

COHEN & STEERS TOTAL RETURN REALTY FUND INC  
Form N-PX  
August 05, 2013

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: 07/01/2012 - 06/30/2013

Cohen & Steers Total Return Realty Fund

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ACADIA REALTY TRUST

Agen

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Security: 004239109  
Meeting Type: Annual  
Meeting Date: 15-May-2013  
Ticker: AKR  
ISIN: US0042391096  
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| 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 |
| 2.  | 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, 2013.  | Mgmt | For |
| 3.  | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE COMPANY'S 2013 PROXY STATEMENT IN ACCORDANCE WITH COMPENSATION RULES OF THE SECURITIES AND EXCHANGE COMMISSION. | Mgmt | For |

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 AMERICAN ASSETS TRUST INC

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 Agen

Security: 024013104  
 Meeting Type: Annual  
 Meeting Date: 10-Jul-2012  
 Ticker: AAT  
 ISIN: US0240131047  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 1      | DIRECTOR<br>ERNEST S. RADY<br>JOHN W. CHAMBERLAIN<br>LARRY E. FINGER<br>ALAN D. GOLD<br>DUANE A. NELLES<br>THOMAS S. OLINGER<br>ROBERT S. SULLIVAN            | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2      | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2012.   | Mgmt   | For   |
| 3      | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2011, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt   | For   |
| 4      | AN ADVISORY DETERMINATION OF THE FREQUENCY OF FUTURE ADVISORY VOTES ON THE COMPANY'S EXECUTIVE COMPENSATION.  | Mgmt   | 1 Year  |

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 AMERICAN ASSETS TRUST INC

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 Agen

Security: 024013104  
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Meeting Type: Annual  
 Meeting Date: 13-Jun-2013  
 Ticker: AAT  
 ISIN: US0240131047

| Prop.# | Proposal  | Proposal Type                                | Proposal Vote                          |
|--------|---|--|--|
| 1      | DIRECTOR<br>ERNEST S. RADY<br>JOHN W. CHAMBERLAIN<br>LARRY E. FINGER<br>DUANE A. NELLES<br>THOMAS S. OLINGER<br>ROBERT S. SULLIVAN                            | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |
| 2      | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.   | Mgmt   | For                                    |
| 3      | AN ADVISORY RESOLUTION ON THE COMPANY'S EXECUTIVE COMPENSATION FOR THE FISCAL YEAR ENDED DECEMBER 31, 2012, AS DESCRIBED IN THE ACCOMPANYING PROXY STATEMENT. | Mgmt   | For                                    |

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100  
 Meeting Type: Annual  
 Meeting Date: 02-May-2013  
 Ticker: ACC  
 ISIN: US0248351001

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 1.     | DIRECTOR<br>WILLIAM C. BAYLESS JR.<br>R.D. BURCK<br>G. STEVEN DAWSON<br>CYDNEY C. DONNELL<br>EDWARD LOWENTHAL<br>OLIVER LUCK<br>WINSTON W. WALKER | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2013  | Mgmt   | For   |
| 3.     | TO PROVIDE A NON-BINDING ADVISORY VOTE APPROVING THE COMPANY'S EXECUTIVE COMPENSATION PROGRAM   | Mgmt   | For   |

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APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101  
 Meeting Type: Annual  
 Meeting Date: 30-Apr-2013  
 Ticker: AIV  
 ISIN: US03748R1014

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.1    | ELECTION OF DIRECTOR: JAMES N. BAILEY   | Mgmt          | For           |
| 1.2    | ELECTION OF DIRECTOR: TERRY CONSIDINE   | Mgmt          | For           |
| 1.3    | ELECTION OF DIRECTOR: THOMAS L. KELTNER   | Mgmt          | For           |
| 1.4    | ELECTION OF DIRECTOR: J. LANDIS MARTIN  | Mgmt          | For           |
| 1.5    | ELECTION OF DIRECTOR: ROBERT A. MILLER  | Mgmt          | For           |
| 1.6    | ELECTION OF DIRECTOR: KATHLEEN M. NELSON  | Mgmt          | For           |
| 1.7    | ELECTION OF DIRECTOR: MICHAEL A. STEIN  | Mgmt          | For           |
| 2.     | 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, 2013. | Mgmt          | For           |
| 3.     | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt          | For           |

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101  
 Meeting Type: Annual  
 Meeting Date: 22-May-2013  
 Ticker: AVB  
 ISIN: US0534841012

| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 1.     | DIRECTOR<br>GLYN F. AEPPEL<br>ALAN B. BUCKELEW<br>BRUCE A. CHOATE<br>JOHN J. HEALY, JR.<br>TIMOTHY J. NAUGHTON<br>LANCE R. PRIMIS<br>PETER S. RUMMELL<br>H. JAY SARLES<br>W. EDWARD WALTER | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | TO RATIFY THE SELECTION OF ERNST & YOUNG   | Mgmt   | For   |

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LLP AS THE COMPANY'S INDEPENDENT AUDITORS  
FOR THE YEAR ENDING DECEMBER 31, 2013.

- |    |  |      |     |
|----|--|------|-----|
| 3. | TO ADOPT A RESOLUTION APPROVING, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION PAID TO THE COMPANY'S NAMED EXECUTIVE OFFICERS, AS DISCLOSED PURSUANT TO ITEM 402 OF REGULATION S-K, INCLUDING THE COMPENSATION DISCUSSION AND ANALYSIS, COMPENSATION TABLES AND NARRATIVE DISCUSSION SET FORTH IN THE PROXY STATEMENT. | Mgmt | For |
| 4. | TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED ARTICLES OF AMENDMENT, AS AMENDED, TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF THE COMPANY'S COMMON STOCK, PAR VALUE \$.01 PER SHARE, BY 140 MILLION SHARES.  | Mgmt | For |

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BOSTON PROPERTIES, INC.

Agen

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Security: 101121101  
Meeting Type: Annual  
Meeting Date: 21-May-2013  
Ticker: BXP  
ISIN: US1011211018  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: ZOE BAIRD BUDINGER   | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: CAROL B. EINIGER   | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: JACOB A. FRENKEL   | Mgmt          | For           |
| 1D.    | ELECTION OF DIRECTOR: JOEL I. KLEIN  | Mgmt          | For           |
| 1E.    | ELECTION OF DIRECTOR: DOUGLAS T. LINDE   | Mgmt          | For           |
| 1F.    | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG  | Mgmt          | For           |
| 1G.    | ELECTION OF DIRECTOR: ALAN J. PATRICOF   | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: OWEN D. THOMAS   | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: MARTIN TURCHIN   | Mgmt          | For           |
| 1J.    | ELECTION OF DIRECTOR: DAVID A. TWARDOCK  | Mgmt          | For           |
| 1K.    | ELECTION OF DIRECTOR: MORTIMER B. ZUCKERMAN  | Mgmt          | For           |
| 2.     | TO APPROVE, BY NON-BINDING RESOLUTION, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION. | Mgmt          | Against       |

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|    |  |      |     |
|----|--|------|-----|
| 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, 2013. | Mgmt | For |
|----|--|------|-----|

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BRANDYWINE REALTY TRUST Agen

Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 30-May-2013  
 Ticker: BDN  
 ISIN: US1053682035

| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 1.     | DIRECTOR<br>WALTER D'ALESSIO<br>ANTHONY A. NICHOLS, SR.<br>GERARD H. SWEENEY<br>WYCHE FOWLER<br>MICHAEL J. JOYCE<br>CHARLES P. PIZZI<br>JAMES C. DIGGS       | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR CALENDAR YEAR 2013. | Mgmt   | For   |
| 3.     | PROVIDE AN ADVISORY, NON-BINDING VOTE ON OUR EXECUTIVE COMPENSATION.   | Mgmt   | For   |

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CEDAR REALTY TRUST INC. Agen

Security: 150602209  
 Meeting Type: Annual  
 Meeting Date: 03-May-2013  
 Ticker: CDR  
 ISIN: US1506022094

| Prop.# | Proposal                                 | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: JAMES J. BURNS     | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: PAMELA N. HOOTKIN  | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: PAUL G. KIRK, JR.  | Mgmt          | For           |
| 1D.    | ELECTION OF DIRECTOR: EVERETT B. MILLER, | Mgmt          | For           |

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|-----|--|------|-----|
| 1E. | ELECTION OF DIRECTOR: BRUCE J. SCHANZER  | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: ROGER M. WIDMANN   | Mgmt | For |
| 2.  | THE APPROVAL (NON-BINDING) OF THE<br>COMPENSATION OF THE COMPANY'S NAMED<br>EXECUTIVE OFFICERS.  | Mgmt | For |
| 3.  | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG<br>LLP AS INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING<br>DECEMBER 31, 2013. | Mgmt | For |

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CHESAPEAKE LODGING TRUST

Agen

Security: 165240102  
Meeting Type: Annual  
Meeting Date: 21-May-2013  
Ticker: CHSP  
ISIN: US1652401027

- | Prop.# | Proposal  | Proposal<br>Type                                     | Proposal Vote                                 |
|--------|---|--|---|
| 1.     | DIRECTOR<br>JAMES L. FRANCIS<br>DOUGLAS W. VICARI<br>THOMAS A. NATELLI<br>THOMAS D. ECKERT<br>JOHN W. HILL<br>GEORGE F. MCKENZIE<br>JEFFREY D. NUECHTERLEIN                 | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | CONSIDER AND VOTE UPON A PROPOSAL TO RATIFY<br>THE APPOINTMENT OF ERNST & YOUNG LLP AS THE<br>TRUST'S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR 2013.            | Mgmt   | For   |
| 3.     | CONSIDER AND VOTE UPON A NON-BINDING<br>ADVISORY PROPOSAL TO APPROVE THE TRUST'S<br>EXECUTIVE COMPENSATION PROGRAMS AS<br>DESCRIBED IN THE TRUST'S 2013 PROXY<br>STATEMENT. | Mgmt   | For   |

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COLONIAL PROPERTIES TRUST

Agen

Security: 195872106  
Meeting Type: Annual  
Meeting Date: 24-Apr-2013  
Ticker: CLP  
ISIN: US1958721060

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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1      | DIRECTOR<br>CARL F. BAILEY<br>EDWIN M. CRAWFORD<br>M. MILLER GORRIE<br>WILLIAM M. JOHNSON<br>JAMES K. LOWDER<br>THOMAS H. LOWDER<br>HERBERT A. MEISLER<br>CLAUDE B. NIELSEN<br>HAROLD W. RIPPS<br>JOHN W. SPIEGEL | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>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, 2013.  | Mgmt   | For  |
| 3      | AN ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.   | Mgmt   | For  |

COLONY FINANCIAL INC

Agen

Security: 19624R106  
Meeting Type: Annual  
Meeting Date: 06-May-2013  
Ticker: CLNY  
ISIN: US19624R1068

| Prop.# | Proposal   | Proposal Type                        | Proposal Vote                   |
|--------|--|--------------------------------------|---------------------------------|
| 1.     | DIRECTOR<br>THOMAS J. BARRACK, JR.<br>RICHARD B. SALTZMAN<br>GEORGE G.C. PARKER<br>JOHN A. SOMERS<br>JOHN L. STEFFENS                        | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For |
| 2.     | APPROVAL OF AN ADVISORY PROPOSAL REGARDING THE COMPENSATION PAID TO COLONY FINANCIAL'S NAMED EXECUTIVE OFFICERS (THE "SAY ON PAY" PROPOSAL). | Mgmt                                 | For                             |
| 3.     | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT PUBLIC AUDITOR FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.             | Mgmt                                 | For                             |

CORPORATE OFFICE PROPERTIES TRUST

Agen



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Security: 22002T108  
 Meeting Type: Annual  
 Meeting Date: 09-May-2013  
 Ticker: OFC  
 ISIN: US22002T1088

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | ELECTION OF TRUSTEE: JAY H. SHIDLER   | Mgmt          | For           |
| 1B.    | ELECTION OF TRUSTEE: CLAY W. HAMLIN, III  | Mgmt          | For           |
| 1C.    | ELECTION OF TRUSTEE: THOMAS F. BRADY  | Mgmt          | For           |
| 1D.    | ELECTION OF TRUSTEE: ROBERT L. DENTON   | Mgmt          | For           |
| 1E.    | ELECTION OF TRUSTEE: ELIZABETH A. HIGHT   | Mgmt          | For           |
| 1F.    | ELECTION OF TRUSTEE: DAVID M. JACOBSTEIN  | Mgmt          | For           |
| 1G.    | ELECTION OF TRUSTEE: STEVEN D. KESLER   | Mgmt          | For           |
| 1H.    | ELECTION OF TRUSTEE: RICHARD SZAFRANSKI   | Mgmt          | For           |
| 1I.    | ELECTION OF TRUSTEE: ROGER A. WAESCHE, JR.  | Mgmt          | For           |
| 1J.    | ELECTION OF TRUSTEE: KENNETH D. WETHE   | Mgmt          | For           |
| 2.     | RATIFICATION OF THE APPOINTMENT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt          | For           |
| 3.     | APPROVAL, ON AN ADVISORY BASIS, OF NAMED EXECUTIVE OFFICER COMPENSATION.          | Mgmt          | For           |

CUBESMART

Agen

Security: 229663109  
 Meeting Type: Annual  
 Meeting Date: 29-May-2013  
 Ticker: CUBE  
 ISIN: US2296631094

| Prop.# | Proposal                | Proposal Type | Proposal Vote |
|--------|-------------------------|---------------|---------------|
| 1      | DIRECTOR                |               |               |
|        | WILLIAM M. DIEFENDERFER | Mgmt          | For           |
|        | PIERO BUSSANI           | Mgmt          | For           |
|        | DEAN JERNIGAN           | Mgmt          | For           |
|        | MARIANNE M. KELER       | Mgmt          | For           |
|        | DEBORAH R. SALZBERG     | Mgmt          | For           |
|        | JOHN F. REMONDI         | Mgmt          | For           |
|        | JEFFREY F. ROGATZ       | Mgmt          | For           |

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|   |   |      |     |
|---|---|------|-----|
|   | JOHN W. FAIN  | Mgmt | For |
| 2 | RATIFY THE APPOINTMENT OF KPMG LLP AS AN INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2013. | Mgmt | For |
| 3 | TO APPROVE, BY NON-BINDING VOTE, EXECUTIVE COMPENSATION.  | Mgmt | For |

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DCT INDUSTRIAL TRUST INC.

Agen

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Security: 233153105  
Meeting Type: Annual  
Meeting Date: 01-May-2013  
Ticker: DCT  
ISIN: US2331531051  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: THOMAS G. WATTLES   | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: PHILIP L. HAWKINS   | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: MARILYN A. ALEXANDER  | Mgmt          | For           |
| 1D.    | ELECTION OF DIRECTOR: THOMAS F. AUGUST  | Mgmt          | For           |
| 1E.    | ELECTION OF DIRECTOR: JOHN S. GATES, JR.  | Mgmt          | For           |
| 1F.    | ELECTION OF DIRECTOR: RAYMOND B. GREER  | Mgmt          | For           |
| 1G.    | ELECTION OF DIRECTOR: TRIPP H. HARDIN   | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: JOHN C. O'KEEFFE  | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: BRUCE L. WARWICK  | Mgmt          | For           |
| 2.     | TO APPROVE, BY NON-BINDING VOTE, THE COMPANY'S NAMED EXECUTIVE OFFICER COMPENSATION.  | Mgmt          | For           |
| 3.     | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt          | For           |

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DDR CORP.

Agen

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Security: 23317H102  
Meeting Type: Annual  
Meeting Date: 14-May-2013  
Ticker: DDR  
ISIN: US23317H1023  
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| 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: REBECCA L. MACCARDINI   | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: VICTOR B. MACFARLANE  | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: CRAIG MACNAB  | Mgmt          | For           |
| 1J.    | ELECTION OF DIRECTOR: SCOTT D. ROULSTON   | Mgmt          | For           |
| 1K.    | ELECTION OF DIRECTOR: BARRY A. SHOLEM   | Mgmt          | For           |
| 2.     | APPROVAL OF AN AMENDMENT TO THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES FROM 500,000,000 TO 600,000,000, WHICH RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF AUTHORIZED SHARES OF THE COMPANY FROM 511,000,000 TO 611,000,000. | Mgmt          | For           |
| 3.     | APPROVAL OF AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED CODE OF REGULATIONS TO PERMIT THE BOARD OF DIRECTORS TO AMEND THE CODE OF REGULATIONS IN ACCORDANCE WITH OHIO LAW.   | Mgmt          | For           |
| 4.     | RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2013.  | Mgmt          | For           |
| 5.     | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.  | Mgmt          | For           |

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868103  
 Meeting Type: Annual  
 Meeting Date: 01-May-2013  
 Ticker: DLR  
 ISIN: US2538681030

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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: DENNIS E. SINGLETON   | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: MICHAEL F. FOUST  | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: LAURENCE A. CHAPMAN   | Mgmt          | For           |
| 1D.    | ELECTION OF DIRECTOR: KATHLEEN EARLEY   | Mgmt          | For           |
| 1E.    | ELECTION OF DIRECTOR: RUANN F. ERNST, PH.D.   | Mgmt          | For           |
| 1F.    | ELECTION OF DIRECTOR: KEVIN J. KENNEDY  | Mgmt          | For           |
| 1G.    | ELECTION OF DIRECTOR: WILLIAM G. LAPERCH  | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: ROBERT H. ZERBST  | Mgmt          | For           |
| 2.     | RATIFYING THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt          | For           |
| 3.     | THE APPROVAL, ON A NON-BINDING, ADVISORY BASIS, OF THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.                            | Mgmt          | For           |

DOUGLAS EMMETT, INC.

Agen

Security: 25960P109  
Meeting Type: Annual  
Meeting Date: 04-Jun-2013  
Ticker: DEI  
ISIN: US25960P1093

| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1.     | DIRECTOR<br>DAN A. EMMETT<br>JORDAN L. KAPLAN<br>KENNETH M. PANZER<br>CHRISTOPHER H. ANDERSON<br>LESLIE E. BIDER<br>DR. DAVID T. FEINBERG<br>THOMAS E. O'HERN<br>WILLIAM E. SIMON, JR. | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | TO APPROVE, IN A NON-BINDING ADVISORY VOTE, OUR EXECUTIVE COMPENSATION.  | Mgmt   | For  |
| 3.     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013.  | Mgmt   | For  |

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 DUKE REALTY CORPORATION

Agen

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 Security: 264411505  
 Meeting Type: Annual  
 Meeting Date: 24-Apr-2013  
 Ticker: DRE  
 ISIN: US2644115055  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: THOMAS J. BALTIMORE, JR.  | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: WILLIAM CAVANAUGH III   | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: ALAN H. COHEN   | Mgmt          | For           |
| 1D.    | ELECTION OF DIRECTOR: NGAIRE E. CUNEO   | Mgmt          | For           |
| 1E.    | ELECTION OF DIRECTOR: CHARLES R. EITEL  | Mgmt          | For           |
| 1F.    | ELECTION OF DIRECTOR: MARTIN C. JISCHKE, PHD.   | Mgmt          | For           |
| 1G.    | ELECTION OF DIRECTOR: DENNIS D. OKLAK   | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: MELANIE R. SABELHAUS  | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: PETER M. SCOTT, III   | Mgmt          | For           |
| 1J.    | ELECTION OF DIRECTOR: JACK R. SHAW  | Mgmt          | For           |
| 1K.    | ELECTION OF DIRECTOR: LYNN C. THURBER   | Mgmt          | For           |
| 1L.    | ELECTION OF DIRECTOR: ROBERT J. WOODWARD JR.  | Mgmt          | For           |
| 2.     | RESOLVED, THAT SHAREHOLDERS APPROVE THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS.                   | Mgmt          | For           |
| 3.     | TO RATIFY THE REAPPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR 2013. | Mgmt          | For           |

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 DUPONT FABROS TECHNOLOGY, INC.

Agen

-----  
 Security: 26613Q106  
 Meeting Type: Annual  
 Meeting Date: 30-May-2013  
 Ticker: DFT  
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ISIN: US26613Q1067

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1      | DIRECTOR<br>MICHAEL A. COKE<br>LAMMOT J. DU PONT<br>THOMAS D. ECKERT<br>HOSSEIN FATEH<br>JONATHAN G. HEILIGER<br>FREDERIC V. MALEK<br>JOHN T. ROBERTS, JR.<br>JOHN H. TOOLE | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | ADVISORY VOTE ON EXECUTIVE<br>COMPENSATION (SAY-ON-PAY VOTE) .  | Mgmt   | For  |
| 3.     | RATIFICATION OF THE APPOINTMENT OF ERNST &<br>YOUNG LLP AS OUR INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR 2013.   | Mgmt   | For  |

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104  
Meeting Type: Annual  
Meeting Date: 08-May-2013  
Ticker: EDR  
ISIN: US28140H1041

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 1.     | DIRECTOR<br>PAUL O. BOWER<br>MONTE J. BARROW<br>WILLIAM J. CAHILL, III<br>RANDALL L. CHURCHEY<br>JOHN L. FORD<br>HOWARD A. SILVER<br>WENDELL W. WEAKLEY       | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | TO RATIFY THE APPOINTMENT OF DELOITTE &<br>TOUCHE LLP AS OUR INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR<br>ENDING DECEMBER 31, 2013 | Mgmt   | For   |
| 3.     | TO APPROVE, IN AN ADVISORY (NON-BINDING)<br>VOTE, THE COMPENSATION OF OUR NAMED<br>EXECUTIVE OFFICERS   | Mgmt   | For   |

EMERITUS CORPORATION

Agen

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

Security: 291005106  
 Meeting Type: Annual  
 Meeting Date: 29-May-2013  
 Ticker: ESC  
 ISIN: US2910051067

| Prop.# | Proposal   | Proposal Type        | Proposal Vote     |
|--------|--|----------------------|-------------------|
| 1.     | DIRECTOR<br>STANLEY L. BATY<br>GRANGER COBB<br>RICHARD W. MACEDONIA  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 2.     | TO APPROVE AN AMENDMENT OF OUR 2006 EQUITY INCENTIVE PLAN, INCLUDING AN INCREASE IN THE NUMBER OF SHARES AVAILABLE FOR AWARDS UNDER THE PLAN AND AN EXTENSION OF THE PLAN'S TERM, AND TO RE-APPROVE THE MATERIAL TERMS OF THE PERFORMANCE GOALS IN THE PLAN FOR PURPOSES OF SECTION 162(M) OF THE INTERNAL REVENUE CODE. | Mgmt                 | For               |
| 3.     | TO RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013.   | Mgmt                 | For               |

EQUITY RESIDENTIAL

Agen

Security: 29476L107  
 Meeting Type: Annual  
 Meeting Date: 13-Jun-2013  
 Ticker: EQR  
 ISIN: US29476L1070

| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 1.     | DIRECTOR<br>JOHN W. ALEXANDER<br>CHARLES L. ATWOOD<br>LINDA WALKER BYNOE<br>MARY KAY HABEN<br>BRADLEY A. KEYWELL<br>JOHN E. NEAL<br>DAVID J. NEITHERCUT<br>MARK S. SHAPIRO<br>GERALD A. SPECTOR<br>B. JOSEPH WHITE<br>SAMUEL ZELL | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2013.  | Mgmt   | For   |

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- |    |  |      |         |
|----|--|------|---------|
| 3. | APPROVAL OF EXECUTIVE COMPENSATION.                        | Mgmt | For     |
| 4. | SHAREHOLDER PROPOSAL RELATING TO SUSTAINABILITY REPORTING. | Shr  | Against |

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 ESSEX PROPERTY TRUST, INC.

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 Agen

Security: 297178105  
 Meeting Type: Annual  
 Meeting Date: 14-May-2013  
 Ticker: ESS  
 ISIN: US2971781057  
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| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 1.     | DIRECTOR<br>KEITH R. GUERICKE<br>ISSIE N. RABINOVITCH<br>THOMAS E. RANDLETT   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 2.     | AMENDMENT OF OUR CHARTER TO ELIMINATE CLASSIFICATION OF THE BOARD OF DIRECTORS AND ELECT DIRECTORS ANNUALLY.  | Mgmt                 | For               |
| 3.     | APPROVAL OF THE 2013 STOCK AWARD AND INCENTIVE COMPENSATION PLAN.   | Mgmt                 | For               |
| 4.     | APPROVAL OF THE 2013 EMPLOYEE STOCK PURCHASE PLAN.  | Mgmt                 | For               |
| 5.     | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt                 | For               |
| 6.     | ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION.  | Mgmt                 | For               |

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 FIRST INDUSTRIAL REALTY TRUST, INC.

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 Agen

Security: 32054K103  
 Meeting Type: Annual  
 Meeting Date: 09-May-2013  
 Ticker: FR  
 ISIN: US32054K1034  
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| Prop.# | Proposal                                | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | AMENDMENTS TO THE COMPANY'S CHARTER: TO | Mgmt          | For           |



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DECLASSIFY THE COMPANY'S BOARD OF DIRECTORS.

|     |  |      |     |
|-----|--|------|-----|
| 1B. | AMENDMENTS TO THE COMPANY'S CHARTER: TO PROVIDE THAT DIRECTORS MAY BE REMOVED BY THE STOCKHOLDERS OF THE COMPANY ONLY FOR CAUSE.   | Mgmt | For |
| 1C. | AMENDMENTS TO THE COMPANY'S CHARTER: TO MODIFY ARTICLE IX OF THE CHARTER.  | Mgmt | For |
| 1D. | AMENDMENTS TO THE COMPANY'S CHARTER: TO DELETE THE CURRENT DEFINITION OF "INDEPENDENT DIRECTOR".   | Mgmt | For |
| 1E. | AMENDMENTS TO THE COMPANY'S CHARTER: TO REMOVE AN EXISTING EXCEPTION FROM THE COMPANY'S ELECTION TO BE GOVERNED BY THE PROVISIONS OF THE MARYLAND BUSINESS COMBINATION ACT.      | Mgmt | For |
| 2A. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: MATTHEW S. DOMINSKI (IF EACH OF PROPOSALS 1A-1E ARE APPROVED).   | Mgmt | For |
| 2B. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: BRUCE W. DUNCAN (IF EACH OF PROPOSALS 1A-1E ARE APPROVED).   | Mgmt | For |
| 2C. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: H. PATRICK HACKETT, JR. (IF EACH OF PROPOSALS 1A-1E ARE APPROVED).   | Mgmt | For |
| 2D. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: JOHN RAU (IF EACH OF PROPOSALS 1A-1E ARE APPROVED).  | Mgmt | For |
| 2E. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: L. PETER SHARPE (IF EACH OF PROPOSALS 1A-1E ARE APPROVED).   | Mgmt | For |
| 2F. | ELECTION OF DIRECTOR TO SERVE UNTIL 2014: W. ED TYLER (IF EACH OF PROPOSALS 1A-1E ARE APPROVED).   | Mgmt | For |
| 3A. | ELECTION OF CLASS I DIRECTOR TO SERVE UNTIL 2016: H. PATRICK HACKETT, JR. (IF ANY OF PROPOSALS 1A-1E ARE NOT APPROVED).  | Mgmt | For |
| 3B. | ELECTION OF CLASS I DIRECTOR TO SERVE UNTIL 2016: L. PETER SHARPE (IF ANY OF PROPOSALS 1A-1E ARE NOT APPROVED).  | Mgmt | For |
| 3C. | ELECTION OF CLASS II DIRECTOR TO SERVE UNTIL 2014: MATTHEW S. DOMINSKI (IF ANY OF PROPOSALS 1A-1E ARE NOT APPROVED).   | Mgmt | For |
| 4.  | TO APPROVE, ON AN ADVISORY (I.E. NON-BINDING) BASIS, THE COMPENSATION OF THE COMPANY'S NAMED EXECUTIVE OFFICERS AS DISCLOSED IN THE PROXY STATEMENT FOR THE 2013 ANNUAL MEETING. | Mgmt | For |

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|    |  |      |     |
|----|--|------|-----|
| 5. | RATIFICATION OF THE APPOINTMENT OF<br>PRICewaterhouseCOOPERS LLP AS THE COMPANY'S<br>INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM. | Mgmt | For |
|----|--|------|-----|

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FOREST CITY ENTERPRISES, INC.

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Agen

Security: 345550107  
Meeting Type: Annual  
Meeting Date: 13-Jun-2013  
Ticker: FCEA  
ISIN: US3455501078  
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| Prop.# | Proposal   | Proposal<br>Type             | Proposal Vote            |
|--------|--|------------------------------|--------------------------|
| 1.     | DIRECTOR<br>ARTHUR F. ANTON<br>SCOTT S. COWEN<br>MICHAEL P. ESPOSITO, JR<br>STAN ROSS  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 2.     | THE APPROVAL (ON AN ADVISORY, NON-BINDING<br>BASIS) OF THE COMPENSATION OF THE COMPANY'S<br>NAMED EXECUTIVE OFFICERS.  | Mgmt                         | For                      |
| 3.     | THE APPROVAL OF THE AMENDMENT AND<br>RESTATEMENT OF THE EXECUTIVE SHORT-TERM<br>INCENTIVE PLAN.  | Mgmt                         | For                      |
| 4.     | THE APPROVAL OF THE AMENDMENT AND<br>RESTATEMENT OF THE EXECUTIVE LONG-TERM<br>INCENTIVE PLAN.   | Mgmt                         | For                      |
| 5.     | THE APPROVAL OF THE AMENDMENT AND<br>RESTATEMENT OF THE 1994 STOCK PLAN.   | Mgmt                         | For                      |
| 6.     | THE RATIFICATION OF PRICewaterhouseCOOPERS<br>LLP AS INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE COMPANY FOR THE<br>FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt                         | For                      |

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GENERAL GROWTH PROPERTIES, INC

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Agen

Security: 370023103  
Meeting Type: Annual  
Meeting Date: 10-May-2013  
Ticker: GGP  
ISIN: US3700231034  
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| Prop.# | Proposal | Proposal | Proposal Vote |
|--------|----------|----------|---------------|
|--------|----------|----------|---------------|

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|  | Type |     |
|--|------|-----|
| 1. DIRECTOR  |      |     |
| RICHARD B. CLARK   | Mgmt | For |
| MARY LOU FIALA   | Mgmt | For |
| J. BRUCE FLATT   | Mgmt | For |
| JOHN K. HALEY  | Mgmt | For |
| CYRUS MADON  | Mgmt | For |
| SANDEEP MATHRANI   | Mgmt | For |
| DAVID J. NEITHERCUT  | Mgmt | For |
| MARK R. PATTERSON  | Mgmt | For |
| JOHN G. SCHREIBER  | Mgmt | For |
| 2. RATIFICATION OF THE SELECTION OF<br>INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM.           | Mgmt | For |
| 3. APPROVAL, ON AN ADVISORY BASIS, OF THE<br>COMPENSATION PAID TO THE NAMED EXECUTIVE<br>OFFICERS. | Mgmt | For |

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GLIMCHER REALTY TRUST

Agen

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Security: 379302102  
Meeting Type: Annual  
Meeting Date: 09-May-2013  
Ticker: GRT  
ISIN: US3793021029  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.     | DIRECTOR  |               |               |
|        | TIMOTHY J. O'BRIEN  | Mgmt          | For           |
|        | NILES C. OVERLY   | Mgmt          | For           |
|        | WILLIAM S. WILLIAMS   | Mgmt          | For           |
| 2.     | TO RATIFY THE APPOINTMENT OF BDO USA, LLP<br>AS GLIMCHER REALTY TRUST'S INDEPENDENT<br>REGISTERED PUBLIC ACCOUNTING FIRM FOR THE<br>FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt          | For           |
| 3.     | TO APPROVE A NON-BINDING AND ADVISORY<br>RESOLUTION REGARDING GLIMCHER REALTY<br>TRUST'S EXECUTIVE COMPENSATION.  | Mgmt          | For           |

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GRAMERCY PROPERTY TRUST INC

Agen

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Security: 38489R100  
Meeting Type: Annual  
Meeting Date: 25-Jun-2013  
Ticker: GPT  
ISIN: US38489R1005  
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| Prop.# | Proposal  | Proposal Type                                | Proposal Vote                          |
|--------|---|--|--|
| 1.     | DIRECTOR<br>ALLAN J. BAUM<br>GORDON F. DUGAN<br>MARC HOLLIDAY<br>GREGORY F. HUGHES<br>JEFFREY E. KELTER<br>CHARLES S. LAVEN                     | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |
| 2.     | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt   | For                                    |
| 3.     | TO APPROVE, ON AN ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.   | Mgmt   | For                                    |

GRAMERCY PROPERTY TRUST INC

Agen

Security: 38489R209  
Meeting Type: Special  
Meeting Date: 25-Jun-2013  
Ticker: GTPRA  
ISIN: US38489R2094

| Prop.# | Proposal                       | Proposal Type | Proposal Vote |
|--------|--------------------------------|---------------|---------------|
| 1.     | DIRECTOR<br>WILLIAM H. LENEHAN | Mgmt          | For           |

HCP, INC.

Agen

Security: 40414L109  
Meeting Type: Annual  
Meeting Date: 25-Apr-2013  
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           |

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|     |   |      |     |
|-----|---|------|-----|
| 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: JOSEPH P. SULLIVAN  | Mgmt | For |
| 2.  | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HCP'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3.  | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.  | Mgmt | For |

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HERSHA HOSPITALITY TRUST

Agen

Security: 427825104  
 Meeting Type: Annual  
 Meeting Date: 23-May-2013  
 Ticker: HT  
 ISIN: US4278251040

| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A.    | ELECTION OF TRUSTEE: HASU P. SHAH  | Mgmt          | For           |
| 1B.    | ELECTION OF TRUSTEE: DIANNA F. MORGAN  | Mgmt          | For           |
| 1C.    | ELECTION OF TRUSTEE: KIRAN P. PATEL  | Mgmt          | For           |
| 1D.    | ELECTION OF TRUSTEE: JOHN M. SABIN   | Mgmt          | For           |
| 2.     | THE APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS. | Mgmt          | For           |
| 3.     | THE RATIFICATION OF KPMG LLP AS THE INDEPENDENT AUDITORS.                                | Mgmt          | For           |

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HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108  
 Meeting Type: Annual  
 Meeting Date: 15-May-2013  
 Ticker: HIW  
 ISIN: US4312841087

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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1.     | DIRECTOR<br>THOMAS W. ADLER<br>GENE H. ANDERSON<br>EDWARD J. FRITSCH<br>DAVID J. HARTZELL<br>SHERRY A. KELLETT<br>MARK F. MULHERN<br>L. GLENN ORR, JR.<br>O. TEMPLE SLOAN, JR. | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013   | Mgmt   | For  |
| 3.     | ADVISORY VOTE ON EXECUTIVE COMPENSATION  | Mgmt   | For  |

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 HOST HOTELS & RESORTS, INC.

Agen

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 Security: 44107P104  
 Meeting Type: Annual  
 Meeting Date: 16-May-2013  
 Ticker: HST  
 ISIN: US44107P1049  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: SHEILA C. BAIR  | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: ROBERT M. BAYLIS  | 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: WALTER C. RAKOWICH  | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: GORDON H. SMITH   | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: W. EDWARD WALTER  | Mgmt          | For           |
| 2.     | RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2013. | Mgmt          | For           |
| 3.     | ADVISORY RESOLUTION TO APPROVE EXECUTIVE COMPENSATION.                                | Mgmt          | For           |

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HUDSON PACIFIC PROPERTIES, INC.

Agen

Security: 444097109  
 Meeting Type: Annual  
 Meeting Date: 17-May-2013  
 Ticker: HPP  
 ISIN: US4440971095

| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 1.     | DIRECTOR<br>VICTOR J. COLEMAN<br>HOWARD S. STERN<br>THEODORE R. ANTENUCCI<br>RICHARD B. FRIED<br>JONATHAN M. GLASER<br>MARK D. LINEHAN<br>ROBERT M. MORAN, JR.<br>BARRY A. PORTER<br>PATRICK WHITESELL | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.  | Mgmt   | For   |
| 3.     | THE ADVISORY APPROVAL OF THE COMPANY'S EXECUTIVE COMPENSATION, AS MORE FULLY DESCRIBED IN THE ENCLOSED PROXY STATEMENT.  | Mgmt   | For   |

HYATT HOTELS CORPORATION

Agen

Security: 448579102  
 Meeting Type: Annual  
 Meeting Date: 10-Jun-2013  
 Ticker: H  
 ISIN: US4485791028

| Prop.# | Proposal   | Proposal Type                | Proposal Vote            |
|--------|--|------------------------------|--------------------------|
| 1.     | DIRECTOR<br>MARK S. HOPLAMAZIAN<br>CARY D. MCMILLAN<br>PENNY PRITZKER<br>MICHAEL A. ROCCA  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS HYATT HOTELS CORPORATION'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt                         | For                      |

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- |    |   |      |     |
|----|---|------|-----|
| 3. | APPROVAL OF THE SECOND AMENDED AND RESTATED HYATT HOTELS CORPORATION LONG-TERM INCENTIVE PLAN.  | Mgmt | For |
| 4. | APPROVAL OF THE AMENDED AND RESTATED HYATT HOTELS CORPORATION EXECUTIVE INCENTIVE PLAN.   | Mgmt | For |
| 5. | 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 |

-----  
KILROY REALTY CORPORATION

Agen

Security: 49427F108  
Meeting Type: Annual  
Meeting Date: 23-May-2013  
Ticker: KRC  
ISIN: US49427F1084  
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- | Prop.# | Proposal   | Proposal Type                        | Proposal Vote                   |
|--------|--|--------------------------------------|---------------------------------|
| 1.     | DIRECTOR<br>JOHN B. KILROY, JR.<br>EDWARD F. BRENNAN PH.D.<br>WILLIAM P. DICKEY<br>SCOTT S. INGRAHAM<br>DALE F. KINSELLA       | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For |
| 2.     | APPROVAL, ON AN ADVISORY BASIS, OF THE COMPENSATION OF THE NAMED EXECUTIVE OFFICERS.   | Mgmt                                 | Against                         |
| 3.     | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL 2013. | Mgmt                                 | For                             |
| 4.     | AMENDMENT AND RESTATEMENT OF THE KILROY REALTY 2006 INCENTIVE AWARD PLAN, AS AMENDED.  | Mgmt                                 | Against                         |

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KIMCO REALTY CORPORATION

Agen

Security: 49446R109  
Meeting Type: Annual  
Meeting Date: 30-Apr-2013  
Ticker: KIM  
ISIN: US49446R1095  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 1      | DIRECTOR<br>M. COOPER<br>P. COVIELLO<br>R. DOOLEY<br>J. GRILLS<br>D. HENRY<br>F.P. HUGHES<br>F. LOURENSO<br>C. NICHOLAS<br>R. SALTZMAN | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2      | THE ADVISORY RESOLUTION TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION.   | Mgmt   | For   |
| 3      | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt   | For   |

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MACK-CALI REALTY CORPORATION

Agen

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Security: 554489104  
Meeting Type: Annual  
Meeting Date: 15-May-2013  
Ticker: CLI  
ISIN: US5544891048  
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| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 1.     | DIRECTOR<br>KENNETH M. DUBERSTEIN<br>VINCENT TESE<br>ROY J. ZUCKERBERG  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 2.     | 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                 | Against           |
| 3.     | RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.   | Mgmt                 | For               |
| 4.     | APPROVAL AND ADOPTION OF MACK-CALI REALTY CORPORATION 2013 INCENTIVE STOCK PLAN.  | Mgmt                 | For               |

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MID-AMERICA APARTMENT COMMUNITIES, INC.

Agen

Security: 59522J103  
 Meeting Type: Annual  
 Meeting Date: 21-May-2013  
 Ticker: MAA  
 ISIN: US59522J1034

| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 1.     | DIRECTOR<br>H. ERIC BOLTON, JR.<br>ALAN B. GRAF, JR.<br>RALPH HORN<br>PHILIP W. NORWOOD<br>W. REID SANDERS<br>WILLIAM B. SANSOM<br>GARY SHORB | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.  | Mgmt   | For   |
| 3.     | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013.                       | Mgmt   | For   |

NATIONAL RETAIL PROPERTIES, INC.

Agen

Security: 637417106  
 Meeting Type: Annual  
 Meeting Date: 23-May-2013  
 Ticker: NNN  
 ISIN: US6374171063

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1.     | DIRECTOR<br>DON DEFOSSET<br>DAVID M. FICK<br>EDWARD J. FRITSCH<br>KEVIN B. HABICHT<br>RICHARD B. JENNINGS<br>TED B. LANIER<br>ROBERT C. LEGLER<br>CRAIG MACNAB<br>ROBERT MARTINEZ | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.  | Mgmt   | For  |
| 3.     | RATIFICATION OF THE SELECTION OF THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013.  | Mgmt   | For  |

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 OMEGA HEALTHCARE INVESTORS, INC.  
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Agen

Security: 681936100  
 Meeting Type: Annual  
 Meeting Date: 06-Jun-2013  
 Ticker: OHI  
 ISIN: US6819361006  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1      | DIRECTOR<br>EDWARD LOWENTHAL<br>STEPHEN D. PLAVIN       | Mgmt<br>Mgmt  | For<br>For    |
| 2      | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP. | Mgmt          | For           |
| 3      | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.        | Mgmt          | For           |
| 4      | APPROVAL OF 2013 STOCK INCENTIVE PLAN.                  | Mgmt          | For           |

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 PARKWAY PROPERTIES, INC.  
 -----

Agen

Security: 70159Q104  
 Meeting Type: Annual  
 Meeting Date: 16-May-2013  
 Ticker: PKY  
 ISIN: US70159Q1040  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 1      | DIRECTOR<br>AVI BANYASZ<br>CHARLES T. CANNADA<br>EDWARD M. CASAL<br>KELVIN L. DAVIS<br>LAURIE L. DOTTER<br>JAMES R. HEISTAND<br>C. WILLIAM HOSLER<br>ADAM S. METZ<br>BRENDA J. MIXSON | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2      | ADVISORY VOTE TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2013 FISCAL YEAR.                                 | Mgmt   | For   |
| 3      | ADVISORY VOTE ON EXECUTIVE COMPENSATION.  | Mgmt   | For   |

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4 VOTE TO RATIFY THE ADOPTION OF THE 2013 OMNIBUS EQUITY INCENTIVE PLAN. Mgmt For

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 PEBBLEBROOK HOTEL TRUST

Agem

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 Security: 70509V100  
 Meeting Type: Annual  
 Meeting Date: 10-Jul-2012  
 Ticker: PEB  
 ISIN: US70509V1008  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote                                 |
|--------|--|--|---|
| 1.     | DIRECTOR<br>JON E. BORTZ<br>CYDNEY C. DONNELL<br>RON E. JACKSON<br>PHILLIP M. MILLER<br>MICHAEL J. SCHALL<br>EARL E. WEBB<br>LAURA H. WRIGHT | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF THE APPOINTMENT OF KPMG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2012. | Mgmt   | For   |
| 3.     | APPROVAL, BY ADVISORY AND NON-BINDING VOTE, OF EXECUTIVE COMPENSATION.   | Mgmt   | For   |
| 4.     | APPROVAL OF AMENDED AND RESTATED 2009 EQUITY INCENTIVE PLAN.   | Mgmt   | For   |

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 PEBBLEBROOK HOTEL TRUST

Agem

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 Security: 70509V100  
 Meeting Type: Annual  
 Meeting Date: 17-Jun-2013  
 Ticker: PEB  
 ISIN: US70509V1008  
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| Prop.# | Proposal  | Proposal Type                        | Proposal Vote                   |
|--------|---|--------------------------------------|---------------------------------|
| 1.     | DIRECTOR<br>JON E. BORTZ<br>CYDNEY C. DONNELL<br>RON E. JACKSON<br>PHILLIP M. MILLER<br>MICHAEL J. SCHALL | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For |

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|    |  |      |     |
|----|--|------|-----|
|    | EARL E. WEBB   | Mgmt | For |
|    | LAURA H. WRIGHT  | Mgmt | For |
| 2. | RATIFICATION OF THE APPOINTMENT OF KPMG LLP TO SERVE AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |
| 3. | APPROVAL, BY ADVISORY AND NON-BINDING VOTE, OF EXECUTIVE COMPENSATION.   | Mgmt | For |

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 PROLOGIS, INC.

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 Agen

Security: 74340W103  
 Meeting Type: Annual  
 Meeting Date: 02-May-2013  
 Ticker: PLD  
 ISIN: US74340W1036

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: HAMID R. MOGHADAM   | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: GEORGE L. FOTIADES  | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: CHRISTINE N. GARVEY   | Mgmt          | For           |
| 1D.    | ELECTION OF DIRECTOR: LYDIA H. KENNARD  | Mgmt          | For           |
| 1E.    | ELECTION OF DIRECTOR: J. MICHAEL LOSH   | Mgmt          | For           |
| 1F.    | ELECTION OF DIRECTOR: IRVING F. LYONS III   | Mgmt          | For           |
| 1G.    | ELECTION OF DIRECTOR: JEFFREY L. SKELTON  | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: D. MICHAEL STEUERT  | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: CARL B. WEBB  | Mgmt          | For           |
| 1J.    | ELECTION OF DIRECTOR: WILLIAM D. ZOLLARS  | Mgmt          | For           |
| 2.     | ADVISORY VOTE TO APPROVE THE COMPANY'S EXECUTIVE COMPENSATION FOR 2012.   | Mgmt          | For           |
| 3.     | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR 2013. | Mgmt          | For           |

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 PS BUSINESS PARKS, INC.

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 Agen

Security: 69360J107  
 Meeting Type: Annual

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

Meeting Date: 06-May-2013  
 Ticker: PSB  
 ISIN: US69360J1079

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1.     | DIRECTOR<br>RONALD L. HAVNER, JR.<br>JOSEPH D. RUSSELL, JR.<br>JENNIFER HOLDEN DUNBAR<br>JAMES H. KROPP<br>SARA GROOTWASSINK LEWIS<br>MICHAEL V. MCGEE<br>GARY E. PRUITT<br>PETER SCHULTZ   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | 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, 2013. | Mgmt   | For  |
| 3.     | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.  | Mgmt   | For  |

### PUBLIC STORAGE

Agen

Security: 74460D109  
 Meeting Type: Annual  
 Meeting Date: 09-May-2013  
 Ticker: PSA  
 ISIN: US74460D1090

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1.     | DIRECTOR<br>RONALD L. HAVNER, JR.<br>TAMARA HUGHES GUSTAVSON<br>URI P. HARKHAM<br>B. WAYNE HUGHES, JR.<br>AVEDICK B. POLADIAN<br>GARY E. PRUITT<br>RONALD P. SPOGLI<br>DANIEL C. STATON | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>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, 2013.                           | Mgmt   | For  |
| 3.     | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.  | Mgmt   | For  |

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RAMCO-GERSHENSON PROPERTIES TRUST

Agen

Security: 751452202  
 Meeting Type: Annual  
 Meeting Date: 04-Jun-2013  
 Ticker: RPT  
 ISIN: US7514522025

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1.     | DIRECTOR<br>STEPHEN R. BLANK<br>DENNIS GERSHENSON<br>ARTHUR GOLDBERG<br>ROBERT A. MEISTER<br>DAVID J. NETTINA<br>MATTHEW L. OSTROWER<br>JOEL M. PASHCOW<br>MARK K. ROSENFELD<br>MICHAEL A. WARD | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2013.  | Mgmt   | For  |
| 3.     | ADVISORY APPROVAL OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.  | Mgmt   | For  |

REGENCY CENTERS CORPORATION

Agen

Security: 758849103  
 Meeting Type: Annual  
 Meeting Date: 07-May-2013  
 Ticker: REG  
 ISIN: US7588491032

| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 1.     | DIRECTOR<br>MARTIN E. STEIN, JR.<br>RAYMOND L. BANK<br>C. RONALD BLANKENSHIP<br>A.R. CARPENTER<br>J. DIX DRUCE<br>MARY LOU FIALA<br>DOUGLAS S. LUKE<br>DAVID P. O'CONNOR<br>JOHN C. SCHWEITZER<br>BRIAN M. SMITH<br>THOMAS G. WATTLES | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |

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- |    |   |      |     |
|----|---|------|-----|
| 2. | ADOPTION OF AN ADVISORY RESOLUTION APPROVING EXECUTIVE COMPENSATION FOR FISCAL YEAR 2012.                               | Mgmt | For |
| 3. | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt | For |

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 RETAIL PROPERTIES OF AMERICA, INC. Agen

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 Security: 76131V202  
 Meeting Type: Annual  
 Meeting Date: 09-Oct-2012  
 Ticker: RPAI  
 ISIN: US76131V2025  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1      | DIRECTOR<br>KENNETH H. BEARD<br>FRANK A. CATALANO, JR.<br>PAUL R. GAUVREAU<br>GERALD M. GORSKI<br>STEVEN P. GRIMES<br>RICHARD P. IMPERIALE<br>KENNETH E. MASICK<br>BARBARA A. MURPHY | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2      | APPROVAL OF AN ADVISORY RESOLUTION ON EXECUTIVE COMPENSATION.  | Mgmt   | For  |
| 3      | RATIFICATION OF DELOITTE & TOUCHE LLP AS RPAI'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2012.  | Mgmt   | For  |

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 SIMON PROPERTY GROUP, INC. Agen

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 Security: 828806109  
 Meeting Type: Annual  
 Meeting Date: 14-May-2013  
 Ticker: SPG  
 ISIN: US8288061091  
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| Prop.# | Proposal                                   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A.    | ELECTION OF DIRECTOR: MELVYN E. BERGSTEIN  | Mgmt          | For           |
| 1B.    | ELECTION OF DIRECTOR: LARRY C. GLASSCOCK   | Mgmt          | For           |
| 1C.    | ELECTION OF DIRECTOR: KAREN N. HORN, PH.D. | Mgmt          | For           |



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|     |   |      |     |
|-----|---|------|-----|
| 1D. | ELECTION OF DIRECTOR: ALLAN HUBBARD   | Mgmt | For |
| 1E. | ELECTION OF DIRECTOR: REUBEN S. LEIBOWITZ   | Mgmt | For |
| 1F. | ELECTION OF DIRECTOR: DANIEL C. SMITH,<br>PH.D.   | Mgmt | For |
| 1G. | ELECTION OF DIRECTOR: J. ALBERT SMITH, JR.  | Mgmt | For |
| 2.  | ANNUAL ADVISORY VOTE TO APPROVE THE<br>COMPANY'S EXECUTIVE COMPENSATION.  | Mgmt | For |
| 3.  | RATIFICATION OF THE APPOINTMENT OF ERNST &<br>YOUNG LLP AS OUR INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR 2013. | Mgmt | For |

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SL GREEN REALTY CORP.

Agen

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Security: 78440X101  
Meeting Type: Annual  
Meeting Date: 13-Jun-2013  
Ticker: SLG  
ISIN: US78440X1019  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1.     | DIRECTOR<br>EDWIN THOMAS BURTON III<br>CRAIG M. HATKOFF  | Mgmt<br>Mgmt  | For<br>For    |
| 2.     | TO APPROVE, ON A NON-BINDING ADVISORY<br>BASIS, OUR EXECUTIVE COMPENSATION.  | Mgmt          | For           |
| 3.     | TO APPROVE OUR THIRD AMENDED AND RESTATED<br>2005 STOCK OPTION AND INCENTIVE PLAN.   | Mgmt          | For           |
| 4.     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG<br>LLP AS OUR INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING<br>DECEMBER 31, 2013. | Mgmt          | For           |

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SOVRAN SELF STORAGE, INC.

Agen

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Security: 84610H108  
Meeting Type: Annual  
Meeting Date: 22-May-2013  
Ticker: SSS  
ISIN: US84610H1086  
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| Prop.# | Proposal | Proposal | Proposal Vote |
|--------|----------|----------|---------------|
|--------|----------|----------|---------------|

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|  | Type |     |
|--|------|-----|
| 1. DIRECTOR  |      |     |
| ROBERT J. ATTEA  | Mgmt | For |
| KENNETH F. MYSZKA  | Mgmt | For |
| ANTHONY P. GAMMIE  | Mgmt | For |
| CHARLES E. LANNON  | Mgmt | For |
| JAMES R. BOLDT   | Mgmt | For |
| STEPHEN R. RUSMISEL  | Mgmt | For |
| 2. RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For |
| 3. PROPOSAL TO APPROVE THE COMPENSATION OF THE COMPANY'S EXECUTIVE OFFICERS.   | Mgmt | For |

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 STAG INDUSTRIAL, INC.

Agen

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 Security: 85254J102  
 Meeting Type: Annual  
 Meeting Date: 06-May-2013  
 Ticker: STAG  
 ISIN: US85254J1025  
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| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1.     | DIRECTOR  |               |               |
|        | BENJAMIN S. BUTCHER   | Mgmt          | For           |
|        | F. ALEXANDER FRASER   | Mgmt          | For           |
|        | JEFFREY D. FURBER   | Mgmt          | For           |
|        | LARRY T. GUILLEMETTE  | Mgmt          | For           |
|        | FRANCIS X. JACOBY III   | Mgmt          | For           |
|        | CHRISTOPHER P. MARR   | Mgmt          | For           |
|        | HANS S. WEGER   | Mgmt          | For           |
| 2.     | THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2013. | Mgmt          | For           |
| 3.     | THE APPROVAL OF AN AMENDMENT TO OUR 2011 EQUITY INCENTIVE PLAN.   | Mgmt          | For           |
| 4.     | THE APPROVAL, BY NON-BINDING VOTE, OF EXECUTIVE COMPENSATION.   | Mgmt          | For           |

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 STARWOOD HOTELS & RESORTS WORLDWIDE, INC.

Agen

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 Security: 85590A401  
 Meeting Type: Annual  
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# Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Meeting Date: 30-May-2013  
 Ticker: HOT  
 ISIN: US85590A4013

| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 1.     | DIRECTOR<br>FRITS VAN PAASSCHEN<br>BRUCE W. DUNCAN<br>ADAM M. ARON<br>CHARLENE BARSHEFSKY<br>THOMAS E. CLARKE<br>CLAYTON C. DALEY, JR.<br>LIZANNE GALBREATH<br>ERIC HIPPEAU<br>AYLWIN B. LEWIS<br>STEPHEN R. QUAZZO<br>THOMAS O. RYDER | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | TO APPROVE, ON A NON-BINDING ADVISORY BASIS, THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS.   | Mgmt   | For   |
| 3.     | TO APPROVE STARWOOD'S 2013 LONG-TERM INCENTIVE COMPENSATION PLAN.  | Mgmt   | For   |
| 4.     | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013.  | Mgmt   | For   |

STE FONCIERE LYONNAISE SA, PARIS

Agen

Security: F38493114  
 Meeting Type: OGM  
 Meeting Date: 15-Nov-2012  
 Ticker:  
 ISIN: FR0000033409

| Prop.# | Proposal  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| CMMT   | PLEASE NOTE IN THE FRENCH MARKET THAT THE ONLY VALID VOTE OPTIONS ARE "FOR" AND "AGAINST" A VOTE OF "ABSTAIN" WILL BE TREATED AS AN "AGAINST" VOTE.   | Non-Voting    |               |
| CMMT   | French Resident Shareowners must complete, sign and forward the Proxy Card directly to the sub custodian. Please contact your Client Service Representative to obtain the necessary card, account details and directions. The following applies to Non-Resident Shareowners: Proxy Cards: Voting instructions will be forwarded to the Global Custodians that have become | Non-Voting    |               |

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Registered Intermediaries, on the Vote Deadline Date. In capacity as Registered Intermediary, the Global Custodian will sign the Proxy Card and forward to the local custodian. If you are unsure whether your Global Custodian acts as Registered Intermediary, please contact your representative

|      |  |            |     |
|------|--|------------|-----|
| CMMT | PLEASE NOTE THAT IMPORTANT ADDITIONAL MEETING INFORMATION IS AVAILABLE BY CLICKING ON THE MATERIAL URL LINK:<br><a href="http://www.journal-officiel.gouv.fr/pdf/2012/1008/201210081205941.pdf">http://www.journal-officiel.gouv.fr/pdf/2012/1008/201210081205941.pdf</a> AND<br><a href="https://balo.journal-officiel.gouv.fr/pdf/2012/1029/201210291206119.pdf">https://balo.journal-officiel.gouv.fr/pdf/2012/1029/201210291206119.pdf</a> | Non-Voting |     |
| 1    | Exceptional premiums distribution in cash  | Mgmt       | For |
| 2    | Powers granted to carry out all legal formalities  | Mgmt       | For |
| CMMT | PLEASE NOTE THAT THIS IS A REVISION DUE TO ADDITION OF URL LINK. IF YOU HAVE ALREADY SENT IN YOUR VOTES, PLEASE DO NOT RETURN THIS PROXY FORM UNLESS YOU DECIDE TO AMEND YOUR ORIGINAL INSTRUCTIONS. THANK YOU.  | Non-Voting |     |

-----  
STE FONCIERE LYONNAISE SA, PARIS

-----  
Agen

Security: F38493114  
Meeting Type: MIX  
Meeting Date: 18-Apr-2013  
Ticker:  
ISIN: FR0000033409  
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| Prop.# | Proposal   | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| CMMT   | PLEASE NOTE IN THE FRENCH MARKET THAT THE ONLY VALID VOTE OPTIONS ARE "FOR" AND "AGAINST" A VOTE OF "ABSTAIN" WILL BE TREATED AS AN "AGAINST" VOTE.  | Non-Voting    |               |
| CMMT   | THE FOLLOWING APPLIES TO NON-RESIDENT SHAREOWNERS ONLY: PROXY CARDS: VOTING INSTRUCTIONS WILL BE FORWARDED TO THE GLOBAL CUSTODIANS ON THE VOTE DEADLINE DATE. IN CAPACITY AS REGISTERED INTERMEDIARY, THE GLOBAL CUSTODIANS WILL SIGN THE PROXY CARDS AND FORWARD THEM TO THE LOCAL CUSTODIAN. IF YOU REQUEST MORE INFORMATION, PLEASE CONTACT YOUR CLIENT REPRESENTATIVE | Non-Voting    |               |
| CMMT   | PLEASE NOTE THAT IMPORTANT ADDITIONAL MEETING INFORMATION IS AVAILABLE BY  | Non-Voting    |               |

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CLICKING ON THE MATERIAL URL LINK:  
<https://balo.journal-officiel.gouv.fr/pdf/2013/0313/201303131300713.pdf> . PLEASE NOTE THAT THIS IS A REVISION DUE TO CHANGE IN TEXT OF RESOLUTION 14 AND ADDITION OF URL LINK:

<https://balo.journal-officiel.gouv.fr/pdf/2013/0329/201303291300958.pdf>. IF YOU HAVE ALREADY SENT IN YOUR VOTES, PLEASE DO NOT RETURN THIS PROXY FORM UNLESS YOU DECIDE TO AMEND YOUR ORIGINAL INSTRUCTIONS. THANK YOU.

|      |   |      |         |
|------|---|------|---------|
| 0.1  | Approval of the annual corporate financial statements for the financial year ended December 31, 2012                    | Mgmt | For     |
| 0.2  | Approval of the consolidated financial statements for the financial year ended December 31, 2012                        | Mgmt | For     |
| 0.3  | Allocation of income  | Mgmt | For     |
| 0.4  | Special report of the Statutory Auditors on the agreements pursuant to Articles L.225-38 et seq. of the Commercial Code | Mgmt | For     |
| 0.5  | Renewal of term of Mr. Juan Jose Brugera Clavero as Board member  | Mgmt | Against |
| 0.6  | Renewal of term of Mr. Jean-Jacques Duchamp as Board member   | Mgmt | For     |
| 0.7  | Renewal of term of Mr. Carlos Fernandez-Lerga Garralda as Board member  | Mgmt | For     |
| 0.8  | Renewal of term of Mr. Aref Lahham as Board member  | Mgmt | For     |
| 0.9  | Renewal of term of Mr. Pere Vinolas Serra as Board member   | Mgmt | For     |
| 0.10 | Renewal of term of Mr. Anthony Wyand as Board member  | Mgmt | For     |
| 0.11 | Renewal of term of the company Reig Capital Group Luxembourg Sarl as Board member                                       | Mgmt | Against |
| 0.12 | Renewal of term of Mr. Jean Arvis as Board member   | Mgmt | For     |
| 0.13 | Renewal of term of Mr. Jacques Calvet as Board member   | Mgmt | For     |
| 0.14 | Renewal of term of PricewaterhouseCoopers Audit as principal Statutory Auditor  | Mgmt | For     |
| 0.15 | Renewal of term of Mrs. Anik Chaumartin as deputy Statutory Auditor   | Mgmt | For     |
| 0.16 | Authorization to be granted to the Board of Directors to purchase, hold or transfer                                     | Mgmt | Against |

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|      |   |      |     |
|------|---|------|-----|
|      | shares of Societe Fonciere Lyonnaise  |      |     |
| O.17 | Powers to carry out all legal formalities   | Mgmt | For |
| E.1  | Delegation of authority to the Board of Directors to issue ordinary shares of the Company and securities giving access to ordinary shares of the Company while maintaining shareholders' preferential subscription rights   | Mgmt | For |
| E.2  | Delegation of authority to the Board of Directors to issue ordinary shares of the Company and securities giving access to ordinary shares of the Company with cancellation of shareholders' preferential subscription rights in the context of a public offering  | Mgmt | For |
| E.3  | Delegation of authority to the Board of Directors to issue ordinary shares of the Company and securities giving access to ordinary shares of the Company with cancellation of shareholders' preferential subscription rights through private placement pursuant to Article L.411-2, II of the Monetary and Financial Code   | Mgmt | For |
| E.4  | Authorization to the Board of Directors in the event of an issuance of ordinary shares or securities giving access to ordinary shares with cancellation of shareholders' preferential subscription rights through public offering or an offer pursuant to Article L.411-2, II of the Monetary and Financial Code to set the issue price according to the terms established by the General Meeting | Mgmt | For |
| E.5  | Authorization to the Board of Directors to increase the number of issuable securities in case of capital increase with or without shareholders' preferential subscription rights  | Mgmt | For |
| E.6  | Delegation of authority to the Board of Directors to issue ordinary shares and securities giving access to ordinary shares, in case of public exchange offer initiated by the Company   | Mgmt | For |
| E.7  | Delegation of powers to the Board of Directors to issue ordinary shares and securities giving access to ordinary shares, in consideration for in-kind contributions granted to the Company and comprised of equity securities or securities giving access to capital outside of public exchange offer initiated by the Company  | Mgmt | For |
| E.8  | Overall limitation of authorizations  | Mgmt | For |

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|      |  |      |     |
|------|--|------|-----|
| E.9  | Delegation of authority to the Board of Directors to issue securities entitling to the allotment of debt securities without giving rise to Company's capital increase                      | Mgmt | For |
| E.10 | Delegation of authority to the Board of Directors to increase capital of the Company by incorporation of reserves, profits or premiums   | Mgmt | For |
| E.11 | Delegation of authority to the Board of Directors to carry out capital increases reserved for employees who are members of a company savings plan without preferential subscription rights | Mgmt | For |
| E.12 | Authorization granted to the Board of Directors to reduce share capital by cancellation of shares  | Mgmt | For |
| E.13 | Powers to carry out all legal formalities  | Mgmt | For |

-----  
 STRATEGIC HOTELS & RESORTS, INC.

Agen

Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 23-May-2013  
 Ticker: BEE  
 ISIN: US86272T1060  
 -----

| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 1.     | DIRECTOR<br>ROBERT P. BOWEN<br>KENNETH FISHER<br>RAYMOND L. GELLEIN, JR.<br>JAMES A. JEFFS<br>RICHARD D. KINCAID<br>SIR DAVID M.C. MICHELS<br>WILLIAM A. PREZANT<br>EUGENE F. REILLY<br>SHELI Z. ROSENBERG | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | APPROVAL ON AN ADVISORY BASIS OF THE COMPENSATION OF OUR NAMED EXECUTIVE OFFICERS AS DESCRIBED IN OUR PROXY STATEMENT FOR THE 2013 ANNUAL MEETING OF STOCKHOLDERS.   | Mgmt   | For   |
| 3.     | RATIFICATION OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013.   | Mgmt   | For   |
| 4.     | NON-BINDING STOCKHOLDER PROPOSAL, IF   | Shr  | For   |

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PROPERLY PRESENTED AT THE MEETING.

-----  
 SUNSTONE HOTEL INVESTORS, INC.

Agen

-----  
 Security: 867892101  
 Meeting Type: Annual  
 Meeting Date: 01-May-2013  
 Ticker: SHO  
 ISIN: US8678921011  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1.     | DIRECTOR<br>ANDREW BATINOVICH<br>Z. JAMIE BEHAR<br>KENNETH E. CRUSE<br>THOMAS A. LEWIS, JR.<br>KEITH M. LOCKER<br>DOUGLAS M. PASQUALE<br>KEITH P. RUSSELL<br>LEWIS N. WOLFF      | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013. | Mgmt   | For  |
| 3.     | ADVISORY VOTE ON THE COMPENSATION OF SUNSTONE'S NAMED EXECUTIVE OFFICERS.  | Mgmt   | For  |
| 4.     | NON-BINDING STOCKHOLDER PROPOSAL.  | Shr  | Against  |

-----  
 TANGER FACTORY OUTLET CENTERS, INC.

Agen

-----  
 Security: 875465106  
 Meeting Type: Annual  
 Meeting Date: 17-May-2013  
 Ticker: SKT  
 ISIN: US8754651060  
 -----

| Prop.# | Proposal                                  | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A     | ELECTION OF DIRECTOR: JACK AFRICK         | Mgmt          | For           |
| 1B     | ELECTION OF DIRECTOR: WILLIAM G. BENTON   | Mgmt          | For           |
| 1C     | ELECTION OF DIRECTOR: BRIDGET RYAN BERMAN | Mgmt          | For           |
| 1D     | ELECTION OF DIRECTOR: DONALD G. DRAPKIN   | Mgmt          | For           |



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|    |  |      |     |
|----|--|------|-----|
| 1E | ELECTION OF DIRECTOR: THOMAS J. REDDIN   | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: THOMAS E. ROBINSON   | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: ALLAN L. SCHUMAN   | Mgmt | For |
| 1H | ELECTION OF DIRECTOR: STEVEN B. TANGER   | Mgmt | For |
| 2  | TO RATIFY THE APPOINTMENT OF<br>PRICEWATERHOUSECOOPERS LLP AS THE<br>COMPANY'S INDEPENDENT REGISTERED PUBLIC<br>ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING<br>DECEMBER 31, 2013. | Mgmt | For |
| 3  | TO APPROVE, ON A NON-BINDING BASIS, NAMED<br>EXECUTIVE OFFICER COMPENSATION.   | Mgmt | For |

-----  
 TERRENO REALTY CORPORATION

Agen

-----  
 Security: 88146M101  
 Meeting Type: Annual  
 Meeting Date: 07-May-2013  
 Ticker: TRNO  
 ISIN: US88146M1018  
 -----

| Prop.# | Proposal  | Proposal Type                                | Proposal Vote                          |
|--------|---|--|--|
| 1.     | DIRECTOR<br>W. BLAKE BAIRD<br>MICHAEL A. COKE<br>LEROY E. CARLSON<br>PETER J. MERLONE<br>DOUGLAS M. PASQUALE<br>DENNIS POLK   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For |
| 2.     | ADOPTION OF A RESOLUTION TO APPROVE, ON A<br>NON-BINDING, ADVISORY BASIS, THE<br>COMPENSATION OF CERTAIN EXECUTIVES, AS MORE<br>FULLY DESCRIBED IN THE PROXY STATEMENT. | Mgmt   | For                                    |
| 3.     | RATIFICATION OF THE APPOINTMENT OF ERNST &<br>YOUNG LLP AS OUR INDEPENDENT REGISTERED<br>CERTIFIED PUBLIC ACCOUNTING FIRM FOR THE<br>2013 FISCAL YEAR.                  | Mgmt   | For                                    |

-----  
 UDR, INC.

Agen

-----  
 Security: 902653104  
 Meeting Type: Annual  
 Meeting Date: 23-May-2013  
 Ticker: UDR  
 -----

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

ISIN: US9026531049

| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1.     | DIRECTOR<br>KATHERINE A. CATTANACH<br>ERIC J. FOSS<br>ROBERT P. FREEMAN<br>JON A. GROVE<br>JAMES D. KLINGBEIL<br>LYNNE B. SAGALYN<br>MARK J. SANDLER<br>THOMAS W. TOOMEY | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 2.     | PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2013.                                      | Mgmt   | For  |
| 3.     | ADVISORY VOTE TO APPROVE NAMED EXECUTIVE OFFICER COMPENSATION.   | Mgmt   | For  |

VENTAS, INC.

Agen

Security: 92276F100  
Meeting Type: Annual  
Meeting Date: 16-May-2013  
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: RICHARD I. GILCHRIST | Mgmt          | For           |
| 1F.    | ELECTION OF DIRECTOR: MATTHEW J. LUSTIG    | Mgmt          | For           |
| 1G.    | ELECTION OF DIRECTOR: DOUGLAS M. PASQUALE  | Mgmt          | For           |
| 1H.    | ELECTION OF DIRECTOR: ROBERT D. REED       | Mgmt          | For           |
| 1I.    | ELECTION OF DIRECTOR: SHELI Z. ROSENBERG   | Mgmt          | For           |
| 1J.    | ELECTION OF DIRECTOR: GLENN J. RUFRANO     | Mgmt          | For           |
| 1K.    | ELECTION OF DIRECTOR: JAMES D. SHELTON     | Mgmt          | For           |

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|    |   |      |         |
|----|---|------|---------|
| 2. | RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2013. | Mgmt | For     |
| 3. | ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.  | Mgmt | For     |
| 4. | STOCKHOLDER PROPOSAL REGARDING AN EQUITY RETENTION POLICY.  | Shr  | Against |
| 5. | STOCKHOLDER PROPOSAL REGARDING AN INDEPENDENT CHAIRMAN.   | Shr  | Against |
| 6. | STOCKHOLDER PROPOSAL REGARDING ACCELERATION OF EQUITY AWARD VESTING.  | Shr  | Against |
| 7. | STOCKHOLDER PROPOSAL REGARDING TAX GROSS-UP PAYMENTS.   | Shr  | For     |

VORNADO REALTY TRUST

Agen

Security: 929042109  
 Meeting Type: Annual  
 Meeting Date: 23-May-2013  
 Ticker: VNO  
 ISIN: US9290421091

| Prop.# | Proposal   | Proposal Type                | Proposal Vote            |
|--------|--|------------------------------|--------------------------|
| 1      | DIRECTOR<br>CANDACE K. BEINECKE<br>ROBERT P. KOGOD<br>DAVID MANDELBAUM<br>RICHARD R. WEST  | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |
| 2      | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE CURRENT FISCAL YEAR. | Mgmt                         | For                      |
| 3      | NON-BINDING ADVISORY VOTE TO APPROVE EXECUTIVE COMPENSATION.   | Mgmt                         | For                      |
| 4      | NON-BINDING SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING.  | Shr                          | For                      |
| 5      | NON-BINDING SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.   | Shr                          | Against                  |
| 6      | NON-BINDING SHAREHOLDER PROPOSAL REGARDING ESTABLISHING ONE CLASS OF TRUSTEES TO BE ELECTED ANNUALLY.  | Shr                          | For                      |

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\* 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          | President                               |
| Date           | 07/29/2013                              |