

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

COHEN & STEERS TOTAL RETURN REALTY FUND INC
Form N-PX
August 05, 2016

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, Inc.

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: 07/01/2015 - 06/30/2016

Cohen & Steers Total Return Realty Fund, Inc.

AMERICAN ASSETS TRUST INC

Agen

Security: 024013104
Meeting Type: Annual
Meeting Date: 14-Jun-2016
Ticker: AAT
ISIN: US0240131047

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ERNEST S. RADY LARRY E. FINGER DUANE A. NELLES THOMAS S. OLINGER DR. ROBERT S. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
2.	THE RATIFICATION OF THE APPOINTMENT OF	Mgmt	For

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

ERNST & YOUNG LLP AS OUR INDEPENDENT
REGISTERED PUBLIC ACCOUNTING FIRM FOR THE
FISCAL YEAR ENDING DECEMBER 31, 2016.

- | | | | |
|----|---|------|-----|
| 3. | AN ADVISORY RESOLUTION ON THE COMPANY'S
EXECUTIVE COMPENSATION FOR THE FISCAL YEAR
ENDED DECEMBER 31, 2015. | Mgmt | For |
|----|---|------|-----|

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 26-Apr-2016
Ticker: AIV
ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1.1	ELECTION OF DIRECTOR: JAMES N. BAILEY	Mgmt	For
1.2	ELECTION OF DIRECTOR: TERRY CONSIDINE	Mgmt	For
1.3	ELECTION OF DIRECTOR: THOMAS L. KELTNER	Mgmt	For
1.4	ELECTION OF DIRECTOR: J. LANDIS MARTIN	Mgmt	For
1.5	ELECTION OF DIRECTOR: ROBERT A. MILLER	Mgmt	For
1.6	ELECTION OF DIRECTOR: KATHLEEN M. NELSON	Mgmt	For
1.7	ELECTION OF DIRECTOR: MICHAEL A. STEIN	Mgmt	For
1.8	ELECTION OF DIRECTOR: NINA A. TRAN	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, 2016.	Mgmt	For
3.	ADVISORY VOTE ON EXECUTIVE COMPENSATION.	Mgmt	For

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
Meeting Type: Annual
Meeting Date: 19-May-2016
Ticker: AVB
ISIN: US0534841012

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

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

- | | | | |
|----|--|--|---|
| 1. | DIRECTOR
GLYN F. AEPPEL
TERRY S. BROWN
ALAN B. BUCKELEW
RONALD L. HAVNER, 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 | For
For
For
For
For
For
For
For
For |
| 2. | TO RATIFY THE SELECTION OF ERNST & YOUNG
LLP AS THE COMPANY'S INDEPENDENT AUDITORS
FOR THE YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 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 |

BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107
Meeting Type: Special
Meeting Date: 21-Jan-2016
Ticker: BMR
ISIN: US09063H1077

- | Prop.# | Proposal | Proposal
Type | Proposal Vote |
|--------|---|------------------|---------------|
| 1. | TO APPROVE THE MERGER OF BIOMED REALTY
TRUST, INC. WITH AND INTO BRE EDISON L.P.
AND THE OTHER TRANSACTIONS CONTEMPLATED BY
THAT CERTAIN AGREEMENT AND PLAN OF MERGER,
DATED AS OF OCTOBER 7, 2015 (AS MAY BE
AMENDED FROM TIME TO TIME, THE " MERGER
AGREEMENT"), BY AND AMONG BIOMED REALTY
TRUST, INC., ... (DUE TO SPACE LIMITS, SEE
PROXY STATEMENT FOR FULL PROPOSAL) | Mgmt | For |
| 2. | TO APPROVE, ON A NON-BINDING, ADVISORY
BASIS, THE COMPENSATION THAT MAY BE PAID OR
BECOME PAYABLE TO OUR NAMED EXECUTIVE
OFFICERS THAT IS BASED ON OR OTHERWISE
RELATES TO THE MERGER. | Mgmt | For |
| 3. | TO APPROVE ANY ADJOURNMENT OF THE SPECIAL
MEETING FOR THE PURPOSE OF SOLICITING
ADDITIONAL PROXIES IF THERE ARE NOT
SUFFICIENT VOTES AT THE SPECIAL MEETING TO | Mgmt | For |

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

APPROVE THE MERGER AND THE OTHER
TRANSACTIONS CONTEMPLATED BY THE MERGER
AGREEMENT.

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 17-May-2016
Ticker: BXP
ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: BRUCE W. DUNCAN	Mgmt	For
1B.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: KAREN E. DYKSTRA	Mgmt	For
1C.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: CAROL B. EINIGER	Mgmt	For
1D.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: JACOB A. FRENKEL	Mgmt	For
1E.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: JOEL I. KLEIN	Mgmt	For
1F.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: DOUGLAS T. LINDE	Mgmt	For
1G.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MATTHEW J. LUSTIG	Mgmt	For
1H.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: ALAN J. PATRICOF	Mgmt	For
1I.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: OWEN D. THOMAS	Mgmt	For
1J.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: MARTIN TURCHIN	Mgmt	For
1K.	ELECTION OF DIRECTOR TO SERVE FOR A ONE-YEAR TERM: DAVID A. TWARDOCK	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, 2016.	Mgmt	For

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

 BRIXMOR PROPERTY GROUP INC

Agen

 Security: 11120U105
 Meeting Type: Annual
 Meeting Date: 16-Jun-2016
 Ticker: BRX
 ISIN: US11120U1051

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DANIEL B. HURWITZ JOHN G. SCHREIBER MICHAEL BERMAN ANTHONY W. DEERING THOMAS W. DICKSON JONATHAN D. GRAY WILLIAM D. RAHM WILLIAM J. STEIN GABRIELLE SULZBERGER	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 LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO OUR NAMED EXECUTIVE OFFICERS.	Mgmt	For

 CARE CAPITAL PROPERTIES, INC.

Agen

 Security: 141624106
 Meeting Type: Annual
 Meeting Date: 10-May-2016
 Ticker: CCP
 ISIN: US1416241065

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: DOUGLAS CROCKER II	Mgmt	For
1B.	ELECTION OF DIRECTOR: JOHN S. GATES, JR.	Mgmt	For
1C.	ELECTION OF DIRECTOR: RONALD G. GEARY	Mgmt	For
1D.	ELECTION OF DIRECTOR: RAYMOND J. LEWIS	Mgmt	For
1E.	ELECTION OF DIRECTOR: JEFFREY A. MALEHORN	Mgmt	For

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

1F.	ELECTION OF DIRECTOR: DALE A. REISS	Mgmt	For
1G.	ELECTION OF DIRECTOR: JOHN L. WORKMAN	Mgmt	For
2.	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2016	Mgmt	For

 CARETRUST REIT

Agen

 Security: 14174T107
 Meeting Type: Annual
 Meeting Date: 25-May-2016
 Ticker: CTRE
 ISIN: US14174T1079

Prop.# Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JON D. KLINE DAVID G. LINDAHL	Mgmt Mgmt For For
2.	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt For

 CUBESMART

Agen

 Security: 229663109
 Meeting Type: Annual
 Meeting Date: 01-Jun-2016
 Ticker: CUBE
 ISIN: US2296631094

Prop.# Proposal	Proposal Type	Proposal Vote
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 Mgmt For For For For For For For For
2.	ADOPT CERTAIN AMENDMENTS AND RESTATEMENTS OF OUR AMENDED AND RESTATED 2007 EQUITY INCENTIVE PLAN TO INCREASE THE NUMBER OF	Mgmt For

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

SHARES AVAILABLE FOR GRANT THEREUNDER.

- | | | | |
|----|---|------|-----|
| 3. | TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 4. | TO CAST AN ADVISORY VOTE TO APPROVE OUR EXECUTIVE COMPENSATION. | Mgmt | For |

CYRUSONE INC.

Agen

Security: 23283R100
 Meeting Type: Annual
 Meeting Date: 02-May-2016
 Ticker: CONE
 ISIN: US23283R1005

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR GARY J. WOJTASZEK DAVID H. FERDMAN JOHN W. GAMBLE, JR. MICHAEL A. KLAYKO T. TOD NIELSEN ALEX SHUMATE WILLIAM E. SULLIVAN LYNN A. WENTWORTH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	APPROVAL OF THE ADVISORY (NON-BINDING) RESOLUTION TO APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS ("SAY-ON-PAY")	Mgmt	For
3.	RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016	Mgmt	For
4.	APPROVAL OF THE RESTATED CYRUSONE 2012 LONG TERM INCENTIVE PLAN	Mgmt	For

DDR CORP.

Agen

Security: 23317H102
 Meeting Type: Annual
 Meeting Date: 10-May-2016
 Ticker: DDR
 ISIN: US23317H1023

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

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

		Type	
1A.	ELECTION OF DIRECTOR: TERRANCE R. AHERN	Mgmt	For
1B.	ELECTION OF DIRECTOR: THOMAS F. AUGUST	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 THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

 DOUGLAS EMMETT, INC.

 Agen

 Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 02-Jun-2016
 Ticker: DEI
 ISIN: US25960P1093

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DAN A. EMMETT JORDAN L. KAPLAN KENNETH M. PANZER CHRISTOPHER H. ANDERSON LESLIE E. BIDER DR. DAVID T. FEINBERG THOMAS E. O'HERN WILLIAM E. SIMON, JR. VIRGINIA A. MCFERRAN	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 2016.	Mgmt	For
3.	TO APPROVE THE DOUGLAS EMMETT, INC. 2016 OMNIBUS STOCK INCENTIVE PLAN.	Mgmt	For

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

- | | | | |
|----|--|------|-----|
| 4. | TO APPROVE, IN A NON-BINDING ADVISORY VOTE,
OUR EXECUTIVE COMPENSATION. | Mgmt | For |
|----|--|------|-----|

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
 Meeting Type: Annual
 Meeting Date: 01-Jun-2016
 Ticker: DFT
 ISIN: US26613Q1067

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MICHAEL A. COKE LAMMOT J. DU PONT THOMAS D. ECKERT CHRISTOPHER P. ELDREDGE FREDERIC V. MALEK JOHN T. ROBERTS, JR. MARY M. STYER JOHN H. TOOLE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
2.	ADVISORY VOTE ON EXECUTIVE COMPENSATION (SAY-ON-PAY VOTE).	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H203
 Meeting Type: Annual
 Meeting Date: 18-May-2016
 Ticker: EDR
 ISIN: US28140H2031

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY KIMBERLY K. SCHAEFER HOWARD A. SILVER THOMAS TRUBIANA WENDELL W. WEAKLEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For

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

- | | | | |
|----|--|------|-----|
| 2. | TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016 | Mgmt | For |
| 3. | TO APPROVE, IN AN ADVISORY (NON-BINDING) VOTE, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS | Mgmt | For |

 EMPIRE STATE REALTY TRUST, INC.

 Agen

Security: 292104106
 Meeting Type: Annual
 Meeting Date: 31-May-2016
 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, 2016.	Mgmt	For

 EQUINIX, INC.

 Agen

Security: 29444U700
 Meeting Type: Annual
 Meeting Date: 01-Jun-2016
 Ticker: EQIX
 ISIN: US29444U7000

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR THOMAS BARTLETT NANCI CALDWELL	Mgmt Mgmt	For For

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

	GARY HROMADKO	Mgmt	For
	JOHN HUGHES	Mgmt	For
	SCOTT KRIENS	Mgmt	For
	WILLIAM LUBY	Mgmt	For
	IRVING LYONS, III	Mgmt	For
	CHRISTOPHER PAISLEY	Mgmt	For
	STEPHEN SMITH	Mgmt	For
	PETER VAN CAMP	Mgmt	For
2.	TO APPROVE BY A NON-BINDING ADVISORY VOTE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

EQUITY RESIDENTIAL

Agen

Security: 29476L107
Meeting Type: Annual
Meeting Date: 16-Jun-2016
Ticker: EQR
ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE CONNIE K. DUCKWORTH 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 Mgmt	For 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 2016.	Mgmt	For
3.	APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

ESSEX PROPERTY TRUST, INC.

Agen

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

Security: 297178105
 Meeting Type: Annual
 Meeting Date: 17-May-2016
 Ticker: ESS
 ISIN: US2971781057

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR KEITH R. GUERICKE IRVING F. LYONS, III GEORGE M. MARCUS GARY P. MARTIN ISSIE N. RABINOVITCH THOMAS E. ROBINSON MICHAEL J. SCHALL BYRON A. SCORDELIS JANICE L. SEARS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	AMENDMENT OF OUR CHARTER TO CHANGE THE CURRENT SUPER-MAJORITY VOTE REQUIREMENT TO AMEND CERTAIN SECTIONS OF THE CHARTER TO A MAJORITY VOTE STANDARD.	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
4.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For

EXTENDED STAY AMERICA, INC.

Agen

Security: 30224P200
 Meeting Type: Annual
 Meeting Date: 18-May-2016
 Ticker: STAY
 ISIN: US30224P2002

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DOUGLAS G. GEOGA MICHAEL A. BARR GERARDO I. LOPEZ 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
2.	PROPOSAL FOR THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING	Mgmt	For

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

FIRM FOR 2016.

 EXTENDED STAY AMERICA, INC.

Agen

 Security: 30224P211
 Meeting Type: Annual
 Meeting Date: 18-May-2016
 Ticker:
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR		
	DOUGLAS G. GEOGA	Mgmt	For
	CHRISTOPHER K. DANIELLO	Mgmt	For
	KEVIN W. DINNIE	Mgmt	For
	GERARDO I. LOPEZ	Mgmt	For
	LISA PALMER	Mgmt	For
	TY E. WALLACH	Mgmt	For
	RICHARD F. WALLMAN	Mgmt	For
2.	PROPOSAL FOR THE RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

 EXTRA SPACE STORAGE INC.

Agen

 Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 24-May-2016
 Ticker: EXR
 ISIN: US30225T1025

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: KENNETH M. WOOLLEY	Mgmt	For
1B.	ELECTION OF DIRECTOR: SPENCER F. KIRK	Mgmt	For
1C.	ELECTION OF DIRECTOR: KARL HAAS	Mgmt	For
1D.	ELECTION OF DIRECTOR: DIANE OLMSTEAD	Mgmt	For
1E.	ELECTION OF DIRECTOR: ROGER B. PORTER	Mgmt	For
1F.	WITHDRAWN DIRECTOR	Mgmt	Abstain
1G.	ELECTION OF DIRECTOR: K. FRED SKOUSEN	Mgmt	For

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

- | | | | |
|----|--|------|-----|
| 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. | ELECTION OF ADDITIONAL DIRECTOR: DENNIS J. LETHAM | Mgmt | For |

 FOREST CITY ENTERPRISES, INC.

Agen

Security: 345550107
 Meeting Type: Special
 Meeting Date: 20-Oct-2015
 Ticker: FCEA
 ISIN: US3455501078

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1. | A PROPOSAL TO APPROVE AND ADOPT THE AGREEMENT AND PLAN OF MERGER DATED AS OF SEPTEMBER 15, 2015, BY AND AMONG FOREST CITY ENTERPRISES, INC. ("FOREST CITY"), FOREST CITY REALTY TRUST, INC. (THE "REIT"), FCILP, LLC AND FCE MERGER SUB, INC. ("MERGER SUB"), WHICH PROVIDES FOR THE MERGER (THE "MERGER") OF MERGER SUB WITH AND INTO FOREST CITY IN A MANNER IN WHICH FOREST CITY WILL SURVIVE AS A SUBSIDIARY OF THE REIT AND HOLDERS OF SHARES OF COMMON STOCK OF FOREST CITY WILL RECEIVE CORRESPONDING SHARES OF COMMON STOCK OF THE REIT. | Mgmt | For |
| 2. | A PROPOSAL TO ADOPT AN AMENDMENT TO THE FOREST CITY ARTICLES OF INCORPORATION TO ADD PROVISIONS NECESSARY TO AUTHORIZE FOREST CITY TO DECLARE AND PAY A SPECIAL DIVIDEND PART IN STOCK AND PART IN CASH IN A MANNER IN WHICH SHAREHOLDERS MAY RECEIVE THE DIVIDEND IN DIFFERENT FORMS (I.E., CASH VS. STOCK) BASED ON THEIR INDIVIDUAL ELECTIONS. | Mgmt | For |
| 3. | A PROPOSAL TO APPROVE A PROVISION IN THE AMENDED AND RESTATED REIT CHARTER THAT WILL BE IN EFFECT AS OF THE EFFECTIVE TIME OF THE MERGER (THE "REIT CHARTER") AUTHORIZING THE REIT BOARD OF DIRECTORS, WITHOUT SHAREHOLDER APPROVAL, TO AMEND THE REIT CHARTER TO INCREASE OR DECREASE THE AGGREGATE NUMBER OF SHARES OF REIT STOCK OR THE NUMBER OF SHARES OF ANY CLASS OR SERIES OF SHARES OF REIT STOCK THAT THE REIT IS AUTHORIZED TO ISSUE. | Mgmt | Against |

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

- | | | | |
|----|--|------|---------|
| 4. | A PROPOSAL TO APPROVE A PROVISION IN THE REIT CHARTER AND A PROVISION IN THE AMENDED AND RESTATED REIT BYLAWS THAT WILL BE IN EFFECT AS OF THE EFFECTIVE TIME OF THE MERGER (THE "REIT BYLAWS") GRANTING THE REIT BOARD OF DIRECTORS, WITH CERTAIN LIMITED EXCEPTIONS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT, EXCLUSIVE POWER TO AMEND THE REIT BYLAWS. | Mgmt | Against |
| 5. | A PROPOSAL TO APPROVE A PROVISION IN THE REIT BYLAWS THAT SETS THE THRESHOLD FOR REIT SHAREHOLDERS TO CALL A SPECIAL MEETING OF SHAREHOLDERS AT A MAJORITY OF ALL VOTES ENTITLED TO BE CAST. | Mgmt | Against |
| 6. | A PROPOSAL TO ADJOURN THE SPECIAL MEETING (OR ANY ADJOURNMENT OR POSTPONEMENT THEREOF), IF NECESSARY (AS DETERMINED BY THE FOREST CITY BOARD OF DIRECTORS), FOR FURTHER SOLICITATION OF PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING TO APPROVE ONE OR MORE OF THE FOREGOING PROPOSALS. | Mgmt | Against |

 GENERAL GROWTH PROPERTIES, INC

 Agen

 Security: 370023103
 Meeting Type: Annual
 Meeting Date: 17-May-2016
 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
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.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION PAID TO THE NAMED EXECUTIVE	Mgmt	For

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

OFFICERS.

- | | | | |
|----|---|------|-----|
| 3. | RATIFICATION OF THE SELECTION OF
INDEPENDENT REGISTERED PUBLIC ACCOUNTING
FIRM. | Mgmt | For |
|----|---|------|-----|

GRAMERCY PROPERTY TRUST INC.

Agen

Security: 38489R605
Meeting Type: Special
Meeting Date: 15-Dec-2015
Ticker: GPT
ISIN: US38489R6053

- | Prop.# | Proposal | Proposal
Type | Proposal Vote |
|--------|--|------------------|---------------|
| 1. | TO APPROVE THE MERGER OF GRAMERCY PROPERTY TRUST INC. (GRAMERCY) WITH AND INTO A WHOLLY-OWNED SUBSIDIARY OF CHAMBERS STREET PROPERTIES ("CHAMBERS") PURSUANT TO WHICH EACH OUTSTANDING SHARE OF GRAMERCY COMMON STOCK WILL BE CONVERTED INTO THE RIGHT TO RECEIVE 3.1898 NEWLY ISSUED CHAMBERS COMMON SHARES ("MERGER") AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt | For |
| 2. | TO APPROVE ON A NON-BINDING, ADVISORY BASIS, CERTAIN COMPENSATION ARRANGEMENTS FOR GRAMERCY'S NAMED EXECUTIVE OFFICERS IN CONNECTION WITH THE MERGER. | Mgmt | For |
| 3. | TO APPROVE THE ADJOURNMENT OF THE GRAMERCY SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF SUCH ADJOURNMENT TO APPROVE SUCH PROPOSALS. | Mgmt | For |

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 28-Apr-2016
Ticker: HCP
ISIN: US40414L1098

- | Prop.# | Proposal | Proposal
Type | Proposal Vote |
|--------|---|------------------|---------------|
| 1A. | ELECTION OF DIRECTOR: BRIAN G. CARTWRIGHT | Mgmt | For |

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

1B.	ELECTION OF DIRECTOR: CHRISTINE N. GARVEY	Mgmt	For
1C.	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1D.	ELECTION OF DIRECTOR: JAMES P. HOFFMANN	Mgmt	For
1E.	ELECTION OF DIRECTOR: LAURALEE E. MARTIN	Mgmt	For
1F.	ELECTION OF DIRECTOR: MICHAEL D. MCKEE	Mgmt	For
1G.	ELECTION OF DIRECTOR: PETER L. RHEIN	Mgmt	For
1H.	ELECTION OF DIRECTOR: JOSEPH P. SULLIVAN	Mgmt	For
2.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION.	Mgmt	For

HEALTHCARE TRUST OF AMERICA, INC.

Agem

Security: 42225P501
Meeting Type: Annual
Meeting Date: 08-Jul-2015
Ticker: HTA
ISIN: US42225P5017

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: SCOTT D. PETERS	Mgmt	For
1B.	ELECTION OF DIRECTOR: W. BRADLEY BLAIR, II	Mgmt	For
1C.	ELECTION OF DIRECTOR: MAURICE J. DEWALD	Mgmt	For
1D.	ELECTION OF DIRECTOR: WARREN D. FIX	Mgmt	For
1E.	ELECTION OF DIRECTOR: PETER N. FOSS	Mgmt	For
1F.	ELECTION OF DIRECTOR: LARRY L. MATHIS	Mgmt	For
1G.	ELECTION OF DIRECTOR: STEVE W. PATTERSON	Mgmt	For
1H.	ELECTION OF DIRECTOR: GARY T. WESCOMBE	Mgmt	For
2.	TO CONSIDER AND VOTE UPON THE 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

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

 HOST HOTELS & RESORTS, INC.

Agen

 Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 12-May-2016
 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 2016.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
4.	CHARTER AMENDMENT PROVIDING STOCKHOLDERS THE POWER TO AMEND THE BYLAWS.	Mgmt	For
5.	CHARTER AMENDMENT REDUCING THE THRESHOLD FOR STOCKHOLDERS TO CALL A SPECIAL MEETING.	Mgmt	For
6.	EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

 KILROY REALTY CORPORATION

Agen

 Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 19-May-2016
 Ticker: KRC
 ISIN: US49427F1084

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

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

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.	APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 26-Apr-2016
Ticker: KIM
ISIN: US49446R1095

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: MILTON COOPER	Mgmt	For
1B.	ELECTION OF DIRECTOR: PHILIP E. COVIELLO	Mgmt	For
1C.	ELECTION OF DIRECTOR: RICHARD G. DOOLEY	Mgmt	For
1D.	ELECTION OF DIRECTOR: CONOR C. FLYNN	Mgmt	For
1E.	ELECTION OF DIRECTOR: JOE GRILLS	Mgmt	For
1F.	ELECTION OF DIRECTOR: FRANK LOURENSO	Mgmt	For
1G.	ELECTION OF DIRECTOR: COLOMBE M. NICHOLAS	Mgmt	For
1H.	ELECTION OF DIRECTOR: RICHARD B. SALTZMAN	Mgmt	For
2.	THE ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION (AS MORE PARTICULARLY DESCRIBED IN THE PROXY STATEMENT).	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING	Mgmt	For

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

FIRM FOR 2016 (AS MORE PARTICULARLY
DESCRIBED IN THE PROXY STATEMENT).

NATIONAL RETAIL PROPERTIES, INC.

Agen

Security: 637417106
Meeting Type: Annual
Meeting Date: 19-May-2016
Ticker: NNN
ISIN: US6374171063

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR DON DEFOSSET DAVID M. FICK EDWARD J. FRITSCH KEVIN B. HABICHT ROBERT C. LEGLER CRAIG MACNAB SAM L. SUSSER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100
Meeting Type: Annual
Meeting Date: 17-Jul-2015
Ticker: OHI
ISIN: US6819361006

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR NORMAN R. BOBINS CRAIG R. CALLEN THOMAS F. FRANKE BERNARD J. KORMAN	Mgmt Mgmt Mgmt Mgmt	For For For For
2.	APPROVAL OF AN AMENDMENT TO OMEGA HEALTHCARE INVESTORS, INC.'S CHARTER TO DECLASSIFY OMEGA HEALTHCARE INVESTORS, INC.'S BOARD OF DIRECTORS AND PROVIDE THAT DIRECTORS SHALL BE ELECTED FOR ONE-YEAR	Mgmt	For

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

TERMS.

- | | | | |
|----|--|------|-----|
| 3. | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP. | Mgmt | For |
| 4. | APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION. | Mgmt | For |

OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100
 Meeting Type: Annual
 Meeting Date: 09-Jun-2016
 Ticker: OHI
 ISIN: US6819361006

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1. | DIRECTOR
NORMAN R. BOBINS
CRAIG R. CALLEN
BERNARD J. KORMAN
EDWARD LOWENTHAL
BEN W. PERKS
STEPHEN D. PLAVIN | Mgmt
Mgmt
Mgmt
Mgmt
Mgmt
Mgmt | For
For
For
For
For
For |
| 2. | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP. | Mgmt | For |
| 3. | APPROVAL, ON AN ADVISORY BASIS, OF EXECUTIVE COMPENSATION. | Mgmt | For |

PENNSYLVANIA REAL ESTATE INVESTMENT TR

Agen

Security: 709102107
 Meeting Type: Annual
 Meeting Date: 02-Jun-2016
 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 | 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

	JOHN J. ROBERTS	Mgmt	For
	RONALD RUBIN	Mgmt	For
2.	ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF THE SELECTION OF KPMG LLP AS INDEPENDENT AUDITOR FOR 2016.	Mgmt	For

PHYSICIANS REALTY TRUST

Agen

Security: 71943U104
 Meeting Type: Annual
 Meeting Date: 05-May-2016
 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 Mgmt	For 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, 2016.	Mgmt	For
3.	TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED IN THE ACCOMPANYING PROXY STATEMENT.	Mgmt	For
4.	TO APPROVE, ON AN ADVISORY BASIS, THE PREFERRED FREQUENCY OF SHAREHOLDER ADVISORY VOTES ON THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year

PROLOGIS, INC.

Agen

Security: 74340W103
 Meeting Type: Annual
 Meeting Date: 04-May-2016
 Ticker: PLD
 ISIN: US74340W1036

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

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
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 2015	Mgmt	For
3.	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2016	Mgmt	For

 PUBLIC STORAGE

Agen

 Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 25-Apr-2016
 Ticker: PSA
 ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF TRUSTEE: RONALD L. HAVNER, JR.	Mgmt	For
1B.	ELECTION OF TRUSTEE: TAMARA HUGHES GUSTAVSON	Mgmt	For
1C.	ELECTION OF TRUSTEE: URI P. HARKHAM	Mgmt	For
1D.	ELECTION OF TRUSTEE: B. WAYNE HUGHES, JR.	Mgmt	For
1E.	ELECTION OF TRUSTEE: AVEDICK B. POLADIAN	Mgmt	For
1F.	ELECTION OF TRUSTEE: GARY E. PRUITT	Mgmt	For
1G.	ELECTION OF TRUSTEE: RONALD P. SPOGLI	Mgmt	For
1H.	ELECTION OF TRUSTEE: DANIEL C. STATON	Mgmt	For

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

- | | | | |
|----|---|------|-----|
| 2. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |
| 3. | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 4. | APPROVAL OF THE 2016 EQUITY AND PERFORMANCE-BASED INCENTIVE COMPENSATION PLAN. | Mgmt | For |

 QTS REALTY TRUST, INC.

 Agen

Security: 74736A103
 Meeting Type: Annual
 Meeting Date: 04-May-2016
 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, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE FREQUENCY OF THE ADVISORY VOTE ON COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS.	Mgmt	1 Year
4.	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

 RAMCO-GERSHENSON PROPERTIES TRUST

 Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 11-May-2016

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

Ticker: RPT
 ISIN: US7514522025

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR STEPHEN R. BLANK ALICE M. CONNELL DENNIS GERSHENSON ARTHUR GOLDBERG DAVID J. NETTINA JOEL M. PASHCOW MARK K. ROSENFELD LAURIE M. SHAHON MICHAEL A. WARD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For 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 2016.	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: 29-Apr-2016
 Ticker: REG
 ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK BRYCE BLAIR C. RONALD BLANKENSHIP J. DIX DRUCE, JR. MARY LOU FIALA DAVID P. O'CONNOR JOHN C. SCHWEITZER THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
2.	ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2015.	Mgmt	For
3.	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2016.	Mgmt	For

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

 RETAIL PROPERTIES OF AMERICA, INC.

Agen

Security: 76131V202
 Meeting Type: Annual
 Meeting Date: 26-May-2016
 Ticker: RPAI
 ISIN: US76131V2025

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: BONNIE S. BIUMI	Mgmt	For
1B	ELECTION OF DIRECTOR: FRANK A. CATALANO, JR.	Mgmt	For
1C	ELECTION OF DIRECTOR: PAUL R. GAUVREAU	Mgmt	For
1D	ELECTION OF DIRECTOR: GERALD M. GORSKI	Mgmt	For
1E	ELECTION OF DIRECTOR: STEVEN P. GRIMES	Mgmt	For
1F	ELECTION OF DIRECTOR: RICHARD P. IMPERIALE	Mgmt	For
1G	ELECTION OF DIRECTOR: PETER L. LYNCH	Mgmt	For
1H	ELECTION OF DIRECTOR: THOMAS J. SARGEANT	Mgmt	For
02	TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION ON AN ADVISORY BASIS.	Mgmt	For
03	TO RATIFY THE SELECTION OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2016.	Mgmt	For

 SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
 Meeting Type: Annual
 Meeting Date: 11-May-2016
 Ticker: SPG
 ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: GLYN F. AEPPEL	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

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

1E.	ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ	Mgmt	For
1F.	ELECTION OF DIRECTOR: GARY M. RODKIN	Mgmt	For
1G.	ELECTION OF DIRECTOR: DANIEL C. SMITH, PH.D.	Mgmt	For
1H.	ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.	Mgmt	For
2.	ADVISORY VOTE ON THE APPROVAL OF EXECUTIVE COMPENSATION.	Mgmt	For
3.	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

SL GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 02-Jun-2016
Ticker: SLG
ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: EDWIN THOMAS BURTON, III	Mgmt	For
1B.	ELECTION OF DIRECTOR: CRAIG M. HATKOFF	Mgmt	For
1C.	ELECTION OF DIRECTOR: ANDREW W. MATHIAS	Mgmt	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, 2016.	Mgmt	For
4.	TO APPROVE OUR FOURTH AMENDED AND RESTATED 2005 STOCK OPTION AND INCENTIVE PLAN.	Mgmt	For

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 18-May-2016
Ticker: SSS
ISIN: US84610H1086

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

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.	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2016.	Mgmt	For
3.	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: 11-May-2016
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.	THE RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	THE APPROVAL OF THE AMENDED AND RESTATED SPIRIT REALTY CAPITAL, INC. AND SPIRIT REALTY, L.P. 2012 INCENTIVE AWARD PLAN, WHICH WOULD INCREASE THE NUMBER OF SHARES OF COMMON STOCK RESERVED FOR ISSUANCE THEREUNDER BY 5,500,000 SHARES.	Mgmt	For
4.	A NON-BINDING, ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN THE	Mgmt	For

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

ACCOMPANYING PROXY STATEMENT.

 STRATEGIC HOTELS & RESORTS, INC.

Agen

Security: 86272T106
 Meeting Type: Special
 Meeting Date: 08-Dec-2015
 Ticker: BEE
 ISIN: US86272T1060

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	THE PROPOSAL TO APPROVE THE MERGER (THE "MERGER") OF STRATEGIC HOTELS & RESORTS, INC., A MARYLAND CORPORATION ("SHR"), WITH AND INTO BRE DIAMOND HOTEL LLC, A DELAWARE LIMITED LIABILITY COMPANY ("MERGER SUB"), CONTEMPLATED BY THAT CERTAIN AGREEMENT AND PLAN OF MERGER, DATED AS OF SEPTEMBER 4, 2015 (AS MAY BE ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For
2.	THE PROPOSAL TO APPROVE, BY A NON-BINDING ADVISORY VOTE, THE COMPENSATION THAT MAY BE PAID OR BECOME PAYABLE TO SHR'S NAMED EXECUTIVE OFFICERS THAT IS BASED ON OR OTHERWISE RELATES TO THE MERGER.	Mgmt	For
3.	THE PROPOSAL TO ADJOURN THE SPECIAL MEETING TO A LATER DATE OR TIME IF NECESSARY OR APPROPRIATE, INCLUDING TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSAL TO APPROVE THE MERGER AND THE OTHER TRANSACTIONS CONTEMPLATED BY THE MERGER AGREEMENT IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE ... (DUE TO SPACE LIMITS, SEE PROXY STATEMENT FOR FULL PROPOSAL).	Mgmt	For

 SUN COMMUNITIES, INC.

Agen

Security: 866674104
 Meeting Type: Annual
 Meeting Date: 20-Jul-2015
 Ticker: SUI
 ISIN: US8666741041

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: STEPHANIE W. BERGERON	Mgmt	For

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

1B.	ELECTION OF DIRECTOR: JAMES R. GOLDMAN	Mgmt	For
1C.	ELECTION OF DIRECTOR: BRIAN M. HERMELIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: RONALD A. KLEIN	Mgmt	For
1E.	ELECTION OF DIRECTOR: PAUL D. LAPIDES	Mgmt	For
1F.	ELECTION OF DIRECTOR: CLUNET R. LEWIS	Mgmt	For
1G.	ELECTION OF DIRECTOR: RONALD L. PIASECKI	Mgmt	For
1H.	ELECTION OF DIRECTOR: RANDALL K. ROWE	Mgmt	For
1I.	ELECTION OF DIRECTOR: GARY A. SHIFFMAN	Mgmt	For
1J.	ELECTION OF DIRECTOR: ARTHUR A. WEISS	Mgmt	For
2.	RATIFY THE SELECTION OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	Mgmt	For
4.	APPROVAL OF OUR 2015 EQUITY INCENTIVE PLAN.	Mgmt	For
5.	APPROVAL OF AN AMENDMENT TO OUR ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF OUR COMMON STOCK AND PREFERRED STOCK.	Mgmt	For

SUN COMMUNITIES, INC.

Agen

Security: 866674104
Meeting Type: Annual
Meeting Date: 23-May-2016
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: RONALD A. KLEIN	Mgmt	For
1D.	ELECTION OF DIRECTOR: CLUNET R. LEWIS	Mgmt	For
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

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

- | | | | |
|----|---|------|-----|
| 2. | RATIFY THE SELECTION OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 3. | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION. | Mgmt | For |

 SUNSTONE HOTEL INVESTORS, INC.

 Agen

Security: 867892101
 Meeting Type: Annual
 Meeting Date: 28-Apr-2016
 Ticker: SHO
 ISIN: US8678921011

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR JOHN V. ARABIA W. BLAKE BAIRD ANDREW BATINOVICH Z. JAMIE BEHAR THOMAS A. LEWIS, JR. KEITH M. LOCKER MURRAY J. MCCABE DOUGLAS M. PASQUALE KEITH P. RUSSELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For 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, 2016.	Mgmt	For
3.	ADVISORY RESOLUTION TO APPROVE THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS, AS SET FORTH IN SUNSTONE'S PROXY STATEMENT FOR THE 2016 ANNUAL MEETING OF STOCKHOLDERS.	Mgmt	For

 TANGER FACTORY OUTLET CENTERS, INC.

 Agen

Security: 875465106
 Meeting Type: Annual
 Meeting Date: 20-May-2016
 Ticker: SKT
 ISIN: US8754651060

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

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

1.1	ELECTION OF DIRECTOR: WILLIAM G. BENTON	Mgmt	For
1.2	ELECTION OF DIRECTOR: JEFFREY B. CITRIN	Mgmt	For
1.3	ELECTION OF DIRECTOR: DAVID B. HENRY	Mgmt	For
1.4	ELECTION OF DIRECTOR: THOMAS J. REDDIN	Mgmt	For
1.5	ELECTION OF DIRECTOR: THOMAS E. ROBINSON	Mgmt	For
1.6	ELECTION OF DIRECTOR: BRIDGET M. RYAN-BERMAN	Mgmt	For
1.7	ELECTION OF DIRECTOR: ALLAN L. SCHUMAN	Mgmt	For
1.8	ELECTION OF DIRECTOR: STEVEN B. TANGER	Mgmt	For
2.	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016.	Mgmt	For
3.	TO APPROVE, ON A NON-BINDING BASIS, NAMED EXECUTIVE OFFICER COMPENSATION.	Mgmt	For

 THE MACERICH COMPANY

 Agen

 Security: 554382101
 Meeting Type: Annual
 Meeting Date: 26-May-2016
 Ticker: MAC
 ISIN: US5543821012

Prop.#	Proposal	Proposal Type	Proposal Vote
1A.	ELECTION OF DIRECTOR: JOHN H. ALSCHULER	Mgmt	For
1B.	ELECTION OF DIRECTOR: ARTHUR M. COPPOLA	Mgmt	For
1C.	ELECTION OF DIRECTOR: EDWARD C. COPPOLA	Mgmt	For
1D.	ELECTION OF DIRECTOR: STEVEN R. HASH	Mgmt	For
1E.	ELECTION OF DIRECTOR: FRED S. HUBBELL	Mgmt	For
1F.	ELECTION OF DIRECTOR: DIANA M. LAING	Mgmt	For
1G.	ELECTION OF DIRECTOR: MASON G. ROSS	Mgmt	For
1H.	ELECTION OF DIRECTOR: STEVEN L. SOBOROFF	Mgmt	For
1I.	ELECTION OF DIRECTOR: ANDREA M. STEPHEN	Mgmt	For
1J.	ELECTION OF DIRECTOR: JOHN M. SULLIVAN	Mgmt	For

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

- | | | | |
|----|---|------|-----|
| 2. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE OUR NAMED EXECUTIVE OFFICER COMPENSATION AS DESCRIBED IN OUR PROXY STATEMENT. | Mgmt | For |
| 4. | APPROVAL OF OUR AMENDED AND RESTATED 2003 EQUITY INCENTIVE PLAN. | Mgmt | For |

 UDR, INC.

 Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 12-May-2016
 Ticker: UDR
 ISIN: US9026531049

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A. | ELECTION OF DIRECTOR: KATHERINE A. CATTANACH | Mgmt | For |
| 1B. | ELECTION OF DIRECTOR: ROBERT P. FREEMAN | Mgmt | For |
| 1C. | ELECTION OF DIRECTOR: JON A. GROVE | Mgmt | For |
| 1D. | ELECTION OF DIRECTOR: MARY ANN KING | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: JAMES D. KLINGBEIL | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: CLINT D. MCDONNOUGH | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: ROBERT A. MCNAMARA | Mgmt | For |
| 1H. | ELECTION OF DIRECTOR: MARK R. PATTERSON | Mgmt | For |
| 1I. | ELECTION OF DIRECTOR: LYNNE B. SAGALYN | Mgmt | For |
| 1J. | ELECTION OF DIRECTOR: THOMAS W. TOOMEY | Mgmt | For |
| 2. | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2016. | Mgmt | For |
| 3. | ADVISORY VOTE TO APPROVE NAMED OFFICER COMPENSATION. | Mgmt | For |

 VENTAS, INC.

 Agen

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

 Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 10-May-2016
 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: JAY M. GELLERT	Mgmt	For
1D.	ELECTION OF DIRECTOR: RICHARD I. GILCHRIST	Mgmt	For
1E.	ELECTION OF DIRECTOR: MATTHEW J. LUSTIG	Mgmt	For
1F.	ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE	Mgmt	For
1G.	ELECTION OF DIRECTOR: ROBERT D. REED	Mgmt	For
1H.	ELECTION OF DIRECTOR: GLENN J. RUFRANO	Mgmt	For
1I.	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 2016.	Mgmt	For
3.	ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.	Mgmt	For

 VORNADO REALTY TRUST

Agen

 Security: 929042109
 Meeting Type: Annual
 Meeting Date: 19-May-2016
 Ticker: VNO
 ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR CANDACE K. BEINECKE ROBERT P. KOGOD RICHARD R. WEST	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

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

- | | | | |
|----|--|------|-----|
| 3. | APPROVAL OF AN AMENDMENT TO THE DECLARATION OF TRUST TO ELIMINATE THE CLASSIFICATION OF THE BOARD OF TRUSTEES. | Mgmt | For |
| 4. | NON-BINDING ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION. | Mgmt | For |

 WEINGARTEN REALTY INVESTORS

 Agen

 Security: 948741103
 Meeting Type: Annual
 Meeting Date: 21-Apr-2016
 Ticker: WRI
 ISIN: US9487411038

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	DIRECTOR ANDREW M. ALEXANDER STANFORD ALEXANDER SHELAGHMICHAEL BROWN JAMES W. CROWNOVER STEPHEN A. LASHER THOMAS L. RYAN DOUGLAS W. SCHNITZER C. PARK SHAPER MARC J. SHAPIRO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	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, 2016.	Mgmt	For
3.	TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.	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, Inc.
 By (Signature) /s/ Tina M. Payne
 Name Tina M. Payne
 Title Secretary
 Date 08/05/2016