482	\$ 27,674,552
<b>REAL ESTATE</b>	<b>63.7%</b>		
<b>DATA CENTERS</b>	<b>7.0%</b>		
CyrusOne(a),(b)		163,314	8,363,310
Digital Realty Trust(a),(b)		254,090	26,776,004
Equinix(a),(b)		83,977	35,114,143
			70,253,457
<b>HEALTH CARE</b>	<b>3.5%</b>		
Healthcare Trust of America, Class A(a),(b)		689,491	18,237,037
Physicians Realty Trust(a),(b)		740,460	11,528,962
Sabra Health Care REIT		271,378	4,789,822
			34,555,821
<b>HOTEL</b>	<b>5.3%</b>		
Host Hotels & Resorts(a),(b)		1,214,152	22,631,793
Pebblebrook Hotel Trust(a),(b)		283,625	9,742,519
RLJ Lodging Trust		407,541	7,922,597
Sunstone Hotel Investors(a),(b)		856,730	13,039,431
			53,336,340
<b>INDUSTRIALS</b>	<b>4.0%</b>		
Prologis(a),(b)		638,016	40,188,628
<b>NET LEASE</b>	<b>2.9%</b>		
EPR Properties		92,792	5,140,677
Four Corners Property Trust		214,456	4,951,789
Gaming and Leisure Properties(a),(b)		118,280	3,958,831
Gramercy Property Trust(a),(b)		426,267	9,262,782
VICI Properties		313,043	5,734,948
			29,049,027

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OFFICE	10.2%		
Alexandria Real Estate Equities(a),(b)		125,046	15,616,995
Boston Properties		79,348	9,777,261
Douglas Emmett(a),(b)		308,082	11,325,094
Highwoods Properties(a),(b)		269,384	11,804,407
Hudson Pacific Properties(a)		339,846	11,055,190
Kilroy Realty Corp.(a),(b)		308,938	21,922,241
SL Green Realty Corp.(a),(b)		81,106	7,853,494

	<b>Number of Shares</b>	<b>Value</b>
Vornado Realty Trust(a),(b)	194,861	\$ 13,114,145
		102,468,827
<b>RESIDENTIAL</b>	<b>16.2%</b>	
<b>APARTMENT</b>	<b>10.7%</b>	
Apartment Investment & Management Co., Class A(a),(b)	231,507	9,433,910
Equity Residential(a),(b)	542,642	33,437,600
Essex Property Trust(a),(b)	111,232	26,771,318
Mid-America Apartment Communities(a),(b)	150,186	13,702,971
UDR(a),(b)	673,132	23,976,962
		107,322,761
<b>MANUFACTURED HOME</b>	<b>1.9%</b>	
Sun Communities(a),(b)	213,633	19,519,647
<b>SINGLE FAMILY</b>	<b>1.9%</b>	
American Homes 4 Rent, Class A	104,435	2,097,055
Invitation Homes(a),(b)	729,598	16,656,722
		18,753,777
<b>STUDENT HOUSING</b>	<b>1.7%</b>	
American Campus Communities(a),(b)	428,760	16,558,711
<b>TOTAL RESIDENTIAL</b>		<b>162,154,896</b>
<b>SELF STORAGE</b>	<b>4.6%</b>	
CubeSmart(a),(b)	281,601	7,941,148
Extra Space Storage(a),(b)	311,257	27,191,412
Life Storage(a)	129,987	10,856,514
		45,989,074
<b>SHOPPING CENTERS</b>	<b>8.1%</b>	
<b>COMMUNITY CENTER</b>	<b>2.9%</b>	
Brixmor Property Group(a),(b)	584,432	8,912,588
Regency Centers Corp.(a),(b)	156,608	9,236,740
Weingarten Realty Investors	390,988	10,978,943
		29,128,271
<b>REGIONAL MALL</b>	<b>5.2%</b>	
GGP(a),(b)	585,538	11,980,107
Simon Property Group(a),(b)	255,552	39,444,451

51,424,558

TOTAL SHOPPING CENTERS 80,552,829

SPECIALTY 1.9%  
CoreCivic 206,790 4,036,541

	Number of Shares	Value
Lamar Advertising Co., Class A(a)	108,307	\$ 6,894,823
QTS Realty Trust, Class A(a),(b)	224,353	8,126,066
		19,057,430
<b>TOTAL REAL ESTATE</b>		<b>637,606,329</b>
<b>TOTAL COMMON STOCK (Identified cost \$519,222,507)</b>		<b>665,280,881</b>
<b>PREFERRED SECURITIES \$25 PAR VALUE</b>	<b>18.1%</b>	
<b>BANKS</b>	<b>4.4%</b>	
Bank of America Corp., 6.20%, Series CC(a),(c)	134,575	3,501,641
Bank of America Corp., 6.00%, Series EE(c)	153,877	3,993,108
Bank of America Corp., 6.50%, Series Y(a),(c)	63,268	1,670,275
Citigroup, 6.30%, Series S(a),(b),(c)	189,006	4,968,968
GMAC Capital Trust I, 7.624%, due 2/15/40, Series 2 (TruPS) (FRN) (3 Month US LIBOR + 5.785%)(a),(b),(d)	324,847	8,439,525
Huntington Bancshares, 6.25%, Series D(a),(c)	85,273	2,323,689
JPMorgan Chase & Co., 6.10%, Series AA(a),(c)	43,750	1,154,563
JPMorgan Chase & Co., 6.15%, Series BB(a),(c)	9,069	239,784
JPMorgan Chase & Co., 6.125%, Series Y(a),(c)	90,000	2,355,300
New York Community Bancorp, 6.375% to 3/17/27, Series A(c),(e)	73,450	2,000,043
People's United Financial, 5.625% to 12/15/26, Series A(a),(c),(e)	70,872	1,852,594
Regions Financial Corp., 6.375% to 9/15/24, Series B(c),(e)	113,497	3,156,352
TCF Financial Corp., 5.70%, Series C(c)	73,000	1,825,000
Wells Fargo & Co., 5.85% to 9/15/23, Series Q(a),(b),(c),(e)	145,902	3,835,764
Wells Fargo & Co., 5.70%, Series W(a),(c)	87,835	2,213,442
Wells Fargo & Co., 5.625%, Series Y(a),(c)	20,375	510,394
		44,040,442
<b>BANKS FOREIGN</b>	<b>0.3%</b>	
Deutsche Bank Contingent Capital Trust V, 8.05% to 6/30/18 (Germany)(c)	133,000	3,399,480
<b>ELECTRIC</b>	<b>1.3%</b>	
<b>INTEGRATED ELECTRIC</b>	<b>0.5%</b>	
DTE Energy Co., 5.375%, due 6/1/76, Series B	66,388	1,637,792
Integrus Holdings, 6.00% to 8/1/23, due 8/1/73(e)	122,977	3,243,518
		4,881,310
<b>REGULATED ELECTRIC</b>	<b>0.8%</b>	
Southern Co./The, 6.25%, due 10/15/75	238,165	6,349,479





	Number of Shares	Value
Southern Co./The, 5.25%, due 12/1/77	70,000	\$ 1,701,000
		8,050,479
<b>TOTAL ELECTRIC</b>		<b>12,931,789</b>
<b>FINANCIAL</b>	<b>2.7%</b>	
<b>DIVERSIFIED FINANCIAL SERVICES</b>	<b>0.4%</b>	
KKR & Co. LP, 6.75%, Series A(c)	140,000	3,684,800
<b>INVESTMENT ADVISORY SERVICES</b>	<b>0.3%</b>	
Ares Management LP, 7.00%, Series A(c)	136,000	3,553,680
<b>INVESTMENT BANKER/BROKER</b>	<b>2.0%</b>	
Carlyle Group LP/The, 5.875%, Series A(c)	176,675	4,250,801
Charles Schwab Corp./The, 5.95%, Series D(c)	115,123	3,015,071
Morgan Stanley, 6.875% to 1/15/24, Series F(a),(c),(e)	209,714	5,878,283
Morgan Stanley, 6.375% to 10/15/24, Series I(a),(b),(c),(e)	164,338	4,456,847
Morgan Stanley, 5.85% to 4/15/27, Series K(c),(e)	76,056	1,984,301
		19,585,303
<b>TOTAL FINANCIAL</b>		<b>26,823,783</b>
<b>INDUSTRIALS CHEMICALS</b>	<b>1.1%</b>	
CHS, 7.10% to 3/31/24, Series 2(a),(c),(e)	193,453	5,436,029
CHS, 6.75% to 9/30/24, Series 3(a),(c),(e)	130,453	3,513,099
CHS, 7.50%, Series IV(c)	74,495	2,080,646
		11,029,774
<b>INSURANCE</b>	<b>2.9%</b>	
<b>MULTI-LINE</b>	<b>1.2%</b>	
Allstate Corp., 5.625%, Series G(c)	68,000	1,709,860
American Financial Group, 6.00%, due 11/15/55	99,000	2,572,020
American Financial Group, 6.25%, due 9/30/54	79,734	2,063,516
Hanover Insurance Group/The, 6.35%, due 3/30/53	98,400	2,469,840
WR Berkley Corp., 5.75%, due 6/1/56	142,883	3,593,507
		12,408,743
<b>MULTI-LINE FOREIGN</b>	<b>0.2%</b>	
PartnerRe Ltd., 6.50%, Series G (Bermuda)(c)	74,903	2,000,659
<b>PROPERTY CASUALTY FOREIGN</b>	<b>0.5%</b>	
Axis Capital Holdings Ltd., 5.50%, Series E(c)	85,000	2,091,000
Validus Holdings Ltd., 5.80%, Series B(c)	105,871	2,679,595

4,770,595

		Number of Shares	Value
<b>REINSURANCE</b>	0.4%		
Reinsurance Group of America, 5.75% to 6/15/26, due 6/15/56(a),(e)		138,000	\$ 3,632,160
<b>REINSURANCE FOREIGN</b>	0.6%		
Arch Capital Group Ltd., 5.25%, Series E(c)		170,292	4,132,987
Arch Capital Group Ltd., 5.45%, Series F(c)		68,355	1,677,432
			5,810,419
<b>TOTAL INSURANCE</b>			28,622,576
<b>PIPELINES</b>	0.2%		
NuStar Energy LP, 7.625% to 6/15/22, Series B(c),(e)		113,604	2,476,567
<b>REAL ESTATE DIVERSIFIED</b>	4.0%		
	1.4%		
Colony NorthStar, 8.50%, Series D(c)		90,426	2,250,703
Lexington Realty Trust, 6.50%, Series C (\$50 Par Value)(a),(c)		76,536	3,711,996
VEREIT, 6.70%, Series F(a),(c)		254,902	6,474,511
Wells Fargo Real Estate Investment Corp., 6.375%, Series A(c)		60,862	1,579,977
			14,017,187
<b>HOTEL</b>	0.5%		
Hersha Hospitality Trust, 6.875%, Series C(a),(c)		134,345	3,278,018
Sunstone Hotel Investors, 6.95%, Series E(c)		65,000	1,632,150
			4,910,168
<b>INDUSTRIALS</b>	0.6%		
Monmouth Real Estate Investment Corp., 6.125%, Series C(c)		140,000	3,402,000
STAG Industrial, 6.875%, Series C(c)		96,000	2,438,400
			5,840,400
<b>NET LEASE</b>	0.4%		
Gramercy Property Trust, 7.125%, Series A(c)		151,270	3,880,076
<b>SELF STORAGE</b>	0.3%		
National Storage Affiliates Trust, 6.00%, 10/11/22, Series A(c)		115,000	2,816,350
<b>SHOPPING CENTERS COMMUNITY CENTER</b>	0.5%		

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Cedar Realty Trust, 7.25%, Series B(a),(b),(c)	33,020	755,498
DDR Corp., 6.50%, Series J(a),(c)	120,000	2,773,200
Saul Centers, 6.875%, Series C(a),(c)	49,082	1,227,050
		4,755,748

		<b>Number of Shares</b>	<b>Value</b>
<b>SPECIALTY</b>	<b>0.3%</b>		
Digital Realty Trust, 6.35%, Series I(c)		140,000	\$ 3,710,000
<b>TOTAL REAL ESTATE</b>			<b>39,929,929</b>
<b>TECHNOLOGY SOFTWARE</b>	<b>0.3%</b>		
eBay, 6.00%, due 2/1/56		133,000	3,503,220
<b>UTILITIES</b>	<b>0.9%</b>		
SCE Trust IV, 5.375% to 9/15/25, Series J(c),(e)		126,165	3,242,441
SCE Trust V, 5.45% to 3/15/26, Series K(a),(b),(c),(e)		90,494	2,351,034
SCE Trust VI, 5.00%(c)		132,644	3,003,060
			<b>8,596,535</b>
<b>TOTAL PREFERRED SECURITIES \$25 PAR VALUE</b> (Identified cost \$173,539,758)			<b>181,354,095</b>

		<b>Principal Amount</b>	
<b>PREFERRED SECURITIES CAPITAL SECURITIES</b>	<b>48.5%</b>		
<b>BANKS</b>	<b>8.6%</b>		
Bank of America Corp., 6.30% to 3/10/26, Series DD(a),(c),(e)		\$ 2,350,000	2,526,250
Bank of America Corp., 5.397% to 7/30/18, Series K(c),(e)		3,453,000	3,457,316
Bank of America Corp., 8.125% to 5/15/18, Series M(c),(e)		2,800,000	2,814,700
Bank of America Corp., 6.50% to 10/23/24, Series Z(a),(c),(e)		6,113,000	6,579,728
Citigroup, 6.125% to 11/15/20, Series R(c),(e)		4,806,000	5,062,400
Citigroup, 6.25% to 8/15/26, Series T(a),(c),(e)		4,425,000	4,679,438
Citigroup Capital III, 7.625%, due 12/1/36(a)		4,700,000	6,221,992
CoBank ACB, 6.25% to 10/1/22, Series F(a),(c),(e)		33,000	3,498,000
CoBank ACB, 6.125%, Series G(a),(c)		46,500	4,743,000
CoBank ACB, 6.25% to 10/1/26, Series I(a),(c),(e)		4,334,000	4,636,444
Farm Credit Bank of Texas, 6.75% to 9/15/23, 144A(a),(b),(c),(e),(f),(g)		63,000	6,835,500
Farm Credit Bank of Texas, 10.00%, Series I(a),(c)		6,000	7,050,000
Goldman Sachs Group/The, 5.70% to 5/10/19, Series L(c),(e)		1,520,000	1,550,400
JPMorgan Chase & Co., 7.90% to 4/30/18, Series I(a),(b),(c),(e)		3,000,000	3,019,050
JPMorgan Chase & Co., 6.75% to 2/1/24, Series S(a),(c),(e)		6,650,000	7,263,462
JPMorgan Chase & Co., 5.30% to 5/1/20, Series Z(c),(e)		1,500,000	1,544,250
PNC Financial Services Group, 6.75% to 8/1/21(c),(e)		2,775,000	3,015,731
Wells Fargo & Co., 5.895%, 6/15/18, Series K (FRN) (3 Month US LIBOR + 3.77%)(c),(d)		3,300,000	3,351,447
Wells Fargo & Co., 5.875% to 6/15/25, Series U(c),(e)		3,730,000	3,928,623



	<b>Principal Amount</b>	<b>Value</b>
Wells Fargo Capital X, 5.95%, due 12/15/36, (TruPS)(a)	\$ 3,700,000	\$ 4,014,500
		85,792,231
<b>BANKS FOREIGN</b>	<b>18.8%</b>	
Australia & New Zealand Banking Group Ltd./United Kingdom, 6.75% to 6/15/26, 144A (Australia)(c),(e),(f)	3,200,000	3,408,000
Banco Bilbao Vizcaya Argentaria SA, 6.125% to 11/16/27 (Spain)(c),(e)	3,200,000	3,110,400
Banco Bilbao Vizcaya Argentaria SA, 8.875% to 4/14/21 (EUR) (Spain)(c),(e)	4,600,000	6,713,317
Banco de Sabadell SA, 6.125% to 11/23/22 (EUR) (Spain)(c),(e)	1,600,000	2,068,959
Banco Santander SA, 5.25% to 9/29/23 (EUR) (Spain)(c),(e)	1,200,000	1,561,773
Banco Santander SA, 6.75% to 4/25/22 (EUR) (Spain)(c),(e)	2,600,000	3,607,534
Barclays PLC, 7.875% to 3/15/22 (United Kingdom)(c),(e)	3,400,000	3,618,889
Barclays PLC, 8.25% to 12/15/18 (United Kingdom)(a),(c),(e)	3,370,000	3,485,962
BNP Paribas SA, 7.195% to 6/25/37, 144A (France)(a),(c),(e),(f)	5,300,000	5,896,250
BNP Paribas SA, 7.375% to 8/19/25, 144A (France)(c),(e),(f)	2,000,000	2,180,000
BNP Paribas SA, 7.625% to 3/30/21, 144A (France)(a),(c),(e),(f)	8,000,000	8,610,000
CaixaBank SA, 5.25% to 3/23/26 (EUR) (Spain)(c),(e)	1,200,000	1,477,462
Credit Agricole SA, 8.125% to 12/23/25, 144A (France)(a),(c),(e),(f)	7,300,000	8,335,753
Credit Suisse Group AG, 7.125% to 7/29/22 (Switzerland)(c),(e)	7,800,000	8,160,750
Credit Suisse Group AG, 7.50% to 12/11/23, 144A (Switzerland)(a),(c),(e),(f)	1,605,000	1,741,587
Danske Bank A/S, 6.125% to 3/28/24 (Denmark)(c),(e)	3,100,000	3,155,025
DNB Bank ASA, 6.50% to 3/26/22 (Norway)(c),(e)	4,700,000	4,899,167
Dresdner Funding Trust I, 8.151%, due 6/30/31, 144A (Germany)(a),(f)	3,835,906	4,880,711
HSBC Capital Funding LP, 10.176% to 6/30/30, 144A (United Kingdom)(a),(c),(e),(f)	5,792,000	9,097,031
HSBC Holdings PLC, 6.25% to 3/23/23 (United Kingdom)(c),(e)	4,400,000	4,504,500
HSBC Holdings PLC, 6.375% to 9/17/24 (United Kingdom)(c),(e)	1,600,000	1,624,000
HSBC Holdings PLC, 6.375% to 3/30/25 (United Kingdom)(c),(e)	4,600,000	4,743,750
HSBC Holdings PLC, 6.50% to 3/23/28 (United Kingdom)(c),(e)	2,000,000	2,042,500
HSBC Holdings PLC, 6.875% to 6/1/21 (United Kingdom)(c),(e)	5,200,000	5,505,500
ING Groep N.V., 6.875% to 4/16/22 (Netherlands)(c),(e)	4,200,000	4,405,002
Intesa Sanpaolo SpA, 7.00% to 1/19/21, Series EMTN (EUR) (Italy)(c),(e)	1,200,000	1,611,906

	Principal Amount	Value
Itau Unibanco Holding SA/Cayman Island, 6.125% to 12/12/22, 144A (Brazil)(c),(e),(f)	\$ 2,400,000	\$ 2,355,000
Itau Unibanco Holding SA/Cayman Island, 6.50% to 3/19/23, 144A (Brazil)(c),(e),(f)	3,000,000	2,972,190
Lloyds Banking Group PLC, 7.50% to 6/27/24 (United Kingdom)(a),(c),(e)	5,866,000	6,371,942
Macquarie Bank Ltd./London, 6.125% to 3/8/27, 144A (Australia)(c),(e),(f)	3,200,000	3,140,000
Nationwide Building Society, 10.25% (GBP) (United Kingdom)(c)	3,015,000	6,620,024
Rabobank Nederland, 11.00% to 6/30/19, 144A (Netherlands)(a),(c),(e),(f)	12,375,000	13,578,592
Royal Bank of Scotland Group PLC, 7.648% to 9/30/31 (United Kingdom)(a),(c),(e)	2,241,000	2,812,455
Royal Bank of Scotland Group PLC, 8.00% to 8/10/25 (United Kingdom)(c),(e)	2,000,000	2,197,500
Royal Bank of Scotland Group PLC, 8.625% to 8/15/21 (United Kingdom)(a),(c),(e)	9,400,000	10,234,250
Skandinaviska Enskilda Banken AB, 5.75% to 5/13/20, Series EMTN (Sweden)(c),(e)	2,000,000	2,024,694
Societe Generale SA, 7.375% to 9/13/21, 144A (France)(c),(e),(f)	4,200,000	4,478,250
Standard Chartered PLC, 6.50% to 4/2/20, 144A (United Kingdom)(c),(e),(f)	1,600,000	1,638,966
Standard Chartered PLC, 7.75% to 4/2/23, 144A (United Kingdom)(c),(e),(f)	800,000	857,000
Swedbank AB, 6.00% to 3/17/22 (Sweden)(c),(e)	4,200,000	4,294,500
UBS Group AG, 6.875% to 3/22/21 (Switzerland)(c),(e)	2,000,000	2,101,168
UBS Group AG, 6.875% to 8/7/25 (Switzerland)(c),(e)	1,400,000	1,478,225
UBS Group AG, 7.00% to 2/19/25 (Switzerland)(c),(e)	1,600,000	1,725,000
UBS Group AG, 7.125% to 2/19/20 (Switzerland)(c),(e)	3,000,000	3,126,300
UBS Group AG, 7.125% to 8/10/21 (Switzerland)(c),(e)	5,000,000	5,278,460
		187,730,244
<b>COMMUNICATIONS TOWERS</b>	<b>0.4%</b>	
Crown Castle International Corp., 6.875%, due 8/1/20, Series A (Convertible)	3,900	4,345,638



		Principal Amount	Value
<b>ELECTRIC REGULATED ELECTRIC</b>	0.3%		
Southern Co./The, 5.50% to 3/15/22, due 3/15/57, Series B(e)		\$ 3,200,000	\$ 3,325,978
<b>FOOD</b>	2.0%		
Dairy Farmers of America, 7.875%, Series A, 144A(c),(f),(g)		52,100	5,254,942
Dairy Farmers of America, 7.875%, Series B, 144A(c),(f)		82,000	9,413,944
Land O Lakes, 7.25%, 144A(c),(f)		5,000,000	5,587,500
			20,256,386
<b>INDUSTRIALS DIVERSIFIED MANUFACTURING</b>	1.3%		
General Electric Co., 5.00% to 1/21/21, Series D(a),(b),(c),(e)		13,236,000	13,120,185
<b>INSURANCE</b>	11.3%		
<b>LIFE/HEALTH INSURANCE</b>	4.6%		
MetLife, 10.75%, due 8/1/39		3,592,000	5,648,420
MetLife, 9.25%, due 4/8/38, 144A(a),(f)		9,265,000	12,646,725
MetLife, 5.25% to 6/15/20, Series C(c),(e)		4,266,000	4,371,541
MetLife, 5.875% to 3/15/28, Series D(c),(e)		3,650,000	3,718,437
MetLife Capital Trust IV, 7.875%, due 12/15/37, 144A(f)		1,381,000	1,740,060
Prudential Financial, 5.20% to 3/15/24, due 3/15/44(e)		2,000,000	2,037,500
Prudential Financial, 5.625% to 6/15/23, due 6/15/43(a),(b),(e)		9,464,000	9,937,200
Voya Financial, 5.65% to 5/15/23, due 5/15/53(e)		5,550,000	5,674,875
			45,774,758
<b>LIFE/HEALTH INSURANCE FOREIGN</b>	4.6%		
Dai-ichi Life Insurance Co. Ltd., 4.00% to 7/24/26, 144A (Japan)(c),(e),(f)		6,100,000	5,821,840
Dai-ichi Life Insurance Co. Ltd., 5.10% to 10/28/24, 144A (Japan)(a),(c),(e),(f)		3,400,000	3,555,924
Fukoku Mutual Life Insurance Co., 6.50% to 9/19/23 (Japan)(c),(e)		3,064,000	3,384,341
La Mondiale SAM, 4.80% to 1/18/28, due 1/18/48 (France)(e)		1,400,000	1,292,084
La Mondiale Vie, 7.625% to 4/23/19 (France)(c),(e)		4,500,000	4,665,420
Meiji Yasuda Life Insurance Co., 5.20% to 10/20/25, due 10/20/45, 144A (Japan)(a),(e),(f)		7,350,000	7,653,187
Nippon Life Insurance Co., 4.70% to 1/20/26, due 1/20/46, 144A (Japan)(a),(e),(f)		5,600,000	5,668,880

	<b>Principal Amount</b>	<b>Value</b>
Nippon Life Insurance Co., 5.00% to 10/18/22, due 10/18/42, 144A (Japan)(e),(f)	\$ 2,700,000	\$ 2,797,875
Phoenix Group Holdings, 5.375%, due 7/6/27, Series EMTN (United Kingdom)	3,600,000	3,610,775
Sumitomo Life Insurance Co., 4.00% to 9/14/27, due 9/14/77, 144A (Japan)(e),(f)	3,400,000	3,212,051
Sumitomo Life Insurance Co., 6.50% to 9/20/23, due 9/20/73, 144A (Japan)(e),(f)	4,000,000	4,420,000
		46,082,377
<b>PROPERTY CASUALTY</b>	<b>0.7%</b>	
Assurant, 7.00% to 3/27/28, due 3/27/48(e)	3,150,000	3,230,304
Liberty Mutual Group, 7.80% to 3/15/37, due 3/7/87, 144A(a),(e),(f)	2,837,000	3,517,880
		6,748,184
<b>PROPERTY CASUALTY FOREIGN</b>	<b>1.4%</b>	
Direct Line Insurance Group PLC, 4.75% to 12/7/27 (GBP) (United Kingdom)(c),(e)	1,400,000	1,956,317
QBE Insurance Group Ltd., 6.75% to 12/2/24, due 12/2/44 (Australia)(e)	6,003,000	6,520,759
QBE Insurance Group Ltd., 5.875% to 6/17/26, due 6/17/46, Series EMTN (Australia)(e)	2,200,000	2,279,009
VIVAT NV, 6.25% to 11/16/22 (Netherlands)(c),(e)	3,400,000	3,383,105
		14,139,190
<b>TOTAL INSURANCE</b>		<b>112,744,509</b>
<b>INTEGRATED TELECOMMUNICATIONS SERVICES</b>	<b>0.7%</b>	
Centaur Funding Corp., 9.08%, due 4/21/20, 144A (Cayman Islands)(a),(f)	3,254	3,660,737
SoftBank Group Corp., 3.125%, due 9/19/25 (EUR) (Japan)	600,000	695,155
SoftBank Group Corp., 5.00%, due 4/15/28 (EUR) (Japan)	800,000	968,580
SoftBank Group Corp., 5.375%, due 7/30/22 (Japan)	665,000	673,313
SoftBank Group Corp., 6.875% to 7/19/27 (Japan)(c),(e)	1,100,000	1,049,345
		7,047,130
<b>MATERIAL METALS &amp; MINING</b>	<b>1.1%</b>	
BHP Billiton Finance USA Ltd., 6.75% to 10/20/25, due 10/19/75, 144A (Australia)(a),(b),(e),(f)	9,600,000	10,800,000
<b>PIPELINES</b>	<b>1.9%</b>	
Enbridge, 6.25% to 3/1/28, due 3/1/78 (Canada)(e)	5,100,000	5,069,195



	<b>Principal Amount</b>	<b>Value</b>
Transcanada Trust, 5.30% to 3/15/27, due 3/15/77 (Canada)(e)	\$ 3,365,000	\$ 3,329,247
Transcanada Trust, 5.625% to 5/20/25, due 5/20/75 (Canada)(e)	2,700,000	2,774,250
Transcanada Trust, 5.875% to 8/15/26, due 8/15/76, Series 16-A (Canada)(e)	7,002,000	7,317,090
		18,489,782
<b>UTILITIES ELECTRIC UTILITIES FOREIGN</b>	<b>2.1%</b>	
Emera, 6.75% to 6/15/26, due 6/15/76, Series 16-A (Canada)(a),(b),(e)	10,820,000	11,739,700
Enel SpA, 8.75% to 9/24/23, due 9/24/73, 144A (Italy)(a),(e),(f)	8,110,000	9,640,762
		21,380,462
<b>TOTAL PREFERRED SECURITIES CAPITAL SECURITIES</b> (Identified cost \$450,538,880)		485,032,545
	<b>Number of Shares</b>	
<b>SHORT-TERM INVESTMENTS</b>	<b>1.0%</b>	
<b>MONEY MARKET FUNDS</b>		
State Street Institutional Treasury Money Market Fund, Premier Class, 1.51%(h)	9,673,244	9,673,244
<b>TOTAL SHORT-TERM INVESTMENTS</b> (Identified cost \$9,673,244)		9,673,244
<b>TOTAL INVESTMENTS IN SECURITIES</b> (Identified cost \$1,152,974,389)	134.1%	1,341,340,765
<b>LIABILITIES IN EXCESS OF OTHER ASSETS</b>	(34.1)	(341,073,133)
<b>NET ASSETS</b> (Equivalent to \$21.03 per share based on 47,566,736 shares of common stock outstanding)	100.0%	\$ 1,000,267,632

Note: Percentages indicated are based on the net assets of the Fund.

- \* March 29, 2018 represents the last business day of the Fund's quarterly period. See Note 1 of the accompanying notes to the Schedule of Investments.  
Represents shares.
- (a) All or a portion of the security is pledged as collateral in connection with the Fund's credit agreement. \$728,084,299 in aggregate has been pledged as collateral.



- (b) A portion of the security has been rehypothecated in connection with the Fund's credit agreement. \$321,031,067 in aggregate has been rehypothecated.
- (c) Perpetual security. Perpetual securities have no stated maturity date, but they may be called/redeemed by the issuer. The date indicated, if any, represents the next call date.
- (d) Variable rate. Rate shown is in effect at March 29, 2018.
- (e) Security converts to floating rate after the indicated fixed-rate coupon period.
- (f) Resale is restricted to qualified institutional investors. Aggregate holdings amounted to \$175,397,137 or 17.5% of the net assets of the Fund, of which 0.5% are illiquid.
- (g) Security value is determined based on significant unobservable inputs (Level 3).
- (h) Rate quoted represents the annualized seven-day yield of the fund.

#### Forward Foreign Currency Exchange Contracts

Counterparty	Contracts		In Exchange		Settlement Date	Unrealized Appreciation (Depreciation)
	to Deliver		For			
Brown Brothers Harriman	EUR	11,531,844	USD	14,097,449	4/4/18	\$ (91,905)
Brown Brothers Harriman	EUR	2,942,097	USD	3,631,969	4/4/18	11,866
Brown Brothers Harriman	GBP	6,211,410	USD	8,573,237	4/4/18	(141,376)
Brown Brothers Harriman	USD	8,710,447	GBP	6,211,410	4/4/18	4,166
Brown Brothers Harriman	USD	17,782,684	EUR	14,473,941	4/4/18	26,772
Brown Brothers Harriman	GBP	6,105,998	USD	8,572,272	5/2/18	(4,644)
Brown Brothers Harriman	EUR	15,119,546	USD	18,612,463	5/3/18	(29,805)
						\$ (224,926)

The total amount of all forward foreign currency exchange contracts as presented in the table above, is representative of the volume of activity for this derivative type during the period ended March 29, 2018.

#### Glossary of Portfolio Abbreviations

EUR	Euro Currency
FRN	Floating Rate Note
GBP	Great British Pound
LIBOR	London Interbank Offered Rate
REIT	Real Estate Investment Trust
TruPS	Trust Preferred Securities
USD	United States Dollar

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

NOTES TO SCHEDULE OF INVESTMENTS (Unaudited)

**Note 1. Quarterly Period**

Since March 29, 2018 represents the last day during the Fund's quarterly period on which the New York Stock Exchange was open for trading, the Fund's Schedule of Investments have been presented through that date.

**Note 2. Portfolio Valuation**

*Portfolio Valuation:* Investments in securities that are listed on the New York Stock Exchange (NYSE) are valued, except as indicated below, at the last sale price reflected at the close of the NYSE on the business day as of which such value is being determined. If there has been no sale on such day, the securities are valued at the mean of the closing bid and ask prices on such day or, if no ask price is available, at the bid price. Exchange traded options are valued at their last sale price as of the close of options trading on applicable exchanges on the valuation date. In the absence of a last sale price on such day, options are valued at the average of the quoted bid and ask prices as of the close of business. Over-the-counter (OTC) options are valued based upon prices provided by the respective counterparty. Forward contracts are valued daily at the prevailing forward exchange rate.

Securities not listed on the NYSE but listed on other domestic or foreign securities exchanges (including NASDAQ) are valued in a similar manner. Securities traded on more than one securities exchange are valued at the last sale price reflected at the close of the exchange representing the principal market for such securities on the business day as of which such value is being determined. If after the close of a foreign market, but prior to the close of business on the day the securities are being valued, market conditions change significantly, certain non-U.S. equity holdings may be fair valued pursuant to procedures established by the Board of Directors.

Readily marketable securities traded in the OTC market, including listed securities whose primary market is believed by Cohen & Steers Capital Management, Inc. (the investment manager) to be OTC, are valued on the basis of prices provided by a third-party pricing service or third-party broker-dealers when such prices are believed by the investment manager, pursuant to delegation by the Board of Directors, to reflect the fair value of such securities.

Fixed-income securities are valued on the basis of prices provided by a third-party pricing service or third-party broker-dealers when such prices are believed by the investment manager, pursuant to delegation by the Board of Directors, to reflect the fair value of such securities. The pricing services or broker-dealers use multiple valuation techniques to determine fair value. In instances where sufficient market activity exists, the pricing services or broker-dealers may utilize a market-based approach through which quotes from market makers are used to determine fair value. In instances where sufficient market activity may not exist or is limited, the pricing services or broker-dealers also utilize proprietary valuation models which may consider market transactions in comparable securities and the various relationships between securities in determining fair value and/or characteristics such as benchmark yield curves, option-adjusted spreads, credit spreads, estimated default rates, coupon rates, anticipated timing of principal repayments, underlying collateral, and other unique security features which are then used to calculate the fair values.

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)

Short-term debt securities with a maturity date of 60 days or less are valued at amortized cost, which approximates fair value. Investments in open-end mutual funds are valued at their closing net asset value (NAV).

The policies and procedures approved by the Fund's Board of Directors delegate authority to make fair value determinations to the investment manager, subject to the oversight of the Board of Directors. The investment manager has established a valuation committee (Valuation Committee) to administer, implement and oversee the fair valuation process according to the policies and procedures approved annually by the Board of Directors. Among other things, these procedures allow the Fund to utilize independent pricing services, quotations from securities and financial instrument dealers and other market sources to determine fair value.

Securities for which market prices are unavailable, or securities for which the investment manager determines that the bid and/or ask price or a counterparty valuation does not reflect market value, will be valued at fair value, as determined in good faith by the Valuation Committee, pursuant to procedures approved by the Fund's Board of Directors. Circumstances in which market prices may be unavailable include, but are not limited to, when trading in a security is suspended, the exchange on which the security is traded is subject to an unscheduled close or disruption or material events occur after the close of the exchange on which the security is principally traded. In these circumstances, the Fund determines fair value in a manner that fairly reflects the market value of the security on the valuation date based on consideration of any information or factors it deems appropriate. These may include, but are not limited to, recent transactions in comparable securities, information relating to the specific security and developments in the markets.

The Fund's use of fair value pricing may cause the NAV of Fund shares to differ from the NAV that would be calculated using market quotations. Fair value pricing involves subjective judgments and it is possible that the fair value determined for a security may be materially different than the value that could be realized upon the sale of that security.

Fair value is defined as the price that the Fund would expect to receive upon the sale of an investment or expect to pay to transfer a liability in an orderly transaction with an independent buyer in the principal market or, in the absence of a principal market, the most advantageous market for the investment or liability. The hierarchy of inputs that are used in determining the fair value of the Fund's investments is summarized below.

- Level 1 quoted prices in active markets for identical investments
- Level 2 other significant observable inputs (including quoted prices for similar investments, interest rates, credit risk, etc.)
- Level 3 significant unobservable inputs (including the Fund's own assumptions in determining the fair value of investments)



**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

## NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)

The inputs or methodology used for valuing investments may or may not be an indication of the risk associated with those investments.

For movements between the levels within the fair value hierarchy, the Fund has adopted a policy of recognizing the transfer at the end of the period in which the underlying event causing the movement occurred. Changes in valuation techniques may result in transfers into or out of an assigned level within the disclosure hierarchy. As of March 29, 2018, there were \$4,345,638 of securities transferred from Level 1 to Level 2 which resulted from a change in the use of a quoted price to a mean price, supplied by a third-party pricing service, for one security as of March 29, 2018.

The following is a summary of the inputs used as of March 29, 2018 in valuing the Fund's investments carried at value:

	<b>Total</b>	<b>Quoted Prices in Active Markets for Identical Investments (Level 1)</b>	<b>Other Significant Observable Inputs (Level 2)</b>	<b>Significant Unobservable Inputs (Level 3)</b>
Common Stock	\$ 665,280,881	\$ 665,280,881	\$	\$
Preferred Securities \$25 Par Value:				
Electric Integrated Electric	4,881,310	1,637,792	3,243,518	
Insurance Multi-Line	12,408,743	10,698,883	1,709,860	
Other Industries	164,064,042	164,064,042		
Preferred Securities Capital Securities:				
Banks	85,792,231		78,956,731	6,835,500
Food	20,256,386		15,001,444	5,254,942
Other Industries	378,983,928		378,983,928	
Short-Term Investments	9,673,244		9,673,244	
<b>Total Investments in Securities(a)</b>	<b>\$ 1,341,340,765</b>	<b>841,681,598</b>	<b>\$ 487,568,725</b>	<b>\$ 12,090,442(b)</b>
Forward Foreign Currency Exchange Contracts	\$ 42,804	\$	\$ 42,804	\$
<b>Total Unrealized Appreciation in Other Financial Instruments(a)</b>	<b>\$ 42,804</b>	<b>\$</b>	<b>\$ 42,804</b>	<b>\$</b>
Forward Foreign Currency Exchange Contracts	\$ (267,730)	\$	\$ (267,730)	\$
	\$ (267,730)	\$	\$ (267,730)	\$

Total Unrealized Depreciation in Other  
Financial Instruments(a)

- (a) Portfolio holdings are disclosed individually on the Schedule of Investments.
- (b) Level 3 investments are valued by a third-party pricing service. The inputs for these securities are not readily available or cannot be reasonably estimated. A change in the significant unobservable inputs could result in a significantly lower or higher value in such Level 3 investments.

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

## NOTES TO SCHEDULE OF INVESTMENTS (Unaudited) (Continued)

The following is a reconciliation of investments for which significant unobservable inputs (Level 3) were used in determining fair value:

	<b>Total</b>	<b>Preferred Securities - Capital Securities - - Banks</b>	<b>Preferred Securities - Capital Securities - - Food</b>
Balance as of December 31, 2017	\$ 5,471,630		5,471,630
Transfers in	6,835,500	6,835,500	
Change in unrealized appreciation (depreciation)	(216,688)		(216,688)
Balance as of March 29, 2018	\$ 12,090,442	6,835,500	5,254,942

The change in unrealized appreciation (depreciation) attributable to securities owned on March 29, 2018 which were valued using significant unobservable inputs (Level 3) amounted to \$(311,188).

**Note 3. Derivative Instruments**

*Forward Foreign Currency Exchange Contracts:* The Fund enters into forward foreign currency exchange contracts to hedge the currency exposure associated with certain of its non-U.S. dollar denominated securities. A forward foreign currency exchange contract is a commitment between two parties to purchase or sell foreign currency at a set price on a future date. The market value of a forward foreign currency exchange contract fluctuates with changes in foreign currency exchange rates. These contracts are marked to market daily and the change in value is recorded by the Fund as unrealized appreciation and/or depreciation on forward foreign currency exchange contracts. Realized gains or losses equal to the difference between the value of the contract at the time it was opened and the value at the time it was closed are included in net realized gain or loss on forward foreign currency exchange contracts. For federal income tax purposes, the Fund has made an election to treat gains and losses from forward foreign currency exchange contracts as capital gains and losses.

Forward foreign currency exchange contracts involve elements of market risk in excess of the amounts reflected on the Schedule of Investments. The Fund bears the risk of an unfavorable change in the foreign exchange rate underlying the contract. Risks may also arise upon entering these contracts from the potential inability of the counterparties to meet the terms of their contracts. In connection with these contracts, securities may be identified as collateral in accordance with the terms of the respective contracts.

**Item 2. Controls and Procedures**

- (a) The registrant's principal executive officer and principal financial officer have concluded that the registrant's disclosure controls and procedures (as defined in Rule 30a-3(c) under the Investment Company Act of 1940) are effective based on their evaluation of these disclosure controls and procedures required by Rule 30a-3(b) under the Investment Company Act of 1940 and Rule 13a-15(b) or 15d-15(b) under the Securities Exchange Act as of a date within 90 days of the filing of this report.
  
- (b) During the last fiscal quarter, there were no changes in the registrant's internal control over financial reporting (as defined in Rule 30a-3(d) under the Investment Company Act of 1940) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting.

**Item 3. Exhibits**

- (a) Certifications of principal executive officer and principal financial officer as required by Rule 30a-2(a) under the Investment Company Act of 1940.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934 and 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.

**COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.**

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin

Title: President and Principal Executive Officer

Date: May 25, 2018

Pursuant to the requirements of the Securities Exchange Act of 1934 and the Investment Company Act of 1940, this report has been signed below by the following persons on behalf of the registrant and in the capacities and on the dates indicated.

By: /s/ Adam M. Derechin  
Name: Adam M. Derechin

Title: President and Principal Executive Officer

Date: May 25, 2018

By: /s/ James Giallanza  
Name: James Giallanza

Title: Principal Financial Officer