

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

COHEN & STEERS REIT & PREFERRED INCOME FUND INC
Form N-PX
August 18, 2010

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: 811-21326

NAME OF REGISTRANT: Cohen & Steers REIT and Preferred
Income Fund, Inc

ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 PARK AVENUE 10TH FLOOR
New York, NY 10017

NAME AND ADDRESS OF AGENT FOR SERVICE: Francis C. Poli
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: 07/01/2009 - 06/30/2010

Cohen & Steers REIT and Preferred Income Fund

AMB PROPERTY CORPORATION

Agen

Security: 00163T109
Meeting Type: Annual
Meeting Date: 06-May-2010
Ticker: AMB
ISIN: US00163T1097

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: T. ROBERT BURKE	Mgmt	For
1B	ELECTION OF DIRECTOR: DAVID A. COLE	Mgmt	For
1C	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1D	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For
1E	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For

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1F	ELECTION OF DIRECTOR: FREDERICK W. REID	Mgmt	For
1G	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1H	ELECTION OF DIRECTOR: THOMAS W. TUSHER	Mgmt	For
1I	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
2	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF AMB PROPERTY CORPORATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 06-May-2010
Ticker: ACC
ISIN: US0248351001

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BAYLESS JR. R.D. BURCK G. STEVEN DAWSON CYDNEY C. DONNELL EDWARD LOWENTHAL JOSEPH M. MACCHIONE WINSTON W. WALKER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF THE AMERICAN CAMPUS COMMUNITIES, INC. 2010 INCENTIVE AWARD PLAN	Mgmt	For
03	RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2010	Mgmt	For

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 26-Apr-2010
Ticker: AIV
ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: JAMES N. BAILEY	Mgmt	For

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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
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
Meeting Type: Annual
Meeting Date: 19-May-2010
Ticker: AVB
ISIN: US0534841012

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

BANK OF AMERICA CORPORATION

Agen

Security: 060505559
Meeting Type: Special
Meeting Date: 23-Feb-2010
Ticker: BMLPRQ
ISIN: US0605055591

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	A PROPOSAL TO ADOPT AN AMENDMENT TO THE BANK OF AMERICA CORPORATION AMENDED AND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 10 BILLION TO 11.3 BILLION.	Mgmt	For
02	A PROPOSAL TO APPROVE THE ADJOURNMENT OF THE SPECIAL MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES, IN THE EVENT THAT THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING TO APPROVE THE PROPOSAL SET FORTH IN ITEM 1.	Mgmt	For

 BANK OF AMERICA CORPORATION

Agen

 Security: 060505559
 Meeting Type: Annual
 Meeting Date: 28-Apr-2010
 Ticker: BMLPRQ
 ISIN: US0605055591

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: SUSAN S. BIES	Mgmt	For
1B	ELECTION OF DIRECTOR: WILLIAM P. BOARDMAN	Mgmt	For
1C	ELECTION OF DIRECTOR: FRANK P. BRAMBLE, SR.	Mgmt	For
1D	ELECTION OF DIRECTOR: VIRGIS W. COLBERT	Mgmt	Against
1E	ELECTION OF DIRECTOR: CHARLES K. GIFFORD	Mgmt	For
1F	ELECTION OF DIRECTOR: CHARLES O. HOLLIDAY, JR.	Mgmt	For
1G	ELECTION OF DIRECTOR: D. PAUL JONES, JR.	Mgmt	For
1H	ELECTION OF DIRECTOR: MONICA C. LOZANO	Mgmt	For
1I	ELECTION OF DIRECTOR: THOMAS J. MAY	Mgmt	For
1J	ELECTION OF DIRECTOR: BRIAN T. MOYNIHAN	Mgmt	For
1K	ELECTION OF DIRECTOR: DONALD E. POWELL	Mgmt	For
1L	ELECTION OF DIRECTOR: CHARLES O. ROSSOTTI	Mgmt	For
1M	ELECTION OF DIRECTOR: ROBERT W. SCULLY	Mgmt	For
02	A PROPOSAL TO RATIFY THE REGISTERED INDEPENDENT PUBLIC ACCOUNTING FIRM FOR 2010	Mgmt	For
03	A PROPOSAL TO ADOPT AN AMENDMENT TO THE BANK	Mgmt	For

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OF AMERICA AMENDED AND RESTATED CERTIFICATE
OF INCORPORATION TO INCREASE THE NUMBER OF
AUTHORIZED SHARES OF COMMON STOCK FROM 11.3
BILLION TO 12.8 BILLION

04	AN ADVISORY (NON-BINDING) VOTE APPROVING EXECUTIVE COMPENSATION	Mgmt	For
05	A PROPOSAL TO APPROVE AN AMENDMENT TO THE 2003 KEY ASSOCIATE STOCK PLAN	Mgmt	For
06	STOCKHOLDER PROPOSAL - DISCLOSURE OF GOVERNMENT EMPLOYMENT	Shr	Against
07	STOCKHOLDER PROPOSAL - NON-DEDUCTIBLE PAY	Shr	For
08	STOCKHOLDER PROPOSAL - SPECIAL STOCKHOLDER MEETINGS	Shr	Against
09	STOCKHOLDER PROPOSAL - ADVISORY VOTE ON EXECUTIVE COMPENSATION	Shr	For
10	STOCKHOLDER PROPOSAL - SUCCESSION PLANNING	Shr	Against
11	STOCKHOLDER PROPOSAL - DERIVATIVES TRADING	Shr	Against
12	STOCKHOLDER PROPOSAL - RECOUP INCENTIVE COMPENSATION	Shr	For

BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107
Meeting Type: Annual
Meeting Date: 26-May-2010
Ticker: BMR
ISIN: US09063H1077

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS PH.D. RICHARD I. GILCHRIST GARY A. KREITZER THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

BOSTON PROPERTIES, INC.

Agen

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 Security: 101121101
 Meeting Type: Annual
 Meeting Date: 18-May-2010
 Ticker: BXP
 ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR MORTIMER B. ZUCKERMAN CAROL B. EINIGER DR. JACOB A. FRENKEL	Mgmt Mgmt Mgmt	For For For
2	TO APPROVE AN AMENDMENT TO OUR AMENDED AND RESTATED CERTIFICATE OF INCORPORATION RELATING TO THE ELECTION OF DIRECTORS.	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, 2010.	Mgmt	For
4	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE MEETING.	Shr	Against
5	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF PROPERLY PRESENTED AT THE ANNUAL MEETING.	Shr	Against

 BR PROPERTIES SA

Security: P59656101
 Meeting Type: AGM
 Meeting Date: 23-Apr-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

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I	Approve the Board of Directors annual report, the financial statements and Independent Auditors report relating to FYE 31 DEC 2009	Mgmt	For
II	Approve the destination of the year end results of 2009 and the distribution of dividends	Mgmt	For
III	Approve to decide on the newspapers in which Company notices will be published	Mgmt	For

 BR PROPERTIES SA

 Agen

Security: P59656101
 Meeting Type: EGM
 Meeting Date: 23-Apr-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 set the global remuneration of the Company Directors	Mgmt	For

 BRE PROPERTIES, INC.

 Agen

Security: 05564E106
 Meeting Type: Annual
 Meeting Date: 18-May-2010
 Ticker: BRE
 ISIN: US05564E1064

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR IRVING F. LYONS, III PAULA F. DOWNEY EDWARD F. LANGE, JR.	Mgmt Mgmt Mgmt	For For For

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	CHRISTOPHER J. MCGURK	Mgmt	For
	MATTHEW T. MEDEIROS	Mgmt	For
	CONSTANCE B. MOORE	Mgmt	For
	JEANNE R. MYERSON	Mgmt	For
	JEFFREY T. PERO	Mgmt	For
	THOMAS E. ROBINSON	Mgmt	For
	DENNIS E. SINGLETON	Mgmt	For
	THOMAS P. SULLIVAN	Mgmt	For
2	TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED 1999 BRE STOCK INCENTIVE PLAN TO INCREASE THE MAXIMUM NUMBER OF SHARES RESERVED FOR ISSUANCE THEREUNDER FROM 4,500,000 SHARES TO 5,250,000 SHARES.	Mgmt	For
3	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY.	Mgmt	For

 BROOKDALE SENIOR LIVING INC.

 Agen

Security: 112463104
 Meeting Type: Annual
 Meeting Date: 15-Jun-2010
 Ticker: BKD
 ISIN: US1124631045

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR JACKIE M. CLEGG TOBIA IPPOLITO JAMES R. SEWARD	Mgmt Mgmt Mgmt	For For For
2	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE 2010 FISCAL YEAR.	Mgmt	For

 BROOKFIELD PROPERTIES CORPORATION

 Agen

Security: 112900105
 Meeting Type: Annual and Special
 Meeting Date: 05-May-2010
 Ticker: BPO
 ISIN: CA1129001055

Prop.#	Proposal	Proposal Type	Proposal Vote
A	THE SPECIAL RESOLUTION TO DECREASE THE NUMBER	Mgmt	For

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OF DIRECTORS FROM 12 TO 10, AS MORE PARTICULARLY DESCRIBED IN THE CORPORATION'S MANAGEMENT PROXY CIRCULAR DATED MARCH 8, 2010;

B	DIRECTOR		
	MR. GORDON E. ARNELL	Mgmt	For
	MR. WILLIAM T. CAHILL	Mgmt	For
	MR. RICHARD B. CLARK	Mgmt	For
	MR. JACK L. COCKWELL	Mgmt	For
	MR. RODERICK D. FRASER	Mgmt	For
	MR. PAUL D. MCFARLANE	Mgmt	For
	MR. ALLAN S. OLSON	Mgmt	For
	MR. ROBERT L. STELZL	Mgmt	For
	MS. DIANA L. TAYLOR	Mgmt	For
	MR. JOHN E. ZUCCOTTI	Mgmt	For
C	THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS AUDITORS AND AUTHORIZING THE DIRECTORS TO FIX THE AUDITORS' REMUNERATION.	Mgmt	For

 CAMDEN PROPERTY TRUST

Agen

 Security: 133131102
 Meeting Type: Annual
 Meeting Date: 03-May-2010
 Ticker: CPT
 ISIN: US1331311027

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	RICHARD J. CAMPO	Mgmt	For
	WILLIAM R. COOPER	Mgmt	For
	SCOTT S. INGRAHAM	Mgmt	For
	LEWIS A. LEVEY	Mgmt	For
	WILLIAM B. MCGUIRE, JR.	Mgmt	For
	WILLIAM F. PAULSEN	Mgmt	For
	D. KEITH ODEN	Mgmt	For
	F. GARDNER PARKER	Mgmt	For
	STEVEN A. WEBSTER	Mgmt	For
	KELVIN R. WESTBROOK	Mgmt	For
02	RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

 COLONIAL PROPERTIES TRUST

Agen

 Security: 195872106
 Meeting Type: Annual
 Meeting Date: 28-Apr-2010
 Ticker: CLP
 ISIN: US1958721060

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Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NEILSEN 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
2	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103
Meeting Type: Annual
Meeting Date: 11-May-2010
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
1K	ELECTION OF DIRECTOR: WILLIAM B. SUMMERS, JR.	Mgmt	For
1L	ELECTION OF DIRECTOR: SCOTT A. WOLSTEIN	Mgmt	For

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02 TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS Mgmt For
 LLP AS OUR INDEPENDENT ACCOUNTANTS FOR OUR
 FISCAL YEAR ENDING DECEMBER 31, 2010.

 DEXUS PROPERTY GROUP

Agen

Security: Q3190P100
 Meeting Type: AGM
 Meeting Date: 26-Oct-2009
 Ticker:
 ISIN: AU000000DXS1

Prop.#	Proposal	Proposal Type	Proposal Vote
	VOTING EXCLUSIONS APPLY TO THIS MEETING FOR PROPOSALS 4 AND VOTES CAST BY ANY INDIVIDUAL OR RELATED PARTY WHO BENEFIT FROM THE PASSING OF THE PROPOSAL/S WILL BE DISREGARDED. HENCE, IF YOU HAVE OBTAINED BENEFIT OR DO EXPECT TO OBTAIN FUTURE BENEFIT YOU SHOULD NOT VOTE [OR VOTE "ABSTAIN"] FOR THE RELEVANT PROPOSAL ITEMS.	Non-Voting	No vote
	To present the Directors' report, financial statements and independent Auditor's report for the FYE 30 JUN 2009	Non-Voting	No vote
1.	Ratify, the continuing appointment of Christopher T. Beare as a Director of Dexus Funds Management Limited	Mgmt	For
2.	Ratify, the initial appointment of John C. Conde AO as a Director of Dexus Funds Management Limited	Mgmt	For
3.	Ratify, the initial appointment of Peter B. St. George as a Director of Dexus Funds Management Limited	Mgmt	For
4.	Ratify, for the purposes of ASX Listing Rule 7.1 and 7.4, the issue of 138,500,000 stapled securities, each comprising a unit in each of Dexus Diversified Trust, Dexus Industrial Trust, Dexus Office Trust and Dexus Operations Trust, [Security] to certain institutional and sophisticated investors at AUD 0.65 per Security issued on 21 APR 2009 as specified	Mgmt	For
5.	Adopt the remuneration report for the FYE 30 JUN 2009	Mgmt	For

 DIGITAL REALTY TRUST, INC.

Agen

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Security: 253868103
 Meeting Type: Annual
 Meeting Date: 27-Apr-2010
 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 ENDED DECEMBER 31, 2010.	Mgmt	For

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109
 Meeting Type: Annual
 Meeting Date: 27-May-2010
 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	PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

DUPONT FABROS TECHNOLOGY, INC.

Agen

Security: 26613Q106
 Meeting Type: Annual

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Meeting Date: 19-May-2010
 Ticker: DFT
 ISIN: US26613Q1067

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARK AMIN	Mgmt	For
	MICHAEL A. COKE	Mgmt	For
	LAMMOT J. DU PONT	Mgmt	For
	THOMAS D. ECKERT	Mgmt	For
	HOSSEIN FATEH	Mgmt	For
	FREDERIC V. MALEK	Mgmt	For
	JOHN H. TOOLE	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010.	Mgmt	For

EASTGROUP PROPERTIES, INC.

Agen

Security: 277276101
 Meeting Type: Annual
 Meeting Date: 26-May-2010
 Ticker: EGP
 ISIN: US2772761019

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR D. PIKE ALOIAN	Mgmt	For
	H.C. BAILEY, JR.	Mgmt	For
	HAYDEN C. EAVES, III	Mgmt	For
	FREDRIC H. GOULD	Mgmt	For
	DAVID H. HOSTER II	Mgmt	For
	MARY E. MCCORMICK	Mgmt	For
	DAVID M. OSNOS	Mgmt	For
	LELAND R. SPEED	Mgmt	For
02	TO CONSIDER AND RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2010 FISCAL YEAR.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 19-May-2010
 Ticker: EDR

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ISIN: US28140H1041

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL 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
2	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
3	TO APPROVE THE EDUCATION REALTY TRUST, INC. EMPLOYEE STOCK PURCHASE PLAN.	Mgmt	For

EQUITY LIFESTYLE PROPERTIES, INC.

Agen

Security: 29472R108
Meeting Type: Annual
Meeting Date: 11-May-2010
Ticker: ELS
ISIN: US29472R1086

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PHILIP CALIAN DAVID CONTIS THOMAS DOBROWSKI THOMAS HENEGHAN SHELI ROSENBERG HOWARD WALKER GARY WATERMAN SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010.	Mgmt	For

EQUITY RESIDENTIAL

Agen

Security: 29476L107

Edgar Filing: COHEN & STEERS REIT & PREFERRED INCOME FUND INC - Form N-PX

Meeting Type: Annual
 Meeting Date: 16-Jun-2010
 Ticker: EQR
 ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD LINDA WALKER BYNOE BOONE A. KNOX 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, 2010.	Mgmt	For
03	SHAREHOLDER PROPOSAL RELATING TO A CHANGE IN THE VOTING STANDARD FOR TRUSTEE ELECTIONS.	Shr	For

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
 Meeting Type: Annual
 Meeting Date: 19-May-2010
 Ticker: EXR
 ISIN: US30225T1025

Prop.#	Proposal	Proposal Type	Proposal Vote
1	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
2	RATIFICATION OF OUR AUDIT COMMITTEE'S SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

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FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747206
 Meeting Type: Annual
 Meeting Date: 04-May-2010
 Ticker: FRT
 ISIN: US3137472060

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR JON E. BORTZ DAVID W. FAEDER KRISTIN GAMBLE	Mgmt Mgmt Mgmt	For For For
2	TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
3	TO APPROVE OUR 2010 PERFORMANCE INCENTIVE PLAN TO PROVIDE FOR THE ISSUANCE OF UP TO 3,250,000 SHARES TO BE ISSUED TO OUR TRUSTEES, EXECUTIVE OFFICERS, EMPLOYEES AND OTHERS FOR A PERIOD OF TEN YEARS.	Mgmt	For
4	TO CONSIDER AND ACT UPON A SHAREHOLDER PROPOSAL REQUESTING THAT OUR BOARD OF TRUSTEES PREPARE BY DECEMBER 2010 A SOCIAL AND ENVIRONMENTAL SUSTAINABILITY REPORT IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE GLOBAL REPORTING INITIATIVE, IF PROPERLY COMING BEFORE THE ANNUAL MEETING OR ANY ADJOURNMENT.	Shr	Against

FOREST CITY ENTERPRISES, INC.

Agen

Security: 345550107
 Meeting Type: Annual
 Meeting Date: 16-Jun-2010
 Ticker: FCEA
 ISIN: US3455501078

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR M.P. ESPOSITO, JR. JOAN K. SHAFRAN LOUIS STOKES STAN ROSS	Mgmt Mgmt Mgmt Mgmt	For Withheld Withheld For
02	THE PROPOSED AMENDMENT OF THE AMENDED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF CLASS A COMMON STOCK.	Mgmt	For

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03	THE PROPOSED AMENDMENT OF THE AMENDED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK.	Mgmt	Against
04	THE PROPOSED AMENDMENT OF THE CODE OF REGULATIONS TO ALLOW THE BOARD OF DIRECTORS TO AMEND THE CODE OF REGULATIONS TO THE EXTENT PERMITTED BY LAW.	Mgmt	For
05	THE PROPOSED AMENDMENT AND RESTATEMENT OF THE 1994 STOCK PLAN.	Mgmt	For
06	THE RATIFICATION OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE FISCAL YEAR ENDING JANUARY 31, 2011.	Mgmt	For

H.J. HEINZ FINANCE COMPANY

Agen

Security: 42307T306
 Meeting Type: Annual
 Meeting Date: 28-Sep-2009
 Ticker: HZHFL
 ISIN: US42307T3068

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR LEONARD A. CULLO, JR. EDWARD J. MCMENAMIN ARTHUR B. WINKLEBLACK	Mgmt Mgmt Mgmt	For For For
02	ELECTION OF INDEPENDENT DIRECTOR: ANDREW L. STIDD	Mgmt	For

HCP, INC.

Agen

Security: 40414L109
 Meeting Type: Annual
 Meeting Date: 22-Apr-2010
 Ticker: HCP
 ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES F. FLAHERTY III CHRISTINE N. GARVEY DAVID B. HENRY LAURALEE E. MARTIN	Mgmt Mgmt Mgmt Mgmt	For For For For

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	MICHAEL D. MCKEE	Mgmt	For
	HAROLD M. MESSMER, JR.	Mgmt	For
	PETER L. RHEIN	Mgmt	For
	KENNETH B. ROATH	Mgmt	For
	RICHARD M. ROSENBERG	Mgmt	For
	JOSEPH P. SULLIVAN	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
03	TO CONSIDER A STOCKHOLDER PROPOSAL REGARDING A MAJORITY VOTE STANDARD FOR DIRECTOR ELECTIONS, IF PROPERLY PRESENTED AT THE MEETING.	Shr	For

HERSHA HOSPITALITY TRUST

Agen

Security: 427825104
Meeting Type: Annual
Meeting Date: 19-May-2010
Ticker: HT
ISIN: US4278251040

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY H. SHAH THOMAS A. CAPELLO THOMAS J. HUTCHISON III DONALD J. LANDRY	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
03	APPROVAL OF AMENDMENTS TO THE 2008 EQUITY INCENTIVE PLAN.	Mgmt	For

HONGKONG LD HLDGS LTD

Agen

Security: G4587L109
Meeting Type: AGM
Meeting Date: 05-May-2010
Ticker:
ISIN: BMG4587L1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1	Receive the financial statements for 2009 and to declare a final dividend	Mgmt	Against

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2	Re-elect Lord Leach of Fairford as a Director	Mgmt	Against
3	Re-elect Dr. Richard Lee as a Director	Mgmt	Against
4	Re-elect Y.K. Pang as a Director	Mgmt	For
5	Re-elect James Watkins as a Director	Mgmt	Against
6	Re-elect John R. Witt as a Director	Mgmt	Against
7	Re-appoint the Auditors and authorize the Directors to fix their remuneration	Mgmt	Against
8	Approve to renew the general mandate to the Directors to issue new shares	Mgmt	Against
9	Approve to renew the general mandate to the Directors to purchase the Company's shares	Mgmt	For

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
 Meeting Type: Annual
 Meeting Date: 15-Apr-2010
 Ticker: HPT
 ISIN: US44106M1027

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO ELECT WILLIAM A. LAMKIN AS THE INDEPENDENT TRUSTEE IN GROUP III.	Mgmt	Against
02	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO CHANGE THE VOTE REQUIRED TO ELECT TRUSTEES IN UNCONTESTED ELECTIONS TO THE AFFIRMATIVE VOTE OF A MAJORITY OF THE VOTES CAST.	Mgmt	Against
03	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO DELETE CERTAIN RESTRICTIONS UPON THE TIMING OF OUR COMMUNICATIONS WITH SHAREHOLDERS.	Mgmt	For
04	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
05	TO CONSIDER AND VOTE UPON A SHAREHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, REGARDING OUR CLASSIFIED BOARD STRUCTURE.	Shr	For
06	TO CONSIDER AND VOTE UPON A SHAREHOLDER PROPOSAL, IF PROPERLY PRESENTED AT THE MEETING, REGARDING SUPERMAJORITY VOTE REQUIREMENTS.	Shr	For

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 HOST HOTELS & RESORTS, INC.

Agen

Security: 44107P104
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 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, JR.	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
1H	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
02	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2010.	Mgmt	For

 ING OFFICE FUND

Agen

Security: Q49560107
 Meeting Type: AGM
 Meeting Date: 30-Nov-2009
 Ticker:
 ISIN: AU000000IOF6

Prop.#	Proposal	Proposal Type	Proposal Vote
	PLEASE NOTE THAT THIS IS AN INFORMATION MEETING. SHOULD YOU WISH TO ATTEND THE MEETING PERSONALLY, YOU MAY APPLY FOR AN ENTRANCE CARD BY CONTACTING YOUR CLIENT REPRESENTATIVE. THANK YOU	Non-Voting	No vote
	Receive a presentation on the results and activities of the Fund for the FYE 30 JUN 2009 and an update of the activities post 30 JUN 2009	Non-Voting	No vote

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KILROY REALTY CORPORATION

Agen

Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: KRC
 ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN B. KILROY, SR. JOHN B. KILROY, JR. EDWARD F. BRENNAN, PH.D. WILLIAM P. DICKEY SCOTT S. INGRAHAM DALE F. KINSELLA	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	AMENDMENT TO KILROY REALTY 2006 INCENTIVE AWARD PLAN	Mgmt	Against

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
 Meeting Type: Annual
 Meeting Date: 05-May-2010
 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 R. SALTZMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	THE APPROVAL OF THE COMPANY'S 2010 EQUITY PARTICIPATION PLAN AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT.	Mgmt	For
03	THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERSMgmt LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010.		For

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LEXINGTON REALTY TRUST

Agen

Security: 529043101
 Meeting Type: Annual
 Meeting Date: 18-May-2010
 Ticker: LXP
 ISIN: US5290431015

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR E. ROBERT ROSKIND T. WILSON EGLIN CLIFFORD BROSER HAROLD FIRST RICHARD FRARY JAMES GROSFELD KEVIN W. LYNCH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
03	TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE 2010 ANNUAL MEETING, INCLUDING ANY ADJOURNMENT OR POSTPONEMENT THEREOF.	Mgmt	Against

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: LRY
 ISIN: US5311721048

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR J. ANTHONY HAYDEN M. LEANNE LACHMAN STEPHEN D. STEINOUR	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF THE PROPOSAL TO ELIMINATE THE CLASSIFICATION OF OUR BOARD OF TRUSTEES.	Mgmt	For
03	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010.	Mgmt	For

LTC PROPERTIES, INC.

Agen

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Security: 502175102
 Meeting Type: Annual
 Meeting Date: 27-May-2010
 Ticker: LTC
 ISIN: US5021751020

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANDRE C. DIMITRIADIS BOYD W. HENDRICKSON EDMUND C. KING DEVRA G. SHAPIRO WENDY L. SIMPSON TIMOTHY J. TRICHE, M.D.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE COMPANY'S INDEPENDENT AUDITORS.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 25-May-2010
 Ticker: CLI
 ISIN: US5544891048

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ALAN S. BERNIKOW KENNETH M. DUBERSTEIN VINCENT TESE ROY J. ZUCKERBERG	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

MFA FINANCIAL, INC.

Agen

Security: 55272X102
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: MFA
 ISIN: US55272X1028

Prop.#	Proposal	Proposal Type	Proposal Vote
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		Type	
1	DIRECTOR STEWART ZIMMERMAN JAMES A. BRODSKY ALAN L. GOSULE	Mgmt Mgmt Mgmt	For For For
2	APPROVAL OF MFA'S 2010 EQUITY COMPENSATION PLAN WHICH AMENDS AND RESTATES MFA'S AMENDED AND RESTATED 2004 EQUITY COMPENSATION PLAN	Mgmt	For
3	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS MFA'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
Meeting Type: Annual
Meeting Date: 04-May-2010
Ticker: NHP
ISIN: US6386201049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID R. BANKS DOUGLAS M. PASQUALE ROBERT D. PAULSON	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
03	APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE NATIONWIDE HEALTH PROPERTIES, INC. 2005 PERFORMANCE INCENTIVE PLAN.	Mgmt	For

POST PROPERTIES, INC.

Agen

Security: 737464107
Meeting Type: Annual
Meeting Date: 19-May-2010
Ticker: PPS
ISIN: US7374641071

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR		

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	ROBERT C. GODDARD, III	Mgmt	For
	DOUGLAS CROCKER II	Mgmt	For
	DAVID P. STOCKERT	Mgmt	For
	HERSCHEL M. BLOOM	Mgmt	For
	WALTER M. DERISO, JR.	Mgmt	For
	RUSSELL R. FRENCH	Mgmt	For
	DALE ANNE REISS	Mgmt	For
	STELLA F. THAYER	Mgmt	For
	RONALD DE WAAL	Mgmt	For
2	TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2010.	Mgmt	For

PROLOGIS

Agen

Security: 743410102
 Meeting Type: Annual
 Meeting Date: 14-May-2010
 Ticker: PLD
 ISIN: US7434101025

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN L. FEINBERG GEORGE L. FOTIADES CHRISTINE N. GARVEY LAWRENCE V. JACKSON DONALD P. JACOBS IRVING F. LYONS III WALTER C. RAKOWICH D. MICHAEL STEUERT J. ANDRE TEIXEIRA ANDREA M. ZULBERTI	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	APPROVE AND ADOPT AN AMENDMENT TO THE PROLOGIS 2006 LONG-TERM INCENTIVE PLAN - INCREASE AUTHORIZED SHARES AND CERTAIN INDIVIDUAL GRANT LIMITS	Mgmt	For
03	APPROVE AND ADOPT AMENDMENTS TO CERTAIN PROLOGIS EQUITY INCENTIVE PLANS - ALLOW FOR A ONE-TIME SHARE OPTION EXCHANGE PROGRAM FOR EMPLOYEES, OTHER THAN NAMED EXECUTIVE OFFICERS AND TRUSTEES	Mgmt	For
04	RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM	Mgmt	For

PS BUSINESS PARKS, INC.

Agen

Security: 69360J107
 Meeting Type: Annual

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Meeting Date: 03-May-2010
 Ticker: PSB
 ISIN: US69360J1079

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RONALD L. HAVNER, JR. JOSEPH D. RUSSELL, JR. R. WESLEY BURNS JENNIFER H. DUNBAR ARTHUR M. FRIEDMAN JAMES H. KROPP HARVEY LENKIN SARA G. LEWIS MICHAEL V. MCGEE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For 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, 2010.	Mgmt	For

PUBLIC STORAGE

Agen

Security: 74460D109
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 Ticker: PSA
 ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR B. WAYNE HUGHES RONALD L. HAVNER, JR. DANN V. ANGELOFF WILLIAM C. BAKER JOHN T. EVANS TAMARA HUGHES GUSTAVSON URI P. HARKHAM B. WAYNE HUGHES, JR. HARVEY LENKIN AVEDICK B. POLADIAN GARY E. PRUITT RONALD P. SPOGLI DANIEL C. STATON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
2	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

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RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202
 Meeting Type: Annual
 Meeting Date: 08-Jun-2010
 Ticker: RPT
 ISIN: US7514522025

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DENNIS GERSHENSON ROBERT A. MEISTER MICHAEL A. WARD	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010.	Mgmt	For
03	APPROVAL OF THE AMENDMENT TO THE DECLARATION OF TRUST TO DECLASSIFY THE BOARD OF TRUSTEES. EACH OF PROPOSAL 3 AND PROPOSAL 4 WILL BE IMPLEMENTED ONLY IF BOTH PROPOSALS ARE APPROVED BY THE APPLICABLE REQUIRED SHAREHOLDER VOTE.	Mgmt	For
04	APPROVAL OF THE AMENDMENT TO THE BYLAWS TO INCREASE THE PERCENTAGE OF VOTES NECESSARY FOR SHAREHOLDERS TO REQUIRE THE TRUST TO CALL A SPECIAL SHAREHOLDER MEETING. EACH OF PROPOSAL 3 AND PROPOSAL 4 WILL BE IMPLEMENTED ONLY IF BOTH PROPOSALS ARE APPROVED BY THE APPLICABLE REQUIRED SHAREHOLDER VOTE.	Mgmt	For

RAYONIER INC.

Agen

Security: 754907103
 Meeting Type: Annual
 Meeting Date: 20-May-2010
 Ticker: RYN
 ISIN: US7549071030

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: C. DAVID BROWN, II	Mgmt	For
1B	ELECTION OF DIRECTOR: JOHN E. BUSH	Mgmt	For
1C	ELECTION OF DIRECTOR: LEE M. THOMAS	Mgmt	For
1D	ELECTION OF DIRECTOR: PAUL G. KIRK, JR.	Mgmt	For

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2	APPROVAL OF AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED COMMON SHARES	Mgmt	For
3	APPROVAL OF CERTAIN AMENDMENTS TO THE RAYONIER INCENTIVE STOCK PLAN	Mgmt	For
4	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY	Mgmt	For

 REGENCY CENTERS CORPORATION

Agen

 Security: 758849103
 Meeting Type: Annual
 Meeting Date: 04-May-2010
 Ticker: REG
 ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE MARY LOU FIALA BRUCE M. JOHNSON DOUGLAS S. LUKE JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
2	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

 S.L. GREEN REALTY CORP.

Agen

 Security: 78440X101
 Meeting Type: Annual
 Meeting Date: 15-Jun-2010
 Ticker: SLG
 ISIN: US78440X1019

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR EDWIN T. BURTON, III	Mgmt	For

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02	TO APPROVE OUR SECOND AMENDED AND RESTATED 2005 STOCK OPTION AND INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

 SEGRO PLC (REIT), SLOUGH

 Agen

Security: G80277141
 Meeting Type: AGM
 Meeting Date: 29-Apr-2010
 Ticker:
 ISIN: GB00B5ZN1N88

Prop.#	Proposal	Proposal Type	Proposal Vote
1	Receive the financial statements for the YE 31 DEC 2009	Mgmt	For
2	Declare a final dividend of 9.4 pence per ordinary share	Mgmt	For
3	Approve the remuneration report for the YE 31 DEC 2009	Mgmt	For
4	Re-elect Ian Coull as a Director	Mgmt	For
5	Re-elect David Sleath as a Director	Mgmt	For
6	Re-elect Thom Wernink as a Director	Mgmt	For
7	Re-appoint Deloitte LLP as the Auditors of the Company	Mgmt	For
8	Authorize the Directors to determine the remuneration of the auditors	Mgmt	For
S.9	Grant authority for the political donations under the Companies Act 2006	Mgmt	For
S.10	Approve to confer on the Directors a general authority to allot ordinary shares	Mgmt	For
S.11	Approve to disapply statutory pre-emption rights relating to ordinary shares allotted under to the authority granted by resolution 10	Mgmt	For
S.12	Approve to confer on the Directors an additional authority to allot ordinary shares in connection with a rights issue	Mgmt	For
S.13	Approve to disapply statutory pre-emption rights relating to ordinary shares allotted under	Mgmt	Against

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to the authority granted in resolution 12

S.14	Authorize the Company to make market purchases of its ordinary shares	Mgmt	For
S.15	Approve to enable a general meeting other than an AGM to be held on not less than 14 clear days' notice	Mgmt	For
S.16	Adopt the new Articles of Association	Mgmt	For
S.17	Authorize the Directors to pay scrip dividends	Mgmt	For

 SENIOR HOUSING PROPERTIES TRUST

Agen

Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 12-May-2010
 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 II: NOMINEE: 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 II: NOMINEE: ADAM D. PORTNOY	Mgmt	Against
03	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

 SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 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

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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	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2010.	Mgmt	For

SOVRAN SELF STORAGE, INC.

----- Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 26-May-2010
Ticker: SSS
ISIN: US84610H1086

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS ANTHONY P. GAMMIE CHARLES E. LANNON JAMES R. BOLDT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2010.	Mgmt	For

SUNSTONE HOTEL INVESTORS, INC.

----- Agen

Security: 867892101
Meeting Type: Annual
Meeting Date: 05-May-2010
Ticker: SHO
ISIN: US8678921011

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT A. ALTER	Mgmt	For

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	ARTHUR L. BUSER, JR.	Mgmt	For
	LEWIS N. WOLFF	Mgmt	For
	Z. JAMIE BEHAR	Mgmt	For
	THOMAS A. LEWIS	Mgmt	For
	KEITH M. LOCKER	Mgmt	For
	KEITH P. RUSSELL	Mgmt	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, 2010.	Mgmt	For
03	APPROVAL OF AMENDMENTS TO THE 2004 LONG-TERM INCENTIVE PLAN (I) TO PROVIDE FOR AN INCREASE IN THE NUMBER OF AUTHORIZED SHARES TO BE ISSUED UNDER THE 2004 LONG-TERM INCENTIVE PLAN BY 2,200,000 SHARES AND (II) TO PROHIBIT REPRICING OF STOCK OPTIONS AND STOCK APPRECIATION RIGHTS WITHOUT THE APPROVAL OF A MAJORITY OF THE COMPANY'S STOCKHOLDERS.	Mgmt	For

 THE MACERICH COMPANY

Agen

 Security: 554382101
 Meeting Type: Annual
 Meeting Date: 27-May-2010
 Ticker: MAC
 ISIN: US5543821012

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: ARTHUR M. COPPOLA	Mgmt	For
1B	ELECTION OF DIRECTOR: EDWARD C. COPPOLA	Mgmt	For
1C	ELECTION OF DIRECTOR: JAMES S. COWNIE	Mgmt	For
1D	ELECTION OF DIRECTOR: FRED S. HUBBELL	Mgmt	For
1E	ELECTION OF DIRECTOR: MASON G. ROSS	Mgmt	For
1F	ELECTION OF DIRECTOR: DR. WILLIAM P. SEXTON	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2010	Mgmt	For

 U-STORE-IT TRUST

Agen

 Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 02-Jun-2010

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Ticker: YSI
 ISIN: US91274F1049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR W.M. DIEFENDERFER III PIERO BUSSANI HAROLD S. HALLER, PH.D. DANIEL B. HURWITZ DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE JOHN F. REMONDI	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For
03	AMENDMENT AND RESTATEMENT OF THE COMPANY'S 2007 EQUITY INCENTIVE PLAN.	Mgmt	For

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 14-May-2010
 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	Withheld For For Withheld Withheld Withheld For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205

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Meeting Type: Annual
 Meeting Date: 09-Mar-2010
 Ticker: UBA
 ISIN: US9172862057

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLING L. BIDDLE E. VIRGIL CONWAY ROBERT J. MUELLER	Mgmt Mgmt Mgmt	Withheld Withheld Withheld
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 DIVIDEND REINVESTMENT AND SHARE PURCHASE PLAN.	Mgmt	For
04	TO AMEND THE COMPANY'S RESTRICTED STOCK AWARD PLAN.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100
 Meeting Type: Annual
 Meeting Date: 30-Apr-2010
 Ticker: VTR
 ISIN: US92276F1003

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II RONALD G. GEARY JAY M. GELLERT ROBERT D. REED SHELI Z. ROSENBERG JAMES D. SHELTON THOMAS C. THEOBALD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2010	Mgmt	For
03	ADOPTION OF A MAJORITY VOTE STANDARD FOR THE ELECTION OF DIRECTORS	Shr	For

VORNADO REALTY TRUST

Agen

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Security: 929042109
 Meeting Type: Annual
 Meeting Date: 13-May-2010
 Ticker: VNO
 ISIN: US9290421091

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CANDACE K. BEINECKE ROBERT P. KOGOD DAVID MANDELBAUM RICHARD R. WEST	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
03	APPROVAL OF THE 2010 OMNIBUS SHARE PLAN.	Mgmt	For
04	SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES.	Shr	For
05	SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.	Shr	Against
06	SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES.	Shr	For

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
 Meeting Type: Annual
 Meeting Date: 06-May-2010
 Ticker: WRI
 ISIN: US9487411038

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STANFORD ALEXANDER ANDREW M. ALEXANDER JAMES W. CROWNOVER ROBERT J. CRUIKSHANK MELVIN A. DOW STEPHEN A. LASHER 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
02	APPROVAL TO AMEND OUR SIXTH AMENDED AND RESTATED DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES OF BENEFICIAL INTEREST FROM 150,000,000 TO 275,000,000.	Mgmt	For

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03	APPROVAL AND ADOPTION OF THE WEINGARTEN REALTY INVESTORS 2010 LONG-TERM INCENTIVE PLAN.	Mgmt	For
04	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2010.	Mgmt	For

 WEYERHAEUSER COMPANY

Agen

Security: 962166104
 Meeting Type: Annual
 Meeting Date: 15-Apr-2010
 Ticker: WY
 ISIN: US9621661043

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: RICHARD H. SINKFIELD	Mgmt	For
1B	ELECTION OF DIRECTOR: D. MICHAEL STEUERT	Mgmt	For
1C	ELECTION OF DIRECTOR: KIM WILLIAMS	Mgmt	For
02	PROPOSAL TO AMEND THE ARTICLES OF INCORPORATION TO DECLASSIFY THE BOARD AND REMOVE SUPERMAJORITY VOTING PROVISIONS	Mgmt	For
03	PROPOSAL TO APPROVE THE ISSUANCE OF COMMON SHARES	Mgmt	For
04	PROPOSAL TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE NUMBER OF AUTHORIZED SHARES	Mgmt	For
05	PROPOSAL TO AMEND THE ARTICLES OF INCORPORATION TO IMPOSE OWNERSHIP AND TRANSFER RESTRICTIONS	Mgmt	For
06	SHAREHOLDER PROPOSAL ON THE RIGHT TO CALL SPECIAL MEETINGS	Shr	Against
07	SHAREHOLDER PROPOSAL ON AN FSC CERTIFICATION REPORT	Shr	Against
08	APPROVAL, ON AN ADVISORY BASIS, OF THE APPOINTMENT OF AUDITORS	Mgmt	For

* Management position unknown

SIGNATURES

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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 REIT and Preferred Income Fund, Inc
By (Signature)	/s/ Adam M. Derechin
Name	Adam M. Derechin
Title	President
Date	08/18/2010