

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

COHEN & STEERS REIT & PREFERRED INCOME 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: 811-21326

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

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

NAME AND ADDRESS OF AGENT FOR SERVICE: Francis C. Poli  
280 PARK AVENUE 10TH FLOOR  
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2008 - 06/30/2009

Cohen & Steers REIT and Preferred Income Fund

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AMB PROPERTY CORPORATION

Agen

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Security: 00163T109  
Meeting Type: Annual  
Meeting Date: 07-May-2009  
Ticker: AMB  
ISIN: US00163T1097  
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| 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<br>LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>FIRM OF AMB PROPERTY CORPORATION FOR THE FISCAL<br>YEAR ENDING DECEMBER 31, 2009. | Mgmt | For |

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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<br>WILLIAM C. BAYLESS JR.<br>R.D. BURCK<br>G. STEVEN DAWSON<br>CYDNEY C. DONNELL<br>EDWARD LOWENTHAL<br>JOSEPH M. MACCHIONE<br>BRIAN B. NICKEL<br>WINSTON W. WALKER | 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 |
| 02     | RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT<br>AUDITORS FOR 2009  | Mgmt   | For  |

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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<br>JAMES N. BAILEY<br>TERRY CONSIDINE<br>RICHARD S. ELLWOOD | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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 |

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AVALONBAY COMMUNITIES, INC.

Agen

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

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| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>BRYCE BLAIR<br>BRUCE A. CHOATE<br>JOHN J. HEALY, JR.<br>GILBERT M. MEYER<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 |
| 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   |

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BANK OF AMERICA CORPORATION

Agen

Security: 060505559  
 Meeting Type: Annual  
 Meeting Date: 29-Apr-2009  
 Ticker: BMLPRQ  
 ISIN: US0605055591

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

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|    |  | Type |         |
|----|--|------|---------|
| 1A | ELECTION OF DIRECTOR: WILLIAM BARNET, III                                  | Mgmt | For     |
| 1B | ELECTION OF DIRECTOR: FRANK P. BRAMBLE, SR.                                | Mgmt | Against |
| 1C | ELECTION OF DIRECTOR: VIRGIS W. COLBERT                                    | Mgmt | For     |
| 1D | ELECTION OF DIRECTOR: JOHN T. COLLINS                                      | Mgmt | For     |
| 1E | ELECTION OF DIRECTOR: GARY L. COUNTRYMAN                                   | Mgmt | For     |
| 1F | ELECTION OF DIRECTOR: TOMMY R. FRANKS                                      | Mgmt | For     |
| 1G | ELECTION OF DIRECTOR: CHARLES K. GIFFORD                                   | Mgmt | For     |
| 1H | ELECTION OF DIRECTOR: KENNETH D. LEWIS                                     | Mgmt | Against |
| 1I | ELECTION OF DIRECTOR: MONICA C. LOZANO                                     | Mgmt | Against |
| 1J | ELECTION OF DIRECTOR: WALTER E. MASSEY                                     | Mgmt | For     |
| 1K | ELECTION OF DIRECTOR: THOMAS J. MAY  | Mgmt | For     |
| 1L | ELECTION OF DIRECTOR: PATRICIA E. MITCHELL                                 | Mgmt | For     |
| 1M | ELECTION OF DIRECTOR: JOSEPH W. PRUEHER                                    | Mgmt | For     |
| 1N | ELECTION OF DIRECTOR: CHARLES O. ROSSOTTI                                  | Mgmt | For     |
| 1O | ELECTION OF DIRECTOR: THOMAS M. RYAN                                       | Mgmt | For     |
| 1P | ELECTION OF DIRECTOR: O. TEMPLE SLOAN, JR.                                 | Mgmt | Against |
| 1Q | ELECTION OF DIRECTOR: ROBERT L. TILLMAN                                    | Mgmt | Against |
| 1R | ELECTION OF DIRECTOR: JACKIE M. WARD                                       | Mgmt | Against |
| 02 | RATIFICATION OF THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009 | Mgmt | For     |
| 03 | AN ADVISORY (NON-BINDING) VOTE APPROVING EXECUTIVE COMPENSATION            | Mgmt | Against |
| 04 | STOCKHOLDER PROPOSAL - DISCLOSURE OF GOVERNMENT EMPLOYMENT                 | Shr  | Against |
| 05 | STOCKHOLDER PROPOSAL - ADVISORY VOTE ON EXEC COMP                          | Shr  | For     |
| 06 | STOCKHOLDER PROPOSAL - CUMULATIVE VOTING                                   | Shr  | For     |
| 07 | STOCKHOLDER PROPOSAL - SPECIAL STOCKHOLDER MEETINGS                        | Shr  | Against |
| 08 | STOCKHOLDER PROPOSAL - INDEPENDENT BOARD CHAIRMAN                          | Shr  | For     |
| 09 | STOCKHOLDER PROPOSAL - PREDATORY CREDIT CARD LENDING PRACTICES             | Shr  | Against |
| 10 | STOCKHOLDER PROPOSAL - ADOPTION OF PRINCIPLES FOR HEALTH CARE REFORM       | Shr  | Against |

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11 STOCKHOLDER PROPOSAL - LIMITS ON EXEC COMP Shr Against

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 BIOMED REALTY TRUST, INC. Agen

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 Security: 09063H107  
 Meeting Type: Annual  
 Meeting Date: 27-May-2009  
 Ticker: BMR  
 ISIN: US09063H1077  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote                                 |
|--------|---|--|---|
| 1      | DIRECTOR<br>ALAN D. GOLD<br>BARBARA R. CAMBON<br>EDWARD A. DENNIS PH.D.<br>RICHARD I. GILCHRIST<br>GARY A. KREITZER<br>THEODORE D. ROTH<br>M. FAYE WILSON   | 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 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   |

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 BOSTON PROPERTIES, INC. Agen

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 Security: 101121101  
 Meeting Type: Annual  
 Meeting Date: 19-May-2009  
 Ticker: BXP  
 ISIN: US1011211018  
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| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 1      | DIRECTOR<br>FREDERICK J ISEMAN<br>EDWARD H LINDE<br>DAVID A TWARDOCK  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 2      | TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL | Mgmt                 | For               |

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YEAR ENDING DECEMBER 31, 2009.

|   |  |     |         |
|---|--|-----|---------|
| 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 PROPERLY PRESENTED AT THE MEETING.              | Shr | Against |

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BRE PROPERTIES, INC.

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Agen

Security: 05564E106  
Meeting Type: Annual  
Meeting Date: 21-May-2009  
Ticker: BRE  
ISIN: US05564E1064  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 1      | DIRECTOR<br>PAULA F. DOWNEY<br>EDWARD F. LANGE, JR.<br>IRVING F. LYONS III<br>EDWARD E. MACE<br>CHRISTOPHER J. MCGURK<br>MATTHEW T. MEDEIROS<br>CONSTANCE B. MOORE<br>JEANNE R. MYERSON<br>THOMAS E. ROBINSON<br>DENNIS E. SINGLETON | 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 APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2009.   | Mgmt   | For  |

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COLONIAL PROPERTIES TRUST

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Agen

Security: 195872106  
Meeting Type: Annual  
Meeting Date: 22-Apr-2009  
Ticker: CLP  
ISIN: US1958721060  
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| Prop.# | Proposal  | Proposal Type  | Proposal Vote  |
|--------|---|--|--|
| 01     | DIRECTOR<br>CARL F. BAILEY<br>M. MILLER GORRIE<br>WILLIAM M. JOHNSON<br>GLADE M. KNIGHT<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 |
| 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  |

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DEVELOPERS DIVERSIFIED REALTY CORP.

Agen

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Security: 251591103  
Meeting Type: Special  
Meeting Date: 09-Apr-2009  
Ticker: DDR  
ISIN: US2515911038  
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| 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 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.   | Mgmt          | For           |
| 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           |

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05 TO APPROVE ADJOURNMENT OF THE SPECIAL MEETING, Mgmt For  
 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.

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 DEVELOPERS DIVERSIFIED REALTY CORP. Agen

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 Security: 251591103  
 Meeting Type: Annual  
 Meeting Date: 25-Jun-2009  
 Ticker: DDR  
 ISIN: US2515911038  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>DEAN S. ADLER<br>TERRANCE R. AHERN<br>ROBERT H. GIDEL<br>DANIEL B. HURWITZ<br>VOLKER KRAFT<br>VICTOR B. MACFARLANE<br>CRAIG MACNAB<br>SCOTT D. ROULSTON<br>BARRY A. SHOLEM<br>WILLIAM B. SUMMERS, JR.<br>SCOTT A. WOLSTEIN   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>Withheld<br>For<br>For<br>For<br>Withheld<br>For<br>For<br>Withheld<br>Withheld<br>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 LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2009.   | Mgmt   | For  |

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 EASTGROUP PROPERTIES, INC. Agen

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

| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>D. PIKE ALOIAN<br>H.C. BAILEY, JR.<br>HAYDEN C. EAVES, III<br>FREDRIC H. GOULD<br>DAVID H. HOSTER II<br>MARY E. MCCORMICK<br>DAVID M. OSNOS<br>LELAND R. SPEED | 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 |
| 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<br>PAUL O. BOWER<br>MONTE J. BARROW<br>WILLIAM J. CAHILL<br>JOHN L. FORD<br>WENDELL W. WEAKLEY   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>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                             |
| 3      | TO REAPPROVE THE PERFORMANCE GOALS UNDER THE EDUCATION REALTY TRUST, INC. 2004 INCENTIVE PLAN PURSUANT TO SECTION 162(M) OF THE INTERNAL REVENUE CODE.  | Mgmt                                 | For                             |

EQUITY RESIDENTIAL

Agen

Security: 29476L107  
Meeting Type: Annual

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Meeting Date: 11-Jun-2009  
 Ticker: EQR  
 ISIN: US29476L1070

| Prop.# | Proposal  | Proposal Type  | Proposal Vote   |
|--------|---|--|---|
| 01     | DIRECTOR<br>JOHN W. ALEXANDER<br>CHARLES L. ATWOOD<br>BOONE A. KNOX<br>JOHN E. NEAL<br>DAVID J. NEITHERCUT<br>SHELI Z. ROSENBERG<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 | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>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<br>SPENCER F. KIRK<br>ANTHONY FANTICOLA<br>HUGH W. HORNE<br>JOSEPH D. MARGOLIS<br>ROGER B. PORTER<br>K. FRED SKOUSEN<br>KENNETH M. WOOLLEY | 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 ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED ACCOUNTING FIRM.                                       | Mgmt   | For   |

FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747206

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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<br>DAVID M. ARONOWITZ<br>HERBERT GLIMCHER<br>HOWARD GROSS   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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               |

H.J. HEINZ FINANCE COMPANY

Agen

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Security: 42307T306  
 Meeting Type: Annual  
 Meeting Date: 26-Sep-2008  
 Ticker: HZHFL  
 ISIN: US42307T3068

| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 01     | DIRECTOR<br>LEONARD A. CULLO, JR.<br>EDWARD J. MCMENAMIN<br>ARTHUR B. WINKLEBLACK | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02     | ELECTION OF INDEPENDENT DIRECTOR: ANDREW L. STIDD                                 | 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<br>ROBERT R. FANNING, JR.<br>JAMES F. FLAHERTY III<br>CHRISTINE N. GARVEY<br>DAVID B. HENRY<br>LAURALEE E. MARTIN<br>MICHAEL D. MCKEE<br>HAROLD M. MESSMER, JR.<br>PETER L. RHEIN<br>KENNETH B. ROATH<br>RICHARD M. ROSENBERG<br>JOSEPH P. SULLIVAN | 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 |
| 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

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

Meeting Date: 07-May-2009  
 Ticker: HCN  
 ISIN: US42217K1060

| Prop.# | Proposal  | Proposal Type                | Proposal Vote            |
|--------|---|------------------------------|--------------------------|
| 01     | DIRECTOR<br>PIER C. BORRA<br>GEORGE L. CHAPMAN<br>SHARON M. OSTER<br>JEFFREY R. OTTEN   | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>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                      |

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108  
 Meeting Type: Annual  
 Meeting Date: 13-May-2009  
 Ticker: HIW  
 ISIN: US4312841087

| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 01     | DIRECTOR<br>GENE H. ANDERSON<br>DAVID J. HARTZELL<br>L. GLENN ORR, JR.  | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02     | RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009. | Mgmt                 | For               |
| 03     | APPROVAL OF THE 2009 LONG-TERM EQUITY INCENTIVE PLAN.   | Mgmt                 | For               |

HOME PROPERTIES, INC.

Agen

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

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| Prop.# | Proposal   | Proposal Type  | Proposal Vote   |
|--------|--|--|---|
| 01     | DIRECTOR<br>STEPHEN R. BLANK<br>JOSH E. FIDLER<br>ALAN L. GOSULE<br>LEONARD F. HELBIG, III<br>NORMAN P. LEENHOUTS<br>NELSON B. LEENHOUTS<br>EDWARD J. PETTINELLA<br>CLIFFORD W. SMITH, JR.<br>PAUL L. SMITH<br>AMY L. TAIT | 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 |
| 02     | TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS<br>LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING<br>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<br>BRUCE M. GANS, M.D.*<br>ADAM D. PORTNOY**                                    | Mgmt<br>Mgmt  | Withheld<br>Withheld |
| 03     | TO CONSIDER AND VOTE ON A SHAREHOLDER PROPOSAL,<br>IF PROPERLY PRESENTED AT THE MEETING. | Shr           | For                  |

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           |

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|    |  |      |     |
|----|--|------|-----|
| 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 |

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 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<br>THOMAS P. D'ARCY<br>DANIEL L. GOODWIN<br>JOEL G. HERTER<br>HEIDI N. LAWTON<br>THOMAS H. MCAULEY<br>THOMAS R. MCWILLIAMS<br>JOEL D. SIMMONS | 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 |
| 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  
 -----

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

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### KIMCO REALTY CORPORATION

Agen

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

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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>M. COOPER<br>R. DOOLEY<br>J. GRILLS<br>D. HENRY<br>F.P. HUGHES<br>F. LOURENSO<br>R. SALTZMAN<br>P. COVIELLO                              | 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 |
| 02     | THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERSMgmt<br>LLP AS THE COMPANY'S INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR 2009. |  | For  |

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### LIBERTY PROPERTY TRUST

Agen

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

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



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|    |  |                      |                   |
|----|--|----------------------|-------------------|
| 01 | DIRECTOR<br>WILLIAM P. HANKOWSKY<br>DAVID L. LINGERFELT<br>JOSE A. MEJIA   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>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

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Security: 502175102  
Meeting Type: Annual  
Meeting Date: 15-May-2009  
Ticker: LTC  
ISIN: US5021751020  
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| Prop.# | Proposal   | Proposal Type                        | Proposal Vote                   |
|--------|--|--------------------------------------|---------------------------------|
| 01     | DIRECTOR<br>ANDRE C. DIMITRIADIS<br>BOYD W. HENDRICKSON<br>EDMUND C. KING<br>WENDY L. SIMPSON<br>TIMOTHY J. TRICHE, M.D. | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>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  
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| Prop.# | Proposal   | Proposal Type                | Proposal Vote            |
|--------|--|------------------------------|--------------------------|
| 01     | DIRECTOR<br>MITCHELL E. HERSH<br>JOHN R. CALI<br>IRVIN D. REID<br>MARTIN S. BERGER | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For |

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02 RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS Mgmt For  
 LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING  
 FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING  
 DECEMBER 31, 2009.

-----  
 MAGUIRE PROPERTIES INC. Agen

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

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

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 NATIONWIDE HEALTH PROPERTIES, INC. Agen

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 Security: 638620104  
 Meeting Type: Annual  
 Meeting Date: 05-May-2009  
 Ticker: NHP  
 ISIN: US6386201049  
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| Prop.# | Proposal   | Proposal<br>Type                     | Proposal Vote                   |
|--------|--|--------------------------------------|---------------------------------|
| 01     | DIRECTOR<br>WILLIAM K. DOYLE<br>RICHARD I. GILCHRIST<br>ROBERT D. PAULSON<br>JEFFREY L. RUSH<br>KEITH P. RUSSELL                                     | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For |
| 02     | RATIIFICATION OF THE APPOINTMENT OF ERNST &<br>YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS<br>FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2009. | Mgmt                                 | For                             |

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 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<br>THOMAS F. FRANKE<br>BERNARD J. KORMAN  | Mgmt<br>Mgmt  | For<br>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           |

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 PROLOGIS  
 -----

Agen

Security: 743410102  
 Meeting Type: Annual  
 Meeting Date: 20-May-2009  
 Ticker: PLD  
 ISIN: US7434101025  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>STEPHEN L. FEINBERG<br>GEORGE L. FOTIADES<br>CHRISTINE N. GARVEY<br>LAWRENCE V. JACKSON<br>DONALD P. JACOBS<br>WALTER C. RAKOWICH<br>D. MICHAEL STEUERT<br>J. ANDRE TEIXEIRA<br>WILLIAM D. ZOLLARS<br>ANDREA M. ZULBERTI | 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 |
| 02     | RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009.  | Mgmt   | For  |

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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<br>B. WAYNE HUGHES<br>RONALD L. HAVNER, JR.<br>DANN V. ANGELOFF<br>WILLIAM C. BAKER<br>JOHN T. EVANS<br>TAMARA HUGHES GUSTAVSON<br>URI P. HARKHAM<br>B. WAYNE HUGHES, JR.<br>HARVEY LENKIN<br>GARY E. PRUITT<br>DANIEL C. STATON | 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 |
| 02     | RATIFICATION OF APPOINTMENT OF ERNST & YOUNG<br>LLP AS THE COMPANY'S INDEPENDENT REGISTERED<br>PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR<br>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   |
|--------|--|--|---|
| 01     | 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>BRUCE M. JOHNSON<br>DOUGLAS S. LUKE<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 | For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For<br>For |
| 02     | RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE<br>COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR   | Mgmt   | For   |

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ENDING DECEMBER 31, 2009.

-----  
 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<br>JEFFREY P. SOMERS*<br>BARRY M. PORTNOY** | Mgmt<br>Mgmt  | Withheld<br>Withheld |

-----  
 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:<br>PROVIDE FOR THE ELECTION OF UP TO FIFTEEN DIRECTORS.<br>(IF THIS PROPOSAL IS NOT APPROVED BY 80% OF<br>THE VOTES ENTITLED TO BE CAST, THE BOARD WILL<br>HAVE ONLY 9 DIRECTORS, 5 OF WHOM ARE ELECTED<br>BY HOLDERS OF COMMON STOCK.) | Mgmt   | For   |
| 1B     | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO:<br>DELETE SUPERMAJORITY VOTING REQUIREMENTS.  | Mgmt   | For   |
| 1C     | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO:<br>INCREASE THE NUMBER OF AUTHORIZED SHARES.  | Mgmt   | For   |
| 1D     | TO APPROVE PROPOSAL TO AMEND THE CHARTER TO:<br>DELETE OR CHANGE OBSOLETE OR UNNECESSARY PROVISIONS.   | Mgmt   | For   |
| 02     | DIRECTOR<br>MELVYN E. BERGSTEIN<br>LINDA WALKER BYNOE<br>KAREN N. HORN, PH.D.<br>REUBEN S. LEIBOWITZ<br>J. ALBERT SMITH, JR.<br>PIETER S. VAN DEN BERG*<br>ALLAN HUBBARD*  | 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 |

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|    |   |      |     |
|----|---|------|-----|
|    | DANIEL C. SMITH*  | Mgmt | 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  
Meeting Date: 21-May-2009  
Ticker: SSS  
ISIN: US84610H1086

| Prop.# | Proposal  | Proposal Type                                | Proposal Vote                          |
|--------|---|--|--|
| 01     | DIRECTOR<br>ROBERT J. ATTEA<br>KENNETH F. MYSZKA<br>JOHN E. BURNS<br>ANTHONY P. GAMMIE<br>CHARLES E. LANNON<br>JAMES R. BOLDT             | Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For<br>For<br>For<br>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                                    |

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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           |

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|    |  |      |         |
|----|--|------|---------|
| 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

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

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

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|    |   |  |   |
|----|---|--|---|
| 01 | DIRECTOR<br>KATHERINE A. CATTANACH<br>ERIC J. FOSS<br>ROBERT P. FREEMAN<br>JON A. GROVE<br>JAMES D. KLINGBEIL<br>ROBERT C. LARSON<br>THOMAS R. OLIVER<br>LYNNE B. SAGALYN<br>MARK J. SANDLER<br>THOMAS W. TOOMEY<br>THOMAS C. WAJNERT   | 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 |
| 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 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. | Mgmt   | For   |

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VENTAS, INC.

Agen

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Security: 92276F100  
Meeting Type: Annual  
Meeting Date: 07-May-2009  
Ticker: VTR  
ISIN: US92276F1003  
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| Prop.# | Proposal   | Proposal Type  | Proposal Vote  |
|--------|--|--|--|
| 01     | DIRECTOR<br>DEBRA A. CAFARO<br>DOUGLAS CROCKER II<br>RONALD G. GEARY<br>JAY M. GELLERT<br>ROBERT D. REED<br>SHELI Z. ROSENBERG<br>JAMES D. SHELTON<br>THOMAS C. THEOBALD | 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 |
| 02     | DIRECTORS' PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2009.                           | Mgmt   | For  |

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VORNADO REALTY TRUST

Agen



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

| Prop.# | Proposal  | Proposal Type        | Proposal Vote     |
|--------|---|----------------------|-------------------|
| 01     | DIRECTOR<br>STEVEN ROTH<br>MICHAEL D. FASCITELLI<br>RUSSELL B. WIGHT, JR.   | Mgmt<br>Mgmt<br>Mgmt | For<br>For<br>For |
| 02     | RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM. | Mgmt                 | For               |
| 03     | SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES.                | Shr                  | For               |
| 04     | SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.  | Shr                  | Against           |

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<br>STANFORD ALEXANDER<br>ANDREW M. ALEXANDER<br>JAMES W. CROWNOVER<br>ROBERT J. CRUIKSHANK<br>MELVIN A. DOW<br>STEPHEN A. LASHER<br>DOUGLAS W. SCHNITZER<br>C. PARK SHAPER<br>MARC J. SHAPIRO | 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 |
| 02     | RATIFICATION OF DELOITTE & TOUCHE LLP AS WEINGARTEN'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.   | Mgmt   | For   |

\* Management position unknown

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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 REIT and Preferred Income Fund, Inc |
| By (Signature) | /s/ Adam M. Derechin                               |
| Name           | Adam M. Derechin                                   |
| Title          | President  |
| Date           | 08/21/2009   |