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COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form N-PX

August 21, 2009

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: 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: 07/01/2008 - 06/30/2009

Cohen & Steers Total Return Realty Fund

AMB PROPERTY CORPORATION

Agen

Security: 00163T109
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: AMB
ISIN: US00163T1097

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: HAMID R. MOGHADAM | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: T. ROBERT BURKE | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: DAVID A. COLE | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: LYDIA H. KENNARD | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: J. MICHAEL LOSH | 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, 2009. | Mgmt | For |

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 07-May-2009
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 BRIAN B. NICKEL WINSTON W. WALKER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2009 | Mgmt | For |

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 27-Apr-2009
Ticker: AIV
ISIN: US03748R1014

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1 | DIRECTOR JAMES N. BAILEY TERRY CONSIDINE RICHARD S. ELLWOOD | Mgmt Mgmt Mgmt | For For For |

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| | | | |
|---|--|------|-----|
| | THOMAS L. KELTNER | Mgmt | For |
| | J. LANDIS MARTIN | Mgmt | For |
| | ROBERT A. MILLER | Mgmt | For |
| | 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 FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |
| 3 | STOCKHOLDER PROPOSAL REGARDING ENACTMENT OF A MAJORITY VOTE STANDARD FOR FUTURE UNCONTESTED DIRECTOR ELECTIONS. | Shr | For |

 AVALONBAY COMMUNITIES, INC.

 Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 21-May-2009
 Ticker: AVB
 ISIN: US0534841012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO APPROVE THE AVALONBAY COMMUNITIES, INC. 2009 STOCK OPTION AND INCENTIVE PLAN. | Mgmt | For |
| 03 | TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

 BIOMED REALTY TRUST, INC.

 Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 27-May-2009
 Ticker: BMR
 ISIN: US09063H1077

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

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| | | Type | |
|---|---|--|---|
| 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, 2009. | Mgmt | For |
| 3 | APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE 2004 INCENTIVE AWARD PLAN, INCLUDING THE INCREASE IN THE NUMBER OF SHARES OF COMMON STOCK RESERVED FOR ISSUANCE THEREUNDER FROM 2,500,000 TO 5,340,000 SHARES. | Mgmt | For |

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 19-May-2009
Ticker: BXP
ISIN: US1011211018

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 1 | DIRECTOR FREDERICK J ISEMAN EDWARD H LINDE DAVID A TWARDOCK | Mgmt Mgmt Mgmt | For For For |
| 2 | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |
| 3 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE ANNUAL ELECTION OF DIRECTORS, IF PROPERLY PRESENTED AT THE MEETING. | Shr | Against |
| 4 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING MAJORITY VOTING, IF PROPERLY PRESENTED AT THE MEETING. | Shr | For |
| 5 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE MEETING. | Shr | Against |
| 6 | TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF | Shr | Against |

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PROPERLY PRESENTED AT THE MEETING.

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
 Meeting Type: Annual
 Meeting Date: 02-Jun-2009
 Ticker: BDN
 ISIN: US1053682035

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN ANTHONY A. NICHOLS, SR. DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE CHARLES P. PIZZI GERARD H. SWEENEY | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | Withheld For For Withheld For Withheld Withheld For |
| 02 | RATIFICATION OF THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

BRE PROPERTIES, INC.

Agen

Security: 05564E106
 Meeting Type: Annual
 Meeting Date: 21-May-2009
 Ticker: BRE
 ISIN: US05564E1064

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 1 | DIRECTOR PAULA F. DOWNEY EDWARD F. LANGE, JR. IRVING F. LYONS III EDWARD E. MACE CHRISTOPHER J. MCGURK MATTHEW T. MEDEIROS CONSTANCE B. MOORE JEANNE R. MYERSON THOMAS E. ROBINSON DENNIS E. SINGLETON | 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 ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING | Mgmt | For |

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FIRM FOR THE YEAR ENDING DECEMBER 31, 2009.

 COLONIAL PROPERTIES TRUST

Agen

 Security: 195872106
 Meeting Type: Annual
 Meeting Date: 22-Apr-2009
 Ticker: CLP
 ISIN: US1958721060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS JOHN W. SPIEGEL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

 DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

 Security: 251591103
 Meeting Type: Special
 Meeting Date: 09-Apr-2009
 Ticker: DDR
 ISIN: US2515911038

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | TO APPROVE, FOR PURPOSES OF SECTION 312.03 OF THE NEW YORK STOCK EXCHANGE LISTED COMPANY MANUAL, THE ISSUANCE OF COMMON SHARES AND WARRANTS (AND THE COMMON SHARES ISSUABLE UPON EXERCISE OF THE WARRANTS) PURSUANT TO THE TERMS AND CONDITIONS OF THE STOCK PURCHASE AGREEMENT, DATED AS OF FEBRUARY 23, 2009, BETWEEN MR. ALEXANDER OTTO AND THE COMPANY. | Mgmt | For |
| 02 | TO APPROVE AMENDMENTS TO THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION | Mgmt | For |

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REQUIRED AS CONDITIONS PRECEDENT TO THE COMPLETION
OF THE TRANSACTION CONTEMPLATED BY THE STOCK
PURCHASE AGREEMENT, DATED AS OF FEBRUARY 23,
2009, BETWEEN MR. ALEXANDER OTTO AND THE COMPANY.

| | | | |
|----|--|------|-----|
| 03 | TO APPROVE AMENDMENTS TO THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO UPDATE THE TRANSFER RESTRICTION AND EXCESS SHARE PROVISIONS. | Mgmt | For |
| 04 | TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED CODE OF REGULATIONS TO GRANT THE BOARD OF DIRECTORS THE AUTHORITY TO FIX THE NUMBER OF MEMBERS ON THE BOARD OF DIRECTORS. | Mgmt | For |
| 05 | TO APPROVE ADJOURNMENT OF THE SPECIAL MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING OR ANY ADJOURNMENT THEREOF TO APPROVE THE PROPOSALS. | Mgmt | For |

DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

Security: 251591103
Meeting Type: Annual
Meeting Date: 25-Jun-2009
Ticker: DDR
ISIN: US2515911038

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR DEAN S. ADLER TERRANCE R. AHERN ROBERT H. GIDEL DANIEL B. HURWITZ VOLKER KRAFT VICTOR B. MACFARLANE CRAIG MACNAB SCOTT D. ROULSTON BARRY A. SHOLEM WILLIAM B. SUMMERS, JR. SCOTT A. WOLSTEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For Withheld For For For Withheld For For Withheld Withheld Withheld |
| 02 | TO AMEND THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES FROM 300,000,000 TO 500,000,000, WHICH RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF AUTHORIZED SHARES OF THE COMPANY FROM 311,000,000 TO 511,000,000. | Mgmt | For |
| 03 | TO APPROVE THE AMENDED AND RESTATED 2008 DEVELOPERS DIVERSIFIED REALTY CORPORATION EQUITY-BASED AWARD PLAN. | Mgmt | For |
| 04 | TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS | Mgmt | For |

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LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS
FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER
31, 2009.

EASTGROUP PROPERTIES, INC. Agen

Security: 277276101
Meeting Type: Annual
Meeting Date: 27-May-2009
Ticker: EGP
ISIN: US2772761019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR D. PIKE ALOIAN H.C. BAILEY, JR. HAYDEN C. EAVES, III FREDRIC H. GOULD DAVID H. HOSTER II MARY E. MCCORMICK DAVID M. OSNOS LELAND R. SPEED | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO CONSIDER AND RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE 2009 FISCAL YEAR. | Mgmt | For |

EDUCATION REALTY TRUST, INC. Agen

Security: 28140H104
Meeting Type: Annual
Meeting Date: 20-May-2009
Ticker: EDR
ISIN: US28140H1041

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 1 | DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL JOHN L. FORD WENDELL W. WEAKLEY | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 2 | TO RATIFY THE APPOINTMENT OF DELOITTE AND TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

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3 TO REAPPROVE THE PERFORMANCE GOALS UNDER THE Mgmt For
 EDUCATION REALTY TRUST, INC. 2004 INCENTIVE
 PLAN PURSUANT TO SECTION 162(M) OF THE INTERNAL
 REVENUE CODE.

 EQUITY RESIDENTIAL

Agen

 Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 11-Jun-2009
 Ticker: EQR
 ISIN: US29476L1070

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD BOONE A. KNOX JOHN E. NEAL DAVID J. NEITHERCUT SHELI Z. ROSENBERG GERALD A. SPECTOR B. JOSEPH WHITE SAMUEL ZELL | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | 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, 2009. | 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: 20-May-2009
 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 | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |

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| | | | |
|---|---|------|-----|
| | K. FRED SKOUSEN | Mgmt | For |
| | KENNETH M. WOOLLEY | Mgmt | For |
| 2 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED ACCOUNTING FIRM. | Mgmt | For |

FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747206
Meeting Type: Annual
Meeting Date: 06-May-2009
Ticker: FRT
ISIN: US3137472060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | TO ELECT THE FOLLOWING TRUSTEE FOR THE TERM AS SET FORTH IN THE ACCOMPANYING PROXY STATEMENT: GAIL P. STEINEL | Mgmt | For |
| 1B | TO ELECT THE FOLLOWING TRUSTEE FOR THE TERM AS SET FORTH IN THE ACCOMPANYING PROXY STATEMENT: JOSEPH S. VASSALLUZZO | Mgmt | For |
| 2 | TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |
| 3 | TO CONSIDER A PROPOSAL TO AMEND OUR DECLARATION OF TRUST TO ELIMINATE OUR CLASSIFIED BOARD. | Mgmt | For |
| 4 | TO CONSIDER A PROPOSAL TO RATIFY AN AMENDMENT TO OUR SHAREHOLDER RIGHTS PLAN TO EXTEND THE TERM FOR THREE YEARS AND TO ADD A QUALIFIED OFFER PROVISION. | Mgmt | Against |

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: GRT
ISIN: US3793021029

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--------------------------------|---------------|---------------|
| 01 | DIRECTOR DAVID M. ARONOWITZ | Mgmt | For |

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| | | | |
|----|---|------|-----|
| | HERBERT GLIMCHER | Mgmt | For |
| | HOWARD GROSS | Mgmt | For |
| 02 | TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS GLIMCHER REALTY TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 23-Apr-2009
Ticker: HCP
ISIN: US40414L1098

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR ROBERT R. FANNING, JR. JAMES F. FLAHERTY III CHRISTINE N. GARVEY DAVID B. HENRY LAURALEE E. MARTIN MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 02 | TO APPROVE AMENDMENTS TO HCP'S 2006 PERFORMANCE INCENTIVE PLAN | Mgmt | For |
| 03 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS HCP'S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009 | Mgmt | For |

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: HCN
ISIN: US42217K1060

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---------------------------|---------------|---------------|
| 01 | DIRECTOR PIER C. BORRA | Mgmt | For |

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| | | | |
|----|---|------|-----|
| | GEORGE L. CHAPMAN | Mgmt | For |
| | SHARON M. OSTER | Mgmt | For |
| | JEFFREY R. OTTEN | Mgmt | For |
| 02 | APPROVAL OF THE AMENDED AND RESTATED HEALTH CARE REIT, INC. 2005 LONG-TERM INCENTIVE PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2009. | Mgmt | For |

HOME PROPERTIES, INC.

Agen

Security: 437306103
Meeting Type: Annual
Meeting Date: 05-May-2009
Ticker: HME
ISIN: US4373061039

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | DIRECTOR STEPHEN R. BLANK JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH AMY L. TAIT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For |
| 02 | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009. | Mgmt | For |

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
Meeting Type: Annual
Meeting Date: 15-May-2009
Ticker: HPT
ISIN: US44106M1027

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|----------------------|
| 01 | DIRECTOR BRUCE M. GANS, M.D.* ADAM D. PORTNOY** | Mgmt Mgmt | Withheld Withheld |

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03 TO CONSIDER AND VOTE ON A SHAREHOLDER PROPOSAL, Shr For
IF PROPERLY PRESENTED AT THE MEETING.

HOST HOTELS & RESORTS, INC. Agen

Security: 44107P104
Meeting Type: Annual
Meeting Date: 14-May-2009
Ticker: HST
ISIN: US44107P1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: ROBERT M. BAYLIS | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: TERENCE C. GOLDEN | Mgmt | For |
| 1C | ELECTION OF DIRECTOR: ANN M. KOROLOGOS | Mgmt | For |
| 1D | ELECTION OF DIRECTOR: RICHARD E. MARRIOTT | Mgmt | For |
| 1E | ELECTION OF DIRECTOR: JUDITH A. MCHALE | Mgmt | For |
| 1F | ELECTION OF DIRECTOR: JOHN B. MORSE, JR. | Mgmt | For |
| 1G | ELECTION OF DIRECTOR: W. EDWARD WALTER | Mgmt | For |
| 02 | RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS. | Mgmt | For |
| 03 | APPROVAL OF 2009 COMPREHENSIVE STOCK AND CASH INCENTIVE PLAN. | Mgmt | For |
| 04 | APPROVAL OF AMENDMENT TO OUR CHARTER TO INCREASE AUTHORIZED CAPITAL STOCK. | Mgmt | For |

INLAND REAL ESTATE CORPORATION Agen

Security: 457461200
Meeting Type: Annual
Meeting Date: 17-Jun-2009
Ticker: IRC
ISIN: US4574612002

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 01 | DIRECTOR THOMAS P. D'ARCY DANIEL L. GOODWIN | Mgmt Mgmt | For For |

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| | | | |
|----|---|------|-----|
| | JOEL G. HERTER | Mgmt | For |
| | HEIDI N. LAWTON | Mgmt | For |
| | THOMAS H. MCAULEY | Mgmt | For |
| | THOMAS R. MCWILLIAMS | Mgmt | For |
| | JOEL D. SIMMONS | Mgmt | For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

KILROY REALTY CORPORATION

Agen

Security: 49427F108
Meeting Type: Annual
Meeting Date: 27-May-2009
Ticker: KRC
ISIN: US49427F1084

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|--|
| 01 | CHARTER AMENDMENT TO DECLASSIFY THE BOARD OF DIRECTORS | Mgmt | For |
| 02 | DIRECTOR JOHN B. KILROY, SR.+ JOHN B. KILROY, JR.+* EDWARD BRENNAN, PH.D+ WILLIAM P. DICKEY+ SCOTT S. INGRAHAM+ DALE F. KINSELLA+* | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For Withheld Withheld Withheld For Withheld |
| 03 | AMENDMENT TO KILROY REALTY 2006 INCENTIVE AWARD PLAN | Mgmt | Against |

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 12-May-2009
Ticker: KIM
ISIN: US49446R1095

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR M. COOPER R. DOOLEY J. GRILLS D. HENRY F.P. HUGHES | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |

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| | | |
|-------------|------|-----|
| F. LOURENSO | Mgmt | For |
| R. SALTZMAN | Mgmt | For |
| P. COVIELLO | Mgmt | For |

02 THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERSMgmt For
 LLP AS THE COMPANY'S INDEPENDENT REGISTERED
 PUBLIC ACCOUNTING FIRM FOR 2009.

 LAND SECURITIES GROUP PLC R.E.I.T, LONDON

Agen

 Security: G5375M118
 Meeting Type: AGM
 Meeting Date: 17-Jul-2008
 Ticker:
 ISIN: GB0031809436

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1. | Receive the report and financial statements for the YE 31 MAR 2008, together with the report of the Auditors | Mgmt | For |
| 2. | Approve the interim dividend paid in the year and grant authority for the payment of a final dividend for the year of 16p per share | Mgmt | For |
| 3. | Approve the Directors' remuneration report for the YE 31 MAR 2008 | Mgmt | For |
| 4. | Re-elect Sir. Christopher Bland as a Director | Mgmt | For |
| 5. | Re-elect Mr. Rick Haythornthwaite as a Director | Mgmt | For |
| 6. | Re-elect Mr. Kevin O'Byrne as a Director | Mgmt | For |
| 7. | Re-elect Mr. David Rough as a Director | Mgmt | For |
| 8. | Re-elect Mr. Alison Carnwath as a Director | Mgmt | For |
| 9. | Re-elect Mr. Ian Ellis as a Director | Mgmt | For |
| 10. | Re-elect Mr. Richard Akers as a Director | Mgmt | For |
| 11. | Re-appoint PricewaterhouseCoopers LLP as the Auditors of the Company for the ensuing year | Mgmt | For |
| 12. | Authorize the Directors to determine the remuneration of the Auditors | Mgmt | For |
| | Transact any other business | Non-Voting | No vote |
| 13. | Authorize the Directors, in accordance with Section 80 of the Companies Act 1985, to allot relevant securities [Section 80(2) of the Act] up to an aggregate nominal amount of GBP 12,906,770.40; [Authority expires at the conclusion of the | Mgmt | For |

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next AGM of the Company]; and the Directors may allot relevant securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry

- | | | | |
|------|--|------|-----|
| S.14 | Authorize the Directors, pursuant to Section 95 of the Companies Act 1985, to allot equity securities [Section 94(2) of the Act] for cash pursuant to the authority conferred by Resolution 13 and/or where such allotment constitutes an allotment of equity securities by virtue of Section 94(3A) of the said Act, disapplying the statutory pre-emption rights [Section 89(1)], provided that this power is limited to the allotment of equity securities: i) in connection with a right issue, open offer or other offer of securities in favour of the holders of the ordinary shares; ii) up to an aggregate nominal amount of GBP 2,354,661; [Authority expires at the conclusion of the next AGM of the Company]; and the Directors may allot equity securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry | Mgmt | For |
| S.15 | Authorize the Company to purchase its own ordinary shares in accordance with Section 166 of the Companies Act 1985 by way of market purchase [Section 163(3) of the Companies Act 1985] of up to 47,093,229 Ordinary Shares of 10p, at a minimum price of 10p and up to 105% of the average middle market quotations for such shares derived from the London Stock Exchange Daily Official List, over the previous 5 business days; [Authority expires at the conclusion of the AGM of the Company in 2009]; the Company, before the expiry, may make a contract to purchase ordinary shares which will or may be executed wholly or partly after such expiry | Mgmt | For |
| S.16 | Amend the Articles of Association of the Company, as specified | Mgmt | For |
| 17. | Authorize the Company, in accordance with Section 366 and 367 of the Companies Act 2006 [the Act], in aggregate to: [i] make political donations to political parties and/or independent election candidates not exceeding GBP 20,000 in total; [ii] make political donations to political Organizations other than political parties not exceeding GBP 20,000 in total; and [iii] incur political expenditure not exceeding GBP 20,000 in total [Authority expires at the conclusion of the AGM of the Company in 2008] | Mgmt | For |

LAND SECURITIES GROUP PLC R.E.I.T, LONDON

Agen

Security: G5375M118

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Meeting Type: OGM
 Meeting Date: 09-Mar-2009
 Ticker:
 ISIN: GB0031809436

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| | PLEASE NOTE THAT THIS IS AN OGM. THANK YOU. | Non-Voting | No vote |
| 1. | Approve to increase in authorized ordinary share capital from GBP 99,771,305.12 to GBP 139,771,305 authorize issue of equity or equity-linked securities with pre-emptive rights up to aggregate nominal amount of GBP 52,886,571.50 | Mgmt | For |
| S.2 | Grant authority, subject to the passing of Resolution 1, to issue of equity or Equity-Linked Securities without pre-emptive rights up to aggregate nominal amount of GBP 3,809,541 | Mgmt | For |
| | PLEASE NOTE THAT THIS IS A REVISION DUE TO RECEIPT OF CONSERVATIVE CUT-OFF, DUE TO CHANGE IN TYPE OF RESOLUTION AND CHANGE IN TYPE OF MEETING. 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 | No vote |

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 21-May-2009
 Ticker: LRY
 ISIN: US5311721048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR WILLIAM P. HANKOWSKY DAVID L. LINGERFELT JOSE A. MEJIA | Mgmt Mgmt Mgmt | For For For |
| 02 | APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009. | Mgmt | For |
| 03 | APPROVAL OF THE PROPOSAL TO AMEND AND RESTATE THE LIBERTY PROPERTY TRUST AMENDED AND RESTATED SHARE INCENTIVE PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR GRANT THEREUNDER AND MAKE OTHER SPECIFIED REVISIONS. | Mgmt | For |

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LTC PROPERTIES, INC.

Agen

Security: 502175102
 Meeting Type: Annual
 Meeting Date: 15-May-2009
 Ticker: LTC
 ISIN: US5021751020

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR ANDRE C. DIMITRIADIS BOYD W. HENDRICKSON EDMUND C. KING WENDY L. SIMPSON TIMOTHY J. TRICHE, M.D. | Mgmt Mgmt Mgmt Mgmt Mgmt | 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: 02-Jun-2009
 Ticker: CLI
 ISIN: US5544891048

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|------------------------------|--------------------------|
| 01 | DIRECTOR MITCHELL E. HERSH JOHN R. CALI IRVIN D. REID MARTIN S. BERGER | 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, 2009. | Mgmt | For |

MAGUIRE PROPERTIES INC.

Agen

Security: 559775101
 Meeting Type: Annual
 Meeting Date: 02-Oct-2008
 Ticker: MPG
 ISIN: US5597751016

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| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--|---|
| 01 | DIRECTOR JONATHAN M. BROOKS CHRISTINE N. GARVEY CYRUS S. HADIDI NELSON C. RISING GEORGE A. VANDEMAN PAUL M. WATSON DAVID L. WEINSTEIN | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For |
| 02 | RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2008 | Mgmt | For |

NATIONAL RETAIL PROPERTIES, INC.

Agen

Security: 637417106
Meeting Type: Annual
Meeting Date: 15-May-2009
Ticker: NNN
ISIN: US6374171063

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR DON DEFOSSET DENNIS E. GERSHENSON KEVIN B. HABICHT RICHARD B. JENNINGS TED B. LANIER ROBERT C. LEGLER CRAIG MACNAB ROBERT MARTINEZ | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 02 | TO RATIFY THE SELECTION OF THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009. | Mgmt | For |
| 03 | TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF. | Mgmt | Against |

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
Meeting Type: Annual
Meeting Date: 05-May-2009
Ticker: NHP

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ISIN: US6386201049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|--------------------------------------|---------------------------------|
| 01 | DIRECTOR WILLIAM K. DOYLE RICHARD I. GILCHRIST ROBERT D. PAULSON JEFFREY L. RUSH KEITH P. RUSSELL | Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For |
| 02 | RATIIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100
Meeting Type: Annual
Meeting Date: 21-May-2009
Ticker: OHI
ISIN: US6819361006

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|---------------|
| 01 | DIRECTOR THOMAS F. FRANKE BERNARD J. KORMAN | Mgmt Mgmt | For For |
| 02 | APPROVAL OF THE AMENDMENT TO OUR ARTICLES OF INCORPORATION DESCRIBED IN PROPOSAL 2 IN THE ACCOMPANYING PROXY STATEMENT | Mgmt | For |
| 03 | RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP | Mgmt | For |

PROLOGIS

Agen

Security: 743410102
Meeting Type: Annual
Meeting Date: 20-May-2009
Ticker: PLD
ISIN: US7434101025

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---------------------------------|---------------|---------------|
| 01 | DIRECTOR STEPHEN L. FEINBERG | Mgmt | For |

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| | | | |
|----|---|------|-----|
| | GEORGE L. FOTIADES | Mgmt | For |
| | CHRISTINE N. GARVEY | Mgmt | For |
| | LAWRENCE V. JACKSON | Mgmt | For |
| | DONALD P. JACOBS | Mgmt | For |
| | WALTER C. RAKOWICH | Mgmt | For |
| | D. MICHAEL STEUERT | Mgmt | For |
| | J. ANDRE TEIXEIRA | Mgmt | For |
| | WILLIAM D. ZOLLARS | Mgmt | For |
| | ANDREA M. ZULBERTI | Mgmt | For |
| 02 | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009. | Mgmt | For |

PUBLIC STORAGE

Agen

Security: 74460D109
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: PSA
ISIN: US74460D1090

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|---|
| 01 | 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 GARY E. PRUITT DANIEL C. STATON | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For For For For |
| 02 | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

REGENCY CENTERS CORPORATION

Agen

Security: 758849103
Meeting Type: Annual
Meeting Date: 05-May-2009
Ticker: REG
ISIN: US7588491032

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

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| | | | |
|----|--|--|--|
| 01 | 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 Mgmt Mgmt | For For For For For For For For For For For For |
| 02 | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

S.L. GREEN REALTY CORP.

Agen

Security: 78440X101
Meeting Type: Annual
Meeting Date: 11-Jun-2009
Ticker: SLG
ISIN: US78440X1019

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|-----------------|
| 01 | DIRECTOR STEPHEN L. GREEN JOHN H. ALSCHULER, JR. | Mgmt Mgmt | For Withheld |
| 02 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

SENIOR HOUSING PROPERTIES TRUST

Agen

Security: 81721M109
Meeting Type: Annual
Meeting Date: 18-May-2009
Ticker: SNH
ISIN: US81721M1099

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|---------------|----------------------|
| 01 | DIRECTOR JEFFREY P. SOMERS* BARRY M. PORTNOY** | Mgmt Mgmt | Withheld Withheld |

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SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
Meeting Type: Annual
Meeting Date: 08-May-2009
Ticker: SPG
ISIN: US8288061091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 1A | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: PROVIDE FOR THE ELECTION OF UP TO FIFTEEN DIRECTORS. (IF THIS PROPOSAL IS NOT APPROVED BY 80% OF THE VOTES ENTITLED TO BE CAST, THE BOARD WILL HAVE ONLY 9 DIRECTORS, 5 OF WHOM ARE ELECTED BY HOLDERS OF COMMON STOCK.) | Mgmt | For |
| 1B | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: DELETE SUPERMAJORITY VOTING REQUIREMENTS. | Mgmt | For |
| 1C | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: INCREASE THE NUMBER OF AUTHORIZED SHARES. | Mgmt | For |
| 1D | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: DELETE OR CHANGE OBSOLETE OR UNNECESSARY PROVISIONS. | Mgmt | For |
| 02 | DIRECTOR MELVYN E. BERGSTEIN LINDA WALKER BYNOE KAREN N. HORN, PH.D. REUBEN S. LEIBOWITZ J. ALBERT SMITH, JR. PIETER S. VAN DEN BERG* ALLAN HUBBARD* DANIEL C. SMITH* | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For |
| 03 | TO AUTHORIZE MANAGEMENT TO ADJOURN, POSTPONE OR CONTINUE THE MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN THE EVENT THAT THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE MEETING TO ADOPT PROPOSAL 1(A) OR PROPOSAL 1(B) LISTED ABOVE. | Mgmt | For |
| 04 | TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009. | Mgmt | For |

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual

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Meeting Date: 21-May-2009
 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 | ADOPTION OF THE SOVRAN SELF STORAGE, INC. 2009 OUTSIDE DIRECTORS' STOCK OPTION AND AWARD PLAN. | Mgmt | For |
| 03 | RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2009. | Mgmt | For |

THE MACERICH COMPANY

Agen

Security: 554382101
 Meeting Type: Annual
 Meeting Date: 08-Jun-2009
 Ticker: MAC
 ISIN: US5543821012

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|---------------|---------------|
| 1A | ELECTION OF DIRECTOR: ARTHUR M. COPPOLA | Mgmt | For |
| 1B | ELECTION OF DIRECTOR: JAMES S. COWNIE | Mgmt | Against |
| 1C | ELECTION OF DIRECTOR: MASON G. ROSS | Mgmt | For |
| 02 | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2009 | Mgmt | For |
| 03 | APPROVAL OF OUR AMENDED AND RESTATED 2003 EQUITY INCENTIVE PLAN | Mgmt | Against |
| 04 | APPROVAL OF AN AMENDMENT TO OUR CHARTER TO INCREASE OUR AUTHORIZED SHARES OF COMMON STOCK TO 250,000,000 AND OUR TOTAL NUMBER OF AUTHORIZED SHARES OF STOCK TO 325,000,000 | Mgmt | For |

U-STORE-IT TRUST

Agen

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Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 26-May-2009
 Ticker: YSI
 ISIN: US91274F1049

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|---|--|--|
| 01 | DIRECTOR W.M. DIEFENDERFER III CHARLES ELLIOTT ANDREWS J.C. (JACK) DANNEMILLER HAROLD S. HALLER, PH.D. DANIEL B. HURWITZ DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE | 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, 2009. | Mgmt | For |

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 13-May-2009
 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 ROBERT C. LARSON THOMAS R. OLIVER LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT | Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt | For For For For For For For For 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, 2009. | Mgmt | For |
| 03 | APPROVE THE AMENDED AND RESTATED 1999 LONG-TERM INCENTIVE PLAN, INCLUDING TO (I) INCREASE NUMBER OF SHARES RESERVED FOR ISSUANCE FROM 4,000,000 SHARES TO 16,000,000 SHARES (II) RAISE ANNUAL | Mgmt | For |

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PER PERSON LIMIT ON AWARDS OTHER THAN OPTIONS
AND STOCK APPRECIATION RIGHTS TO \$5,000,000,
AND SHARES OF STOCK WITH RESPECT TO OPTIONS
AND/OR STOCK APPRECIATION RIGHTS TO 5,000,000
SHARES.

VENTAS, INC. Agen

Security: 92276F100
Meeting Type: Annual
Meeting Date: 07-May-2009
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 | DIRECTORS' PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2009. | Mgmt | For |

VORNADO REALTY TRUST Agen

Security: 929042109
Meeting Type: Annual
Meeting Date: 14-May-2009
Ticker: VNO
ISIN: US9290421091

| Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR. | Mgmt Mgmt Mgmt | For For For |
| 02 | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |
| 03 | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES. | Shr | For |

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04 SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT Shr Against
 OF AN INDEPENDENT CHAIRMAN.

 WEINGARTEN REALTY INVESTORS

Agen

 Security: 948741103
 Meeting Type: Annual
 Meeting Date: 01-May-2009
 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 | RATIFICATION OF DELOITTE & TOUCHE LLP AS WEINGARTEN'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt | For |

* Management position unknown

SIGNATURES

Pursuant to the requirements of the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

(Registrant) Cohen & Steers Total Return Realty Fund
 By (Signature) /s/ Adam M. Derechin
 Name Adam M. Derechin
 Title President
 Date 08/21/2009