

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