

COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form NSAR-B
February 29, 2016

PAGE 1
000 B000000 12/31/2015
000 C000000 0001157842
000 D000000 N
000 E000000 NF
000 F000000 Y
000 G000000 N
000 H000000 N
000 I000000 6.1
000 J000000 A
001 A000000 COHEN & STEERS QUALITY INCOME REALTY FUND
001 B000000 811-10481
001 C000000 2128323232
002 A000000 280 PARK AVENUE
002 B000000 NEW YORK
002 C000000 NY
002 D010000 10017
003 000000 N
004 000000 N
005 000000 N
006 000000 N
007 A000000 N
007 B000000 0
007 C010100 1
008 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
008 B000001 A
008 C000001 801-27721
008 D010001 NEW YORK
008 D020001 NY
008 D030001 10017
010 A000001 COHEN & STEERS CAPITAL MANAGEMENT, INC.
010 B000001 801-27721
010 C010001 NEW YORK
010 C020001 NY
010 C030001 10017
010 A000002 STATE STREET BANK AND TRUST CO.
010 B000002 85-05003
010 C010002 BOSTON
010 C020002 MA
010 C030002 02111
012 A000001 COMPUTERSHARE
012 B000001 85-05006
012 C010001 JERSEY CITY
012 C020001 NJ
012 C030001 07310
013 A000001 PRICEWATERHOUSECOOPERS LLP
013 B010001 NEW YORK
013 B020001 NY
013 B030001 10017
014 A000001 COHEN & STEERS SECURITIES, LLC
014 B000001 8-44123
015 A000001 STATE STREET CORPORATION
PAGE 2
015 B000001 C
015 C010001 BOSTON
015 C020001 MA
015 C030001 02111
015 C040001 8200
015 E010001 X

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 A000002 DEUTSCHE BANK AG
015 B000002 S
015 C010002 VIENNA
015 D010002 AUSTRIA
015 D020002 A-1010
015 E040002 X
015 A000003 THE HONGKONG AND SHANGHAI BANKING CORP. LTD.
015 B000003 S
015 C010003 SYDNEY
015 D010003 AUSTRALIA
015 D020003 NSW 2000
015 E040003 X
015 A000004 DEUTSCHE BANK AG
015 B000004 S
015 C010004 AMSTERDAM
015 D010004 NETHERLANDS
015 D020004 1101 HE
015 E040004 X
015 A000005 STATE STREET TRUST COMPANY CANADA
015 B000005 S
015 C010005 TORONTO
015 D010005 CANADA
015 D020005 M5C 3G6
015 E040005 X
015 A000006 CLEARSTREAM BANKING SA
015 B000006 S
015 C010006 LUXEMBOURG
015 D010006 LUXEMBOURG
015 D020006 L-1855
015 E040006 X
015 A000007 CREDIT SUISSE AG
015 B000007 S
015 C010007 ZURICH
015 D010007 SWITZERLAND
015 D020007 8070
015 E040007 X
015 A000008 DEUTSCHE BANK AG
015 B000008 S
015 C010008 ESCHBORN
015 D010008 GERMANY
015 D020008 D-65760
015 E040008 X
015 A000009 DEUTSCHE BANK S.A.E.
015 B000009 S
015 C010009 MADRID
PAGE 3
015 D010009 SPAIN
015 D020009 28020
015 E040009 X
015 A000010 NORDEA BANK FINLAND PLC
015 B000010 S
015 C010010 HELSINKI
015 D010010 FINLAND
015 D020010 00500
015 E040010 X
015 A000011 DEUTSCHE BANK AG
015 B000011 S
015 C010011 AMSTERDAM
015 D010011 NETHERLANDS
015 D020011 1101 HE
015 E040011 X
015 A000012 STATE STREET BANK & TRUST COMPANY

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 B000012 S
015 C010012 EDINBURGH
015 D010012 SCOTLAND
015 D020012 EH5 2AW
015 E040012 X
015 A000013 STANDARD CHARTERED BANK (HONG KONG) Limited.
015 B000013 S
015 C010013 KWUN TONG
015 D010013 HONG KONG
015 E040013 X
015 A000014 Deutsche Bank S.p.A
015 B000014 S
015 C010014 MILAN
015 D010014 Italy
015 D020014 20121
015 E040014 X
015 A000015 THE HONGKONG AND SHANGHAI BANKING CORP
015 B000015 S
015 C010015 Tokyo
015 D010015 Japan
015 D020015 1030027
015 E040015 X
015 A000016 BANCO NACIONAL DE MEXICO S.A. (BANAMEX)
015 B000016 S
015 C010016 SANTA FE
015 D010016 MEXICO
015 D020016 01219
015 E040016 X
015 A000017 DEUTSCHE BANK AG
015 B000017 S
015 C010017 AMSTERDAM
015 D010017 NETHERLANDS
015 D020017 1101 HE
015 E040017 X
015 A000018 NORDEA BANK NORGE ASA
PAGE 4
015 B000018 S
015 C010018 OSLO
015 D010018 NORWAY
015 D020018 0368
015 E040018 X
015 A000019 THE HONGKONG AND SHANGHAI BANKING CORP., LTD.
015 B000019 S
015 C010019 AUCKLAND
015 D010019 NEW ZEALAND
015 D020019 1010
015 E040019 X
015 A000020 NORDEA BANK AB (PUBL)
015 B000020 S
015 C010020 STOCKHOLM
015 D010020 SWEDEN
015 D020020 105 71
015 E040020 X
015 A000021 CITIBANK N.A.
015 B000021 S
015 C010021 SINGAPORE
015 D010021 SINGAPORE
015 D020021 486026
015 E040021 X
015 A000022 CITIBANK N.A.
015 B000022 S
015 C010022 SAO PAULO

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

015 D010022 BRAZIL
015 D020022 01311-920
015 E040022 X
018 000000 Y
019 A000000 Y
019 B000000 22
019 C000000 COHENSTEER
020 A000001 J.P. MORGAN SECURITIES, INC.
020 B000001 13-3379014
020 C000001 288
020 A000002 MERRILL LYNCH & CO.
020 B000002 13-5674085
020 C000002 163
020 A000003 CITIGROUP GLOBAL MARKETS INC.
020 B000003 11-2418191
020 C000003 77
020 A000004 GOLDMAN SACHS & CO.
020 B000004 13-5108880
020 C000004 73
020 A000005 BAIRD (ROBERT W.) & CO., INC.
020 B000005 39-6037917
020 C000005 54
020 A000006 CS FIRST BOSTON
020 B000006 13-5659485
020 C000006 51
PAGE 5
020 A000007 NATIONAL FINANCIAL SERVICES LLC
020 B000007 04-3523567
020 C000007 44
020 A000008 WELLS FARGO SECURITIES, LLC
020 B000008 94-3379992
020 C000008 30
020 A000009 PERSHING LLC
020 B000009 13-2741729
020 C000009 25
020 A000010 JEFFERIES & COMPANY, INC.
020 B000010 95-2622900
020 C000010 25
021 000000 968
022 A000001 STATE STREET BANK AND TRUST CO.
022 B000001 04-1867445
022 C000001 178300
022 D000001 169300
022 A000002 WELLS FARGO SECURITIES, LLC
022 B000002 94-3379992
022 C000002 22536
022 D000002 1662
022 A000003 MERRILL LYNCH & CO.
022 B000003 13-5674085
022 C000003 8788
022 D000003 5804
022 A000004 JPMORGAN SECURITIES, INC.
022 B000004 13-3379014
022 C000004 3477
022 D000004 8991
022 A000005 BNP PARIBAS
022 B000005 13-3235334
022 C000005 8618
022 D000005 3217
022 A000006 JEFFERIES & COMPANY, INC.
022 B000006 95-2622900
022 C000006 10249

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

022 D000006 0
022 A000007 IMPERIAL CAPITAL
022 B000007 95-4644495
022 C000007 3197
022 D000007 3912
022 A000008 CITIGROUP GLOBAL MARKETS INC.
022 B000008 11-2418191
022 C000008 4614
022 D000008 1842
022 A000009 MORGAN STANLEY
022 B000009 13-2655998
022 C000009 4415
022 D000009 0
022 A000010 UBS AG
022 B000010 13-3873456
PAGE 6
022 C000010 3200
022 D000010 0
023 C000000 255607
023 D000000 202811
024 000000 Y
025 A000001 STATE STREET BANK AND TRUST CO.
025 B000001 04-1867445
025 C000001 D
025 D000001 13400
025 A000002 WELLS FARGO SECURITIES LLC
025 B000002 94-3379992
025 C000002 E
025 D000002 5431
025 A000003 UBS AG
025 B000003 13-3873456
025 C000003 E
025 D000003 4410
025 A000004 CITIGROUP GLOBAL MARKETS INC.
025 B000004 11-2418191
025 C000004 E
025 D000004 4989
026 A000000 N
026 B000000 Y
026 C000000 Y
026 D000000 Y
026 E000000 N
026 F000000 N
026 G010000 Y
026 G020000 N
026 H000000 N
027 000000 N
028 A010000 0
028 A020000 0
028 A030000 0
028 A040000 0
028 B010000 0
028 B020000 0
028 B030000 0
028 B040000 0
028 C010000 0
028 C020000 0
028 C030000 0
028 C040000 0
028 D010000 0
028 D020000 0
028 D030000 0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

028	D040000	0
028	E010000	0
028	E020000	0
028	E030000	0
028	E040000	0
PAGE 7		
028	F010000	0
028	F020000	0
028	F030000	0
028	F040000	0
028	G010000	0
028	G020000	0
028	G030000	0
028	G040000	0
028	H000000	0
030	A000000	0
030	B000000	0.00
030	C000000	0.00
031	A000000	0
031	B000000	0
032	000000	0
033	000000	0
035	000000	0
036	B000000	0
038	000000	0
042	A000000	0
042	B000000	0
042	C000000	0
042	D000000	0
042	E000000	0
042	F000000	0
042	G000000	0
042	H000000	0
043	000000	0
044	000000	0
045	000000	Y
046	000000	N
047	000000	Y
048	000000	0.850
048	A010000	0
048	A020000	0.000
048	B010000	0
048	B020000	0.000
048	C010000	0
048	C020000	0.000
048	D010000	0
048	D020000	0.000
048	E010000	0
048	E020000	0.000
048	F010000	0
048	F020000	0.000
048	G010000	0
048	G020000	0.000
048	H010000	0
048	H020000	0.000
048	I010000	0
048	I020000	0.000
PAGE 8		
048	J010000	0
048	J020000	0.000
048	K010000	0
048	K020000	0.000

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

049	000000	N	
050	000000	N	
051	000000	N	
052	000000	N	
053	A000000	N	
054	A000000	Y	
054	B000000	Y	
054	C000000	N	
054	D000000	N	
054	E000000	N	
054	F000000	N	
054	G000000	Y	
054	H000000	Y	
054	I000000	N	
054	J000000	Y	
054	K000000	N	
054	L000000	N	
054	M000000	Y	
054	N000000	N	
054	O000000	N	
055	A000000	N	
055	B000000	Y	
056	000000	Y	
057	000000	N	
058	A000000	N	
059	000000	Y	
060	A000000	Y	
060	B000000	Y	
061	000000		0
062	A000000	N	
062	B000000		0.0
062	C000000		0.0
062	D000000		0.0
062	E000000		0.0
062	F000000		0.0
062	G000000		0.0
062	H000000		0.0
062	I000000		0.0
062	J000000		0.0
062	K000000		0.0
062	L000000		0.0
062	M000000		0.0
062	N000000		0.0
062	O000000		0.0
062	P000000		0.0
062	Q000000		0.0
062	R000000		0.0
	PAGE	9	
063	A000000		0
063	B000000		0.0
066	A000000	Y	
066	B000000	N	
066	C000000	N	
066	D000000	N	
066	E000000	N	
066	F000000	Y	
066	G000000	N	
067	000000	N	
068	A000000	N	
068	B000000	N	
069	000000	N	
070	A010000	Y	

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

070	A020000	N	
070	B010000	Y	
070	B020000	Y	
070	C010000	Y	
070	C020000	N	
070	D010000	Y	
070	D020000	N	
070	E010000	Y	
070	E020000	N	
070	F010000	Y	
070	F020000	N	
070	G010000	Y	
070	G020000	N	
070	H010000	Y	
070	H020000	N	
070	I010000	N	
070	I020000	N	
070	J010000	Y	
070	J020000	Y	
070	K010000	Y	
070	K020000	Y	
070	L010000	Y	
070	L020000	Y	
070	M010000	Y	
070	M020000	Y	
070	N010000	Y	
070	N020000	Y	
070	O010000	Y	
070	O020000	Y	
070	P010000	Y	
070	P020000	N	
070	Q010000	Y	
070	Q020000	N	
070	R010000	N	
070	R020000	N	
071	A000000		669291
071	B000000		746436
	PAGE	10	
071	C000000		1902641
071	D000000		35
072	A000000	12	
072	B000000		5377
072	C000000		53341
072	D000000		0
072	E000000		96
072	F000000		16376
072	G000000		644
072	H000000		0
072	I000000		0
072	J000000		175
072	K000000		0
072	L000000		372
072	M000000		97
072	N000000		9
072	O000000		0
072	P000000		8648
072	Q000000		0
072	R000000		75
072	S000000		21
072	T000000		0
072	U000000		0
072	V000000		0

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

072 W000000	370
072 X000000	26787
072 Y000000	0
072 Z000000	32027
072AA000000	142119
072BB000000	33884
072CC010000	0
072CC020000	45099
072DD010000	30313
072DD020000	0
072EE000000	74599
073 A010000	0.2800
073 A020000	0.0000
073 B000000	0.6800
073 C000000	0.0000
074 A000000	13743
074 B000000	0
074 C000000	0
074 D000000	0
074 E000000	337953
074 F000000	1557921
074 G000000	0
074 H000000	0
074 I000000	13400
074 J000000	0
074 K000000	0
074 L000000	12228
PAGE 11	
074 M000000	67
074 N000000	1935312
074 O000000	3119
074 P000000	1412
074 Q000000	460000
074 R010000	0
074 R020000	0
074 R030000	9
074 R040000	1686
074 S000000	0
074 T000000	1469086
074 U010000	109161
074 U020000	0
074 V010000	13.46
074 V020000	0.00
074 W000000	0.0000
074 X000000	38163
074 Y000000	947079
075 A000000	0
075 B000000	1458757
076 000000	12.22
077 A000000	Y
077 B000000	Y
077 C000000	N
077 D000000	N
077 E000000	N
077 F000000	N
077 G000000	N
077 H000000	N
077 I000000	N
077 J000000	N
077 K000000	N
077 L000000	N
077 M000000	N

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form NSAR-B

077 N000000 N
077 O000000 N
077 P000000 N
077 Q010000 N
077 Q020000 N
077 Q030000 N
078 000000 N
080 A000000 St. Paul Fire and Marine Insurance Company
080 C000000 9800
081 A000000 Y
081 B000000 8
082 A000000 N
082 B000000 0
083 A000000 N
083 B000000 0
084 A000000 N
084 B000000 0
PAGE 12
085 A000000 Y
085 B000000 N
086 A010000 0
086 A020000 0
086 B010000 485
086 B020000 5946
086 C010000 0
086 C020000 0
086 D010000 0
086 D020000 0
086 E010000 0
086 E020000 0
086 F010000 0
086 F020000 0
087 A010000 COMMON STOCK
087 A020000 19247L106
087 A030000 RQI
088 A000000 N
088 B000000 N
088 C000000 N
088 D000000 N
SIGNATURE ALBERT LASKAJ
TITLE ASST TREASURER