

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

COHEN & STEERS REIT & PREFERRED INCOME FUND INC  
Form N-PX  
August 24, 2005

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: 757 Third Avenue  
New York, NY 10017

NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean  
757 Third Avenue  
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2004 - 06/30/2005

Cohen & Steers REIT and Preferred Income Fund

-----  
AMLI RESIDENTIAL PROPERTIES TRUST

----- Agen

-----  
Security: 001735109  
Meeting Type: Annual  
Meeting Date: 25-Apr-2005  
Ticker: AML  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRUCE P. BICKNER LAURA D. GATES MARC S. HEILWEIL GREGORY T. MUTZ	Mgmt Mgmt Mgmt Mgmt	For For For For
02	TO AMEND THE DECLARATION OF TRUST TO ELIMINATE THE CLASSIFICATION OF THE BOARD OF TRUSTEES.	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF KPMG LLP AS AMLI	Mgmt	For

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

S INDEPENDENT REGISTERED PUBLIC ACCOUNTING  
 FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,  
 2005.

-----  
 ARCHSTONE-SMITH TRUST

Agen

Security: 039583109  
 Meeting Type: Annual  
 Meeting Date: 04-May-2005  
 Ticker: ASN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES A. CARDWELL ROBERT P. KOGOD JAMES H. POLK, III	Mgmt Mgmt Mgmt	For For For
02	AMENDMENT OF THE DECLARATION OF TRUST OF ARCHSTONE-SMITH TO ELIMINATE THE CLASSIFICATION OF TRUSTEES.	Mgmt	For
03	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

-----  
 ARDEN REALTY, INC.

Agen

Security: 039793104  
 Meeting Type: Annual  
 Meeting Date: 25-May-2005  
 Ticker: ARI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD S. ZIMAN VICTOR J. COLEMAN	Mgmt Mgmt	For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	ADOPTION OF THE THIRD AMENDED AND RESTATED 1996 STOCK OPTION AND INCENTIVE PLAN OF ARDEN REALTY, INC. AND ARDEN REALTY LIMITED PARTNERSHIP.	Mgmt	For
04	STOCKHOLDER PROPOSAL REGARDING SEVERANCE AGREEMENTS FOR SENIOR EXECUTIVES.	Shr	For

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

BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 02-May-2005  
 Ticker: BDN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS SR. CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED ACCOUNTING FIRM.	Mgmt	For
03	APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE 1997 LONG-TERM INCENTIVE PLAN.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
 Meeting Type: Special  
 Meeting Date: 28-Feb-2005  
 Ticker: CPT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE ISSUANCE OF CAMDEN COMMON SHARES PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 4, 2004, BY AND AMONG CAMDEN PROPERTY TRUST, CAMDEN SUMMIT, INC. (FORMERLY KNOWN AS CAMDEN SPARKS, INC.) AND SUMMIT PROPERTIES INC., AS AMENDED.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

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

Security: 133131102  
 Meeting Type: Annual  
 Meeting Date: 06-May-2005  
 Ticker: CPT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	RICHARD J. CAMPO	Mgmt	For
	WILLIAM R. COOPER	Mgmt	For
	GEORGE A. HRDLICKA	Mgmt	For
	SCOTT S. INGRAHAM	Mgmt	For
	LEWIS A. LEVEY	Mgmt	For
	WILLIAM B. MCGUIRE, JR.	Mgmt	For
	D. KEITH ODEN	Mgmt	For
	F. GARDNER PARKER	Mgmt	For
	WILLIAM F. PAULSEN	Mgmt	For
	STEVEN A. WEBSTER	Mgmt	For

CAPITAL TRUST, INC.

Agen

Security: 14052H506  
 Meeting Type: Annual  
 Meeting Date: 14-Jun-2005  
 Ticker: CT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	SAMUEL ZELL	Mgmt	For
	THOMAS E. DOBROWSKI	Mgmt	For
	MARTIN L. EDELMAN	Mgmt	For
	CRAIG M. HATKOFF	Mgmt	For
	EDWARD S. HYMAN	Mgmt	For
	JOHN R. KLOPP	Mgmt	For
	HENRY N. NASSAU	Mgmt	For
	JOSHUA A. POLAN	Mgmt	For
	LYNNE B. SAGALYN	Mgmt	For
02	THE PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

CARRAMERICA REALTY CORPORATION

Agen

Security: 144418100  
 Meeting Type: Annual  
 Meeting Date: 28-Apr-2005

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

Ticker: CRE  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANDREW F. BRIMMER BRYCE BLAIR JOAN CARTER PHILIP L. HAWKINS ROBERT E. TORRAY THOMAS A. CARR WESLEY S. WILLIAMS, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS CARRAMERICA S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209  
Meeting Type: Annual  
Meeting Date: 20-May-2005  
Ticker: CDR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG J.A.M.H. DER KINDEREN EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106  
Meeting Type: Special  
Meeting Date: 15-Apr-2005  
Ticker: CLP  
ISIN:

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE ISSUANCE OF COLONIAL COMMON SHARES CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 25, 2004, AS AMENDED, BY AND AMONG THE COMPANY, CLNL ACQUISITION SUB LLC, AND CORNERSTONE REALTY INCOME TRUST, INC. THE MERGER AGREEMENT IS DESCRIBED IN, AND ATTACHED AS ANNEX A TO, THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS.	Mgmt	For
02	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	For
03	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	For
04	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106  
 Meeting Type: Annual  
 Meeting Date: 27-Apr-2005  
 Ticker: CLP  
 ISIN:

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 DONALD T. SENTERFITT JOHN W. SPIEGEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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

-----  
 CRESCENT REAL ESTATE EQUITIES COMPAN

Agen

Security: 225756105  
 Meeting Type: Annual  
 Meeting Date: 13-Jun-2005  
 Ticker: CEI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN C. GOFF PAUL E. ROWSEY, III ROBERT W. STALLINGS	Mgmt Mgmt Mgmt	For For For
02	TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

-----  
 CRT PROPERTIES, INC.

Agen

Security: 22876P109  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: CRO  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR D. PIKE ALOIAN BENJAMIN C. BISHOP, JR. THOMAS J. CROCKER PETER J. FARRELL DAVID B. HILEY VICTOR A. HUGHES, JR. RANDALL F. PAULSON GEORGE F. STAUDTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	APPROVE OUR REINCORPORATION FROM FLORIDA TO MARYLAND	Mgmt	For
03	APPROVE THE 2005 EMPLOYEE STOCK INVESTMENT PLAN	Mgmt	For
04	RATIFY THE SELECTION OF DELOITTE & TOUCHE LLP AS INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005	Mgmt	For

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

-----  
 EDUCATION REALTY TRUST, INC.

Agen

-----  
 Security: 28140H104  
 Meeting Type: Annual  
 Meeting Date: 25-May-2005  
 Ticker: EDR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

-----  
 EQUITY OFFICE PROPERTIES TRUST

Agen

-----  
 Security: 294741103  
 Meeting Type: Annual  
 Meeting Date: 24-May-2005  
 Ticker: EOP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARILYN A. ALEXANDER THOMAS E. DOBROWSKI WILLIAM M. GOODYEAR JAMES D. HARPER, JR. RICHARD D. KINCAID DAVID K. MCKOWN SHELI Z. ROSENBERG STEPHEN I. SADOVE SALLY SUSMAN J.H.W.R. VAN DER VLIST SAMUEL ZELL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

-----  
 FIRST INDUSTRIAL REALTY TRUST, INC.

Agen



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

Security: 32054K103  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: FR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL W. BRENNAN MICHAEL G. DAMONE KEVIN W. LYNCH	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

GABLES RESIDENTIAL TRUST

Agen

Security: 362418105  
 Meeting Type: Annual  
 Meeting Date: 17-May-2005  
 Ticker: GBP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID D. FITCH JOHN W. MCINTYRE CHRIS D. WHEELER	Mgmt Mgmt Mgmt	For For For

GLIMCHER REALTY TRUST

Agen

Security: 379302102  
 Meeting Type: Annual  
 Meeting Date: 06-May-2005  
 Ticker: GRT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WAYNE S. DORAN MICHAEL P. GLIMCHER ALAN R. WEILER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN,	Mgmt	For

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

LLP AS THE COMPANY S INDEPENDENT REGISTERED  
PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR  
ENDING DECEMBER 31, 2005.

03	TO VOTE AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY OTHER MATTER THAT MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT OR POSTPONEMENT THEREOF IN THE DISCRETION OF THE PROXY HOLDER.	Mgmt	Against
----	--	------	---------

-----  
GMH COMMUNITIES TRUST

-----  
Agen

Security: 36188G102  
Meeting Type: Annual  
Meeting Date: 08-Jun-2005  
Ticker: GCT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	GARY M. HOLLOWAY, SR.	Mgmt	For
	BRUCE F. ROBINSON	Mgmt	For
	FREDERICK F. BUCHHOLZ	Mgmt	For
	RADM J. EASTWOOD 'RET'.	Mgmt	For
	STEVEN J. KESSLER	Mgmt	For
	DENIS J. NAYDEN	Mgmt	For
	DENNIS J. O'LEARY	Mgmt	For
	RICHARD A. SILFEN	Mgmt	For

-----  
HEALTH CARE PROPERTY INVESTORS, INC.

-----  
Agen

Security: 421915109  
Meeting Type: Annual  
Meeting Date: 12-May-2005  
Ticker: HCP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	MARY A. CIRILLO	Mgmt	For
	ROBERT R. FANNING, JR.	Mgmt	For
	JAMES F. FLAHERTY III	Mgmt	For
	DAVID B. HENRY	Mgmt	For
	MICHAEL D. MCKEE	Mgmt	For
	HAROLD M. MESSMER, JR.	Mgmt	Withheld
	PETER L. RHEIN	Mgmt	For
	KENNETH B. ROATH	Mgmt	For
	RICHARD M. ROSENBERG	Mgmt	For
	JOSEPH P. SULLIVAN	Mgmt	For

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

02	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL OF PROPOSAL TO ISSUE REPORT ON GREENHOUSE GAS EMISSIONS AND ENVIRONMENTAL EFFICIENCY.	Shr	Against

-----  
 HEALTH CARE REIT, INC.

Agen

-----  
 Security: 42217K106  
 Meeting Type: Annual  
 Meeting Date: 05-May-2005  
 Ticker: HCN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BALLARD, JR. PETER J. GRUA R. SCOTT TRUMBULL	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF THE 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 2005.	Mgmt	For

-----  
 HERITAGE PROPERTY INVESTMENT TRUST,

Agen

-----  
 Security: 42725M107  
 Meeting Type: Annual  
 Meeting Date: 06-May-2005  
 Ticker: HTG  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BERNARD CAMMARATA MICHAEL J. JOYCE THOMAS C. PRENDERGAST	Mgmt Mgmt Mgmt	For For For

-----  
 HOSPITALITY PROPERTIES TRUST

Agen

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

Security: 44106M102  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: HPT  
 ISIN:

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN L. HARRINGTON BARRY M. PORTNOY	Mgmt Mgmt	Withheld Withheld

HRPT PROPERTIES TRUST

Agen

Security: 40426W101  
 Meeting Type: Annual  
 Meeting Date: 10-May-2005  
 Ticker: HRP  
 ISIN:

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BARRY M. PORTNOY F.N. ZEYTOONJIAN	Mgmt Mgmt	For For

INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200  
 Meeting Type: Annual  
 Meeting Date: 23-Jun-2005  
 Ticker: IRC  
 ISIN:

Prop. #	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT	Mgmt	For

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

REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL  
YEAR ENDING DECEMBER 31, 2005.

03	APPROVE THE 2005 EQUITY AWARD PLAN.	Mgmt	For
04	APPROVE AMENDMENTS TO ARTICLE VI OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE FROM 100.0 MILLION SHARES TO 500.0 MILLION SHARES.	Mgmt	For
05	APPROVE AMENDMENTS TO ARTICLE VIII OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO CLARIFY THAT RESTRICTIONS ON OWNERSHIP DO NOT, AND CANNOT IN ANY WAY, IMPEDE SETTLEMENT OF TRADES IN OUR COMMON STOCK.	Mgmt	For

-----  
ISTAR FINANCIAL INC.

Agen

-----  
Security: 45031U101  
Meeting Type: Annual  
Meeting Date: 25-May-2005  
Ticker: SFI  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN WILLIS ANDERSEN, JR. ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF EXPANDING THE ISTAR FINANCIAL INC. EXECUTIVE AND DIRECTOR HIGH PERFORMANCE UNIT PROGRAM TO ADD A 2007 PLAN, 2008 PLAN AND 2009 PLAN.	Mgmt	Against
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

-----  
KILROY REALTY CORPORATION

Agen

-----  
Security: 49427F405  
Meeting Type: Annual  
Meeting Date: 17-May-2005  
Ticker: KRCPRE  
ISIN:  
-----

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN B. KILROY, SR. EDWARD F. BRENNAN, PHD MATTHEW J. HART	Mgmt Mgmt Mgmt	Withheld For For

LIBERTY PROPERTY TRUST

Agen

Security: 531172104  
Meeting Type: Annual  
Meeting Date: 19-May-2005  
Ticker: LRY  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON STEPHEN B. SIEGEL	Mgmt Mgmt Mgmt Mgmt	For 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 2005.	Mgmt	For
03	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO TRUSTEE ELECTION BY MAJORITY VOTE OF THE SHAREHOLDERS.	Shr	For
04	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO THE ESTABLISHMENT OF A SPECIAL COMMITTEE TO REVIEW ENVIRONMENTAL ISSUES.	Shr	Against

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104  
Meeting Type: Annual  
Meeting Date: 23-Jun-2005  
Ticker: CLI  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR NATHAN GANTCHER	Mgmt	For

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

	DAVID S. MACK	Mgmt	For
	WILLIAM L. MACK	Mgmt	For
	ALAN G. PHILIBOSIAN	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY.	Shr	For

-----  
MAGUIRE PROPERTIES INC.

Agen

-----  
Security: 559775101  
Meeting Type: Annual  
Meeting Date: 07-Jun-2005  
Ticker: MPG  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT F. MAGUIRE III RICHARD I. GILCHRIST LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2005.	Mgmt	For

-----  
MID-AMERICA APARTMENT COMMUNITIES, I

Agen

-----  
Security: 59522J103  
Meeting Type: Annual  
Meeting Date: 19-May-2005  
Ticker: MAA  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR H. ERIC BOLTON, JR.	Mgmt	For

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

	ALAN B. GRAF, JR.	Mgmt	For
	RALPH HORN	Mgmt	For
02	RATIFICATION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR 2005.	Mgmt	For

MISSION WEST PROPERTIES, INC.

Agen

Security: 605203108  
 Meeting Type: Annual  
 Meeting Date: 24-Nov-2004  
 Ticker: MSW  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CARL E. BERG JOHN C. BOLGER WILLIAM A. HASLER LAWRENCE B. HELZEL RAYMOND V. MARINO	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	APPROVE THE ADOPTION OF THE 2004 EQUITY INCENTIVE PLAN, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
03	RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS INDEPENDENT ACCOUNTANTS.	Mgmt	For

MISSION WEST PROPERTIES, INC.

Agen

Security: 605203108  
 Meeting Type: Annual  
 Meeting Date: 01-Jun-2005  
 Ticker: MSW  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CARL E. BERG JOHN C. BOLGER WILLIAM A. HASLER LAWRENCE B. HELZEL RAYMOND V. MARINO	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIFY THE SELECTION OF BDO SEIDMAN, LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31,	Mgmt	For



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

2005.

-----  
 NATIONWIDE HEALTH PROPERTIES, INC. Agen

Security: 638620104  
 Meeting Type: Annual  
 Meeting Date: 27-Apr-2005  
 Ticker: NHP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR R. BRUCE ANDREWS CHARLES D. MILLER	Mgmt Mgmt	For For
02	APPROVAL OF THE NATIONWIDE HEALTH PROPERTIES, INC. 2005 PERFORMANCE INCENTIVE PLAN.	Mgmt	For

-----  
 NEW PLAN EXCEL REALTY TRUST, INC. Agen

Security: 648053106  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: NXL  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RAYMOND H. BOTTORF MATTHEW GOLDSTEIN GREGORY WHITE	Mgmt Mgmt Mgmt	For For For

-----  
 NEWCASTLE INVESTMENT CORP. Agen

Security: 65105M108  
 Meeting Type: Annual  
 Meeting Date: 17-May-2005  
 Ticker: NCT  
 ISIN:

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

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

01	DIRECTOR WESLEY R. EDENS DAVID K. MCKOWN	Mgmt Mgmt	For For
02	PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2005.	Mgmt	For

-----  
PRENTISS PROPERTIES TRUST

----- Agen

Security: 740706106  
Meeting Type: Annual  
Meeting Date: 11-May-2005  
Ticker: PP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL V. PRENTISS THOMAS J. HYNES, JR. BARRY J.C. PARKER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE 2005 SHARE INCENTIVE PLAN.	Mgmt	For

-----  
RAMCO-GERSHENSON PROPERTIES TRUST

----- Agen

Security: 751452202  
Meeting Type: Annual  
Meeting Date: 07-Jun-2005  
Ticker: RPT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ARTHUR H. GOLDBERG MARK K. ROSENFELD	Mgmt Mgmt	For For

-----  
RECKSON ASSOCIATES REALTY CORP.

----- Agen

Security: 75621K106

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

Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: RA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SCOTT H. RECHLER DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO AMEND THE CHARTER OF THE COMPANY TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 100,000,000 TO 200,000,000.	Mgmt	For
03	TO APPROVE THE COMPANY S 2005 STOCK OPTION PLAN.	Mgmt	For
04	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

SOUTHERN CALIFORNIA EDISON COMPANY

Agen

Security: 842400798  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: SCEDM  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR J.E. BRYSON F.A. CORDOVA A.J. FOHRER B.M. FREEMAN B. KARATZ L.G. NOGALES R.L. OLSON J.M. ROSSER R.T. SCHLOSBERG, III R.H. SMITH T.C. SUTTON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For

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

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: SSS  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	APPROVAL OF ADOPTION OF THE 2005 AWARD AND OPTION PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For

STRATEGIC HOTEL CAPITAL, INC.

Agen

Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: SLH  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN JOHN C. DETERDING ROBERT M. FALZON LAURENCE S. GELLER THOMAS A. HASSARD JONATHAN LANGER ROBERT J. WATSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	AUDITORS. RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	TO VOTE, IN ITS DISCRETION, UPON ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE ANNUAL MEETING OR ANY POSTPONEMENT OR ADJOURNMENT THEREOF. MANAGEMENT IS NOT AWARE OF ANY OTHER MATTERS THAT SHOULD COME BEFORE THE ANNUAL MEETING.	Mgmt	Against

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

-----  
 THE MACERICH COMPANY

Agen

-----  
 Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: MAC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DANA K. ANDERSON DIANA M. LAING STANLEY A. MOORE	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

-----  
 TOWN & COUNTRY TRUST

Agen

-----  
 Security: 892081100  
 Meeting Type: Annual  
 Meeting Date: 04-May-2005  
 Ticker: TCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HARVEY SCHULWEIS NANCY F. LERNER JAMES H. BERICK H. GRANT HATHAWAY	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

-----  
 U-STORE-IT TRUST

Agen

-----  
 Security: 91274F104  
 Meeting Type: Annual  
 Meeting Date: 31-May-2005  
 Ticker: YSI

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

ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. AMSDELL	Mgmt	For
	BARRY L. AMSDELL	Mgmt	For
	THOMAS A. COMMES	Mgmt	For
	J.C. 'JACK' DANNEMILLER	Mgmt	For
	W.M. DIEFENDERFER III	Mgmt	For
	HAROLD S. HALLER	Mgmt	For
	DAVID J. LARUE	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100  
 Meeting Type: Annual  
 Meeting Date: 24-May-2005  
 Ticker: VTR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	DEBRA A. CAFARO	Mgmt	For
	RONALD G. GEARY	Mgmt	For
	DOUGLAS CROCKER II	Mgmt	For
	CHRISTOPHER T. HANNON	Mgmt	For
	THOMAS C. THEOBALD	Mgmt	For
	JAY M. GELLERT	Mgmt	For
	SHELI Z. ROSENBERG	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For
03	TO ADOPT THE VENTAS EMPLOYEE AND DIRECTOR STOCK PURCHASE PLAN.	Mgmt	For

VORNADO REALTY TRUST

Agen

Security: 929042109  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: VNO  
 ISIN:

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

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

01	DIRECTOR		
	ANTHONY DEERING	Mgmt	For
	MICHAEL LYNNE	Mgmt	For
	ROBERT H. SMITH	Mgmt	For
	RONALD TARGAN	Mgmt	For
02	THE RATIFICATION OF THE SELECTION OF INDEPENDENT AUDITORS	Mgmt	For

An \* in the For/Against management field indicates management position unknown since information regarding non-U.S. issuers is not readily available.

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/ John E. McLean
Name	John E. McLean
Title	Assistant Secretary
Date	08/17/2005