

SECURITIES AND EXCHANGE COMMISSION

FORM N-PX

Annual report of proxy voting record of registered management investment companies filed on
Form N-PX

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FILER

ALLIANCEBERNSTEIN INSTITUTIONAL FUNDS INC

CIK: **1018592** | IRS No.: **000000000** | State of Incorporation: **MA** | Fiscal Year End: **1031**
Type: **N-PX** | Act: **40** | File No.: **811-08403** | Film No.: **081047282**

Mailing Address
*ALLIANCEBERNSTEIN LP
1345 AVENUE OF THE
AMERICAS
NEW YORK NY 10105*

Business Address
*ALLIANCEBERNSTEIN LP
1345 AVENUE OF THE
AMERICAS
NEW YORK NY 10105
2129691000*

SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF
REGISTERED MANAGEMENT INVESTMENT COMPANIES

Investment Company Act file number: 811-08403

AllianceBernstein Institutional Funds, Inc.
(Exact name of registrant as specified in charter)

AllianceBernstein L.P.
1345 Avenue of the Americas, New York, New York 10105
(Address of Principal Executive Office) (Zip Code)

Registrant's Telephone Number, including Area Code:
(800) 221-5672

EMILIE D. WRAPP
AllianceBernstein L.P.
1345 Avenue of the Americas
New York, New York 10105
(Name and address of agent for service)

Copies of communications to:
Kathleen K. Clarke
Seward & Kissel LLP
1200 G Street, N.W.
Washington, D.C. 20005

Date of fiscal year end: October 31

Date of reporting period: July 1, 2007 - June 30, 2008

Item 1. Proxy Voting Record.

***** FORM N-Px REPORT *****

ICA File Number: 811-08403
Reporting Period: 07/01/2007 - 06/30/2008
AllianceBernstein Institutional Funds, Inc.

===== ALLIANCEBERNSTEIN INSTITUTIONAL FUNDS-PREMIER GROWTH =====
===== INSTITUTIONAL FUND =====

The registrant did not receive any proxy solicitations relating to any of the Portfolio's securities, and therefore, did not vote proxies during the reporting period.

===== ALLIANCEBERNSTEIN INSTITUTIONAL FUNDS-GLOBAL REAL ESTATE INVESTMENT =====
===== FUND II =====

ALEXANDRIA REAL ESTATE EQUITIES, INC.

Ticker: ARE Security ID: 015271109
Meeting Date: MAY 22, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Joel S. Marcus	For	For	Management
1.2	Elect Director James H. Richardson	For	For	Management
1.3	Elect Director Richard B. Jennings	For	For	Management
1.4	Elect Director John L. Atkins, III	For	For	Management
1.5	Elect Director Richard H. Klein	For	For	Management
1.6	Elect Director Martin A. Simonetti	For	For	Management
1.7	Elect Director Alan G. Walton	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

ALLIED PROPERTIES REAL ESTATE INVESTMENT TRUST

Ticker: AP.U Security ID: 019456102
Meeting Date: MAY 14, 2008 Meeting Type: Annual/Special
Record Date: APR 11, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Gerald R. Connor, Gordon R. Cunningham, Michael R. Emory, James Griffiths, Robert W. Martin, Ralph T. Neville and Daniel F. Sullivan as Trustees	For	For	Management

2	Approve BDO Dunwoody LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
3	Amend Declaration of Trust Re: Investment in Storefront Retail Properties in Canada	For	For	Management
4	Amend Declaration of Trust Re: Development of Office Properties in Canada	For	For	Management
5	Amend Declaration of Trust Re: Investment in Office Properties in the United States	For	For	Management

APARTMENT INVESTMENT & MANAGEMENT CO.

Ticker: AIV Security ID: 03748R101
Meeting Date: APR 28, 2008 Meeting Type: Annual
Record Date: FEB 29, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director James N. Bailey	For	For	Management
1.2	Elect Director Terry Considine	For	For	Management
1.3	Elect Director Richard S. Ellwood	For	For	Management
1.4	Elect Director Thomas L. Keltner	For	For	Management
1.5	Elect Director J. Landis Martin	For	For	Management
1.6	Elect Director Robert A. Miller	For	For	Management
1.7	Elect Director Thomas L. Rhodes	For	For	Management
1.8	Elect Director Michael A. Stein	For	For	Management
2	Ratify Auditors	For	For	Management

ARCHSTONE SMITH TRUST

Ticker: ASN Security ID: 039583109
Meeting Date: AUG 21, 2007 Meeting Type: Special
Record Date: JUL 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

ASCENDAS REAL ESTATE INVESTMENT TRUST

Ticker: Security ID: Y0205X103
Meeting Date: JUN 30, 2008 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Issuance of Shares without Preemptive Rights	For	For	Management

ASHFORD HOSPITALITY TRUST INC.

Ticker: AHT Security ID: 044103109
Meeting Date: JUN 10, 2008 Meeting Type: Annual
Record Date: MAR 17, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Archie Bennett, Jr.	For	For	Management
1.2	Elect Director Montgomery J. Bennett	For	For	Management
1.3	Elect Director Martin L. Edelman	For	For	Management
1.4	Elect Director W.D. Minami	For	For	Management
1.5	Elect Director W. Michael Murphy	For	For	Management
1.6	Elect Director Phillip S. Payne	For	For	Management
1.7	Elect Director Charles P. Toppino	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

AVALONBAY COMMUNITIES, INC.

Ticker: AVB Security ID: 053484101
Meeting Date: MAY 21, 2008 Meeting Type: Annual
Record Date: MAR 7, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Bryce Blair	For	For	Management
1.2	Elect Director Bruce A. Choate	For	For	Management
1.3	Elect Director John J. Healy, Jr.	For	For	Management
1.4	Elect Director Gilbert M. Meyer	For	For	Management
1.5	Elect Director Timothy J. Naughton	For	For	Management
1.6	Elect Director Lance R. Primis	For	For	Management
1.7	Elect Director Peter S. Rummell	For	For	Management
1.8	Elect Director H. Jay Sarles	For	For	Management
2	Ratify Auditors	For	For	Management

BENI STABILI

Ticker: Security ID: T19807139

Meeting Date: OCT 17, 2007 Meeting Type: Special
Record Date: OCT 15, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Authorize Share Repurchase Program and Reissuance of Repurchased Shares	For	Did Not Vote	Management
1	Approve Merger by Absorption of Sviluppo Immobiliari SpA, Beni Stabili Immobiliare Garibaldi SpA, and Torino Zerocinque Investment SpA	For	Did Not Vote	Management
2	Amend Art. 3 of the Bylaws (Corporate Purpose)	For	Did Not Vote	Management
3	Other Business (Non-Voting)	For	Did Not Vote	Management

BIOMED REALTY TRUST INC

Ticker: BMR Security ID: 09063H107
Meeting Date: MAY 21, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Alan D. Gold	For	For	Management
1.2	Elect Director Barbara R. Cambon	For	For	Management
1.3	Elect Director Edward A. Dennis Ph.D.	For	For	Management
1.4	Elect Director Richard I. Gilchrist	For	For	Management
1.5	Elect Director Gary A. Kreitzer	For	For	Management
1.6	Elect Director Theodore D. Roth	For	For	Management
1.7	Elect Director M. Faye Wilson	For	For	Management
2	Ratify Auditors	For	For	Management

BOARDWALK REAL ESTATE INVESTMENT TRUST

Ticker: BEI.U Security ID: 096631106
Meeting Date: MAY 13, 2008 Meeting Type: Annual/Special
Record Date: MAR 14, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Fix Number of trustees at Six	For	For	Management
2.1	Elect Trustee - Arthur L Havener Jr	For	For	Management
2.2	Elect Trustee - David V Richards	For	For	Management
2.3	Elect Trustee - Al W Mawani	For	For	Management
2.4	Elect Trustee - James R Dewald	For	For	Management
2.5	Elect Trustee - Sam Koliass	For	For	Management
2.6	Elect Trustee - Ernie W Kapitza	For	For	Management

3	Amend Deferred Unit Plan	For	For	Management
4	Approve Deloitte & Touche LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
5	Ratify Deferred Unit grants	For	For	Management
6	Amend Declaration of Trust	For	For	Management

BOSTON PROPERTIES INC.

Ticker: BXP Security ID: 101121101
Meeting Date: MAY 12, 2008 Meeting Type: Annual
Record Date: MAR 20, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Lawrence S. Bacow	For	Withhold	Management
1.2	Elect Director Zoe Baird	For	Withhold	Management
1.3	Elect Director Alan J. Patricof	For	Withhold	Management
1.4	Elect Director Martin Turchin	For	Withhold	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	Against	For	Shareholder

BRITISH LAND COMPANY PLC, THE

Ticker: Security ID: G15540118
Meeting Date: JUL 13, 2007 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend of 8.25 Pence Per Share	For	For	Management
3	Re-elect Robert Bowden as Director	For	For	Management
4	Elect Colin Cowdery as Director	For	For	Management
5	Elect John Travers as Director	For	Abstain	Management
6	Reappoint Deloitte & Touche LLP as Auditors of the Company	For	For	Management
7	Authorise Board to Fix Remuneration of Auditors	For	For	Management
8	Approve Remuneration Report	For	For	Management
9	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of GBP 43,467,055	For	For	Management
10	Authorise Issue of Equity or	For	For	Management

	Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 6,520,058			
11	Authorise 52,160,464 Ordinary Shares for Market Purchase	For	For	Management
12	Amend Articles of Association Re: Electronic Communications	For	For	Management
13	Subject to the Passing of Resolution 12, Authorise the Company to Use Electronic Communications	For	For	Management
14	Amend The British Land Company Long Term Incentive Plan	For	For	Management

BROOKFIELD PROPERTIES CORP.

Ticker: BPO Security ID: 112900105
Meeting Date: APR 24, 2008 Meeting Type: Annual/Special
Record Date: MAR 17, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Fix Number of Directors at Twelve	For	For	Management
2	Amend Stock Option Plan	For	For	Management
3.1	Elect Director Gordon E. Arnell	For	For	Management
3.2	Elect Director William T. Cahill	For	For	Management
3.3	Elect Director Richard B. Clark	For	For	Management
3.4	Elect Director Jack L. Cockwell	For	For	Management
3.5	Elect Director J. Bruce Flatt	For	For	Management
3.6	Elect Director Roderick D. Fraser	For	For	Management
3.7	Elect Director Paul D. McFarlane	For	For	Management
3.8	Elect Director Allan S. Olson	For	For	Management
3.9	Elect Director Linda D. Rabbitt	For	For	Management
3.10	Elect Director Robert L. Stelzl	For	For	Management
3.11	Elect Director Diana L. Taylor	For	For	Management
3.12	Elect Director John E. Zuccotti	For	For	Management
4	Approve Deloitte & Touche LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management

CANADIAN REAL ESTATE INVESTMENT TRUST

Ticker: REF.U Security ID: 13650J104
Meeting Date: MAY 15, 2008 Meeting Type: Annual/Special
Record Date: MAR 20, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
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1.1	Elect Trustee John A. Brough	For	For	Management
1.2	Elect Trustee John H. Clappison	For	For	Management
1.3	Elect Trustee F. Robert Hewett	For	For	Management
1.4	Elect Trustee Stephen E. Johnson	For	For	Management
1.5	Elect Trustee W. Reay Mackay	For	For	Management
1.6	Elect Trustee John F. Marino	For	For	Management
1.7	Elect Trustee James M. Tory	For	For	Management
2	Approve Deloitte & Touche LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
3	Amend Declaration of Trust Re: Adjusted Assets	For	For	Management
4	Amend Declaration of Trust Re: Requirement for a Right of First Refusal in Joint Venture Arrangements	For	For	Management
5	Amend Declaration of Trust Re: Permitted Borrowing	For	For	Management
6	Amend Declaration of Trust Re: Restriction on Single Investments in Real Property	For	For	Management
7	Amend Declaration of Trust Re: Restriction on Investment in Securities	For	For	Management
8	Approve Unitholder Rights Plan	For	Against	Management
9	Amend Employee Unit Purchase Plan	For	For	Management

CASTELLUM AB

Ticker: Security ID: W2084X107
Meeting Date: MAR 27, 2008 Meeting Type: Annual
Record Date: MAR 19, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Chairman of Meeting	For	For	Management
2	Prepare and Approve List of Shareholders	For	For	Management
3	Approve Agenda of Meeting	For	For	Management
4	Designate Inspector(s) of Minutes of Meeting	For	For	Management
5	Acknowledge Proper Convening of Meeting	For	For	Management
6	Receive Financial Statements and Statutory Reports; Receive President's and Chairman's Reports	None	None	Management
7	Approve Financial Statements and Statutory Reports	For	For	Management
8	Approve Allocation of Income and Dividends of SEK 3 per Share	For	For	Management
9	Approve Discharge of Board and President	For	For	Management
10	Receive Report from Nomination Committee	None	None	Management
11	Determine Number of Members (7) and	For	For	Management

	Deputy Members of Board (0)			
12	Approve Remuneration of Directors in the Aggregate Amount of SEK 1.7 Million	For	For	Management
13	Reelect Jan Kvarnstroem (Chairman), Per Berggren, Marianne Alexandersson, Ulla-Britt Fraejdin Hellqvist, Christer Jacobsen, Goran Linden, and Mats Waeppling as Directors	For	For	Management
14	Authorize Chairman of Board and Representatives of Three of Company's Largest Shareholders to Serve on Nominating Committee	For	For	Management
15	Approve Remuneration Policy And Other Terms of Employment For Executive Management	For	For	Management
16	Authorize Repurchase of Up to Ten Percent of Issued Share Capital and Reissuance of Repurchased Shares	For	For	Management

CITYCON OYJ

Ticker: Security ID: X1422T116
Meeting Date: MAR 13, 2008 Meeting Type: Annual
Record Date: MAR 3, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Statutory Reports (Non-Voting)	None	None	Management
2	Receive Auditor's Report (Non-Voting)	None	None	Management
3	Accept Financial Statements and Statutory Reports	For	For	Management
4	Approve Allocation of Income and Dividends of EUR 0.14 Per Share	For	For	Management
5	Approve Discharge of Board and President	For	For	Management
6	Approve Remuneration of Directors and Auditors	For	For	Management
7	Fix Number of Directors at Eight	For	For	Management
8	Reelect Gideon Bolotowsky, Raimo Korpinen, Tuomo Laehdesmaeki, Claes Ottosson, Dor Segal, and Thomas Wernink as Directors; Elect Per-Haakan Westin and Amir Bernstein as New Directors	For	For	Management
9	Ratify Ernst & Young Oy as Auditor	For	For	Management
10	Amend Terms and Conditions of 2004 Stock Option Plan	For	For	Management

COMINAR REAL ESTATE INVESTMENT TRUST

Ticker: CUF.U Security ID: 199910100
 Meeting Date: MAY 14, 2008 Meeting Type: Annual/Special
 Record Date: APR 9, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Robert Despres as Trustee	For	For	Management
1.2	Elect Dino Fuoco as Trustee	For	For	Management
1.3	Elect Gerard Coulombe as Trustee	For	For	Management
2	Approve Ernst & Young LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
3	Amend Unit Option Plan	For	For	Management
4	Amend Contract of Trust	For	For	Management
5	Amend Contract of Trust	For	For	Management
6	Amend Contract of Trust	For	For	Management

CORIO NV

Ticker: Security ID: N2273C104
 Meeting Date: APR 29, 2008 Meeting Type: Annual
 Record Date: APR 22, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Open Meeting	None	Did Not Vote	Management
2	Receive Report of Management Board (Non-Voting)	None	Did Not Vote	Management
3	Approve Financial Statements and Statutory Reports for the Fiscal Year 2007	For	Did Not Vote	Management
4	Approve Dividends of EUR 2.60 Per Share	For	Did Not Vote	Management
5	Approve Discharge of Management Board	For	Did Not Vote	Management
6	Approve Discharge of Supervisory Board	For	Did Not Vote	Management
7	Notification of the appointment of G.H.W. Groener, and F.Y.M.M. Fontaine as Management Board Members (Non-voting)	None	Did Not Vote	Management
8a	Announce Vacancies on Supervisory Board after Resignation of Van der Meer, Vos, and Borgdorff	None	Did Not Vote	Management
8b	Announce Intention of the Supervisory Board to Reelect Van der Meer, Vos and Borgdorff	None	Did Not Vote	Management
8c	Opportunity to Make Recommendations	For	Did Not	Management

8d	Reelect R.A.H. Van der Meer to Supervisory Board	For	Did Not Vote	Management
8e	Reelect B. Vos to Supervisory Board	For	Did Not Vote	Management
8f	Reelect W. Borgdorff to Supervisory Board	For	Did Not Vote	Management
9	Ratify KPMG Accountants N.V. as Auditors for the Fiscal Year 2008	For	Did Not Vote	Management
10	Approve Remuneration Report Containing Remuneration Policy for Management Board Members	For	Did Not Vote	Management
11	Other Business (Non-Voting)	None	Did Not Vote	Management
12	Close Meeting	None	Did Not Vote	Management

DB RREEF TRUST

Ticker: DRT Security ID: Q31265103
Meeting Date: OCT 31, 2007 Meeting Type: Annual
Record Date: OCT 29, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Stewart F. Ewen as Director	For	For	Management
2	Approve Remuneration Report for the Financial Year Ended June 30, 2007	For	For	Management

DERWENT LONDON PLC

Ticker: Security ID: G27300105
Meeting Date: JUN 5, 2008 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Remuneration Report	For	For	Management
3	Approve Final Dividend of 15 Pence Per Ordinary Share	For	For	Management
4	Re-elect John Ivey as Director	For	For	Management
5	Re-elect Simon Silver as Director	For	For	Management
6	Re-elect Chris Odom as Director	For	For	Management
7	Re-elect Robert Farnes as Director	For	For	Management
8	Re-elect Simon Neathercoat as Director	For	For	Management

9	Elect David Silverman as Director	For	For	Management
10	Reappoint BDO Stoy Hayward LLP as Auditors and Authorise the Board to Determine Their Remuneration	For	For	Management
11	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of GBP 1,678,386.55	For	For	Management
12	Authorise Issue of Equity or Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 251,758	For	For	Management
13	Authorise 10,070,319 Ordinary Shares for Market Purchase	For	For	Management
14	Adopt New Articles of Association	For	For	Management
15	Amend Derwent London plc Performance Share Plan	For	For	Management
16	Approve Derwent London Employee Share Option Plan	For	For	Management

DIAMONDROCK HOSPITALITY COMPANY

Ticker: DRH Security ID: 252784301
Meeting Date: APR 24, 2008 Meeting Type: Annual
Record Date: MAR 24, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William W. McCarten	For	For	Management
1.2	Elect Director Daniel J. Altobello	For	For	Management
1.3	Elect Director W. Robert Grafton	For	For	Management
1.4	Elect Director Maureen L. McAvey	For	For	Management
1.5	Elect Director Gilbert T. Ray	For	For	Management
1.6	Elect Director John L. Williams	For	For	Management
2	Ratify Auditors	For	For	Management

DIGITAL REALTY TRUST INC.

Ticker: DLR Security ID: 253868103
Meeting Date: MAY 5, 2008 Meeting Type: Annual
Record Date: MAR 6, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Richard A. Magnuson	For	For	Management
1.2	Elect Director Michael F. Foust	For	For	Management
1.3	Elect Director Laurence A. Chapman	For	For	Management

1.4	Elect Director Kathleen Earley	For	For	Management
1.5	Elect Director Ruann F. Ernst, Ph.D.	For	For	Management
1.6	Elect Director Dennis E. Singleton	For	For	Management
2	Ratify Auditors	For	For	Management

DUNDEE REAL ESTATE INVESTMENT TRUST

Ticker: D.U Security ID: 265270108
Meeting Date: AUG 15, 2007 Meeting Type: Special
Record Date: JUL 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Sale of Company Assets	For	For	Management

DUNDEE REAL ESTATE INVESTMENT TRUST

Ticker: D.U Security ID: 265270207
Meeting Date: DEC 12, 2007 Meeting Type: Special
Record Date: NOV 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Reorganization Plan (Removing Intermediary Holding Trust)	For	For	Management

DUNDEE REAL ESTATE INVESTMENT TRUST

Ticker: D.U Security ID: 265270207
Meeting Date: MAY 7, 2008 Meeting Type: Annual/Special
Record Date: MAR 26, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Gunther Bautz, Detlef Bierbaum, Donald K. Charter, Michael J. Cooper, Peter A. Crossgrove, Robert G. Goodall, Duncan Jackman, and Robert Tweedy as Trustees	For	For	Management
2	Approve PricewaterhouseCoopers LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
3	Amend Declaration of Trust	For	For	Management

ENTERTAINMENT PROPERTIES TRUST

Ticker: EPR Security ID: 29380T105
Meeting Date: MAY 7, 2008 Meeting Type: Annual
Record Date: FEB 15, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Trustee Robert J. Druten	For	For	Management
1.2	Elect Trustee David M. Brain	For	For	Management
2	Ratify Auditors	For	For	Management

EQUITY RESIDENTIAL

Ticker: EQR Security ID: 29476L107
Meeting Date: JUN 10, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Trustee John W. Alexander	For	For	Management
1.2	Elect Trustee Charles L. Atwood	For	For	Management
1.3	Elect Trustee Stephen O. Evans	For	For	Management
1.4	Elect Trustee Boone A. Knox	For	For	Management
1.5	Elect Trustee John E. Neal	For	For	Management
1.6	Elect Trustee David J. Neithercut	For	For	Management
1.7	Elect Trustee Desiree G. Rogers	For	For	Management
1.8	Elect Trustee Sheli Z. Rosenberg	For	For	Management
1.9	Elect Trustee Gerald A. Spector	For	For	Management
1.10	Elect Trustee B. Joseph White	For	For	Management
1.11	Elect Trustee Samuel Zell	For	For	Management
2	Ratify Auditors	For	For	Management

ESSEX PROPERTY TRUST, INC.

Ticker: ESS Security ID: 297178105
Meeting Date: MAY 6, 2008 Meeting Type: Annual
Record Date: FEB 28, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director David W. Brady	For	For	Management
1.2	Elect Director Robert E. Larson	For	For	Management
1.3	Elect Director Michael J. Schall	For	For	Management
1.4	Elect Director Willard H. Smith, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management

EXTRA SPACE STORAGE INC.

Ticker: EXR Security ID: 30225T102
Meeting Date: MAY 21, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kenneth M. Woolley	For	For	Management
1.2	Elect Director Anthony Fanticola	For	For	Management
1.3	Elect Director Hugh W. Horne	For	For	Management
1.4	Elect Director Spencer F. Kirk	For	For	Management
1.5	Elect Director Joseph D. Margolis	For	For	Management
1.6	Elect Director Roger B. Porter	For	For	Management
1.7	Elect Director K. Fred Skousen	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

FEDERAL REALTY INVESTMENT TRUST

Ticker: FRT Security ID: 313747206
Meeting Date: MAY 7, 2008 Meeting Type: Annual
Record Date: MAR 19, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Trustee Warren M. Thompson	For	For	Management
2	Elect Trustee Donald C. Wood	For	For	Management
3	Ratify Auditors	For	For	Management
4	Declassify the Board of Trustees	Against	For	Shareholder

FELCOR LODGING TRUST INCORPORATED

Ticker: FCH Security ID: 31430F101
Meeting Date: MAY 21, 2008 Meeting Type: Annual
Record Date: MAR 27, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Thomas J. Corcoran, Jr.	For	For	Management
2	Elect Director Robert F. Cotter	For	For	Management
3	Elect Director Thomas C. Hendrick	For	For	Management
4	Elect Director Mark D. Rozells	For	For	Management
5	Amend Omnibus Stock Plan	For	For	Management

FIRST INDUSTRIAL REALTY TRUST, INC.

Ticker: FR Security ID: 32054K103

Meeting Date: MAY 20, 2008 Meeting Type: Annual

Record Date: MAR 20, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Michael W. Brennan	For	For	Management
1.2	Elect Director Michael G. Damone	For	For	Management
1.3	Elect Director Kevin W. Lynch	For	For	Management
1.4	Elect Director J.W.M. Brenninkmeijer	For	For	Management
2	Ratify Auditors	For	For	Management

FONCIERE DES MURS

Ticker: Security ID: F34650105

Meeting Date: APR 15, 2008 Meeting Type: Annual/Special

Record Date: APR 10, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Financial Statements and Discharge Management	For	For	Management
2	Accept Consolidated Financial Statements and Statutory Reports	For	For	Management
3	Approve Treatment of Losses and Allocation of Dividends of EUR 1.35 per Share	For	For	Management
4	Approve Standard Accounting Transfers	For	For	Management
5	Approve Special Auditors' Report Regarding Related-Party Transactions	For	For	Management
6	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	Against	Management
7	Ratify Appointment of Cardif Assurance Vue as Supervisory Board Member	For	For	Management
8	Reelect Christophe Kullman as Supervisory Board Member	For	For	Management
9	Reelect Charles Ruggieri as Supervisory Board Member	For	For	Management
10	Reelect Laurent Cazelles as Supervisory Board Member	For	For	Management
11	Reelect Assurance France Generali as Supervisory Board Member	For	For	Management
12	Reelect Fonciere des Regions as	For	For	Management

	Supervisory Board Member			
13	Reelect Pacifica as Supervisory Board Member	For	For	Management
14	Reelect Predica as Supervisory Board Member	For	For	Management
15	Reelect ACM Vie as Supervisory Board Member	For	For	Management
16	Reelect ACM IARD as Supervisory Board Member	For	For	Management
17	Reelect Generali Vie as Supervisory Board Member	For	For	Management
18	Reelect Cardif Assurance Vie as Supervisory Board Member	For	For	Management
19	Authorize Capitalization of Reserves of Up to EUR 20 Million for Bonus Issue or Increase in Par Value	For	For	Management
20	Approve Employee Stock Purchase Plan	For	For	Management
21	Approve Reduction in Share Capital via Cancellation of Repurchased Shares	For	For	Management
22	Authorize Filing of Required Documents/Other Formalities	For	For	Management

FONCIERE DES REGIONS (FORMERLY GARAGES SOUTERRAIN)

Ticker: Security ID: F42399109
Meeting Date: JUL 23, 2007 Meeting Type: Special
Record Date: JUL 18, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	Against	Management
2	Approve Sale of Company Assets to Fonciere Europe Logistique	For	For	Management
3	Delegation of Powers to the Management to Execute all Formalities Pursuant to Item 1	For	For	Management
4	Approve Reduction in Share Capital via Cancellation of Repurchased Shares	For	For	Management
5	Authorize Filing of Required Documents/Other Formalities	For	For	Management

GENERAL GROWTH PROPERTIES, INC.

Ticker: GGP Security ID: 370021107
Meeting Date: MAY 14, 2008 Meeting Type: Annual

Record Date: MAR 17, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Matthew Bucksbaum	For	Withhold	Management
1.2	Elect Director Bernard Freibaum	For	Withhold	Management
1.3	Elect Director Beth Stewart	For	Withhold	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	Against	For	Shareholder

GREAT PORTLAND ESTATES PLC

Ticker: Security ID: G40712179
Meeting Date: JUL 5, 2007 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend of 7.55 Pence Per Share	For	For	Management
3	Approve Remuneration Report	For	For	Management
4	Re-elect Robert Noel as Director	For	For	Management
5	Re-elect Kathleen O'Donovan as Director	For	For	Management
6	Re-elect Charles Irby as Director	For	For	Management
7	Elect Neil Thompson as Director	For	For	Management
8	Elect Jonathan Short as Director	For	For	Management
9	Reappoint Deloitte & Touche LLP as Auditors of the Company	For	For	Management
10	Authorise Board to Fix Remuneration of Auditors	For	For	Management
11	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of GBP 7,534,950	For	For	Management
12	Subject to the Passing of Resolution 11, Authorise Issue of Equity or Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 1,131,374	For	For	Management
13	Authorise 27,134,869 Ordinary Shares for Market Purchase	For	For	Management

HAMMERSON PLC

Ticker: Security ID: G4273Q107

Meeting Date: MAY 1, 2008 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Remuneration Report	For	For	Management
3	Approve Final Dividend of 15.30 Pence Per Ordinary Share	For	For	Management
4	Re-elect John Clare as Director	For	For	Management
5	Re-elect John Richards as Director	For	For	Management
6	Reappoint Deloitte & Touche LLP as Auditors of the Company	For	For	Management
7	Authorise Board to Fix Remuneration of Auditors	For	For	Management
8	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of GBP 22,464,903	For	For	Management
9	Authorise Issue of Equity or Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 3,632,380	For	For	Management
10	Authorise 43,081,918 Ordinary Shares for Market Purchase	For	For	Management
11	Amend Hammerson plc Savings-Related Share Option Scheme	For	For	Management

HANG LUNG PROPERTIES LTD

Ticker: Security ID: Y30166105
Meeting Date: NOV 5, 2007 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend	For	For	Management
3a	Reelect Ronnie C. Chan as Director	For	For	Management
3b	Reelect William P.Y. Ko as Director	For	For	Management
3c	Reelect Terry S. Ng as Director	For	For	Management
3d	Authorize Board to Fix Directors' Fees	For	For	Management
4	Reappoint KPMG as Auditors and at a Fee to be Agreed with the Directors	For	For	Management
5a	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	For	Management
5b	Approve Issuance of Equity or Equity-Linked Securities without	For	Against	Management

Preemptive Rights
5c Authorize Reissuance of Repurchased Shares For Against Management

HCP INC.

Ticker: HCP Security ID: 40414L109
Meeting Date: APR 24, 2008 Meeting Type: Annual
Record Date: MAR 10, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert R. Fanning, Jr.	For	For	Management
1.2	Elect Director James F. Flaherty III	For	For	Management
1.3	Elect Director Christine N. Garvey	For	For	Management
1.4	Elect Director David B. Henry	For	For	Management
1.5	Elect Director Lauralee E. Martin	For	For	Management
1.6	Elect Director Michael D. McKee	For	For	Management
1.7	Elect Director Harold M. Messmer, Jr.	For	For	Management
1.8	Elect Director Peter L. Rhein	For	For	Management
1.9	Elect Director Kenneth B. Roath	For	For	Management
1.10	Elect Director Richard M. Rosenberg	For	For	Management
1.11	Elect Director Joseph P. Sullivan	For	For	Management
2	Ratify Auditors	For	For	Management

HEALTH CARE REIT, INC.

Ticker: HCN Security ID: 42217K106
Meeting Date: MAY 1, 2008 Meeting Type: Annual
Record Date: MAR 7, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William C. Ballard, Jr.	For	For	Management
1.2	Elect Director Peter J. Grua	For	For	Management
1.3	Elect Director R. Scott Trumbull	For	For	Management
2	Ratify Auditors	For	For	Management

HENDERSON LAND DEVELOPMENT CO. LTD.

Ticker: Security ID: Y31476107
Meeting Date: DEC 3, 2007 Meeting Type: Annual
Record Date: NOV 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend	For	For	Management
3a	Reelect Lee King Yue as Director	For	For	Management
3b	Reelect Li Ning as Director	For	For	Management
3c	Reelect Po-shing Woo as Director	For	For	Management
3d	Reelect Lee Tat Man as Director	For	For	Management
3e	Reelect Gordon Kwong Che Keung as Director	For	For	Management
3f	Reelect Ko Ping Keung as Director	For	For	Management
3g	Authorize Board to Fix Directors' Remuneration	For	For	Management
4	Reappoint Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
5a	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	For	Management
5b	Approve Issuance of Equity or Equity-Linked Securities without Preemptive Rights	For	Against	Management
5c	Authorize Reissuance of Repurchased Shares	For	Against	Management

HIGHWOODS PROPERTIES, INC.

Ticker: HIW Security ID: 431284108
Meeting Date: MAY 15, 2008 Meeting Type: Annual
Record Date: MAR 3, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Thomas W. Adler	For	For	Management
1.2	Elect Director Kay N. Callison	For	For	Management
1.3	Elect Director O. Temple Sloan, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	For	For	Management

HILTON HOTELS CORP.

Ticker: HLT Security ID: 432848109
Meeting Date: SEP 18, 2007 Meeting Type: Special
Record Date: AUG 6, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

HOME PROPERTIES INC

Ticker: HME Security ID: 437306103
Meeting Date: MAY 1, 2008 Meeting Type: Annual
Record Date: MAR 7, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Josh E. Fidler	For	For	Management
1.2	Elect Director Alan L. Gosule	For	For	Management
1.3	Elect Director Leonard F. Helbig, III	For	For	Management
1.4	Elect Director Roger W. Kober	For	For	Management
1.5	Elect Director Norman P. Leenhouts	For	For	Management
1.6	Elect Director Nelson B. Leenhouts	For	For	Management
1.7	Elect Director Edward J. Pettinella	For	For	Management
1.8	Elect Director Clifford W. Smith, Jr.	For	For	Management
1.9	Elect Director Paul L. Smith	For	For	Management
1.10	Elect Director Amy L. Tait	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Amend Deferred Compensation Plan	For	For	Management
4	Ratify Auditors	For	For	Management

HOST HOTELS & RESORTS, INC.

Ticker: HST Security ID: 44107P104
Meeting Date: MAY 14, 2008 Meeting Type: Annual
Record Date: MAR 27, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Roberts M. Baylis	For	For	Management
2	Elect Director Terence C. Golden	For	For	Management
3	Elect Director Ann M. Korologos	For	For	Management
4	Elect Director Richard E. Marriott	For	For	Management
5	Elect Director Judith A. McHale	For	For	Management
6	Elect Director John B. Morse Jr	For	For	Management
7	Elect Director W. Edward Walter	For	For	Management
8	Ratify Auditors	For	For	Management

ING OFFICE FUND

Ticker: IOF Security ID: Q49560107
Meeting Date: NOV 16, 2007 Meeting Type: Annual

Record Date: NOV 14, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Results and Activities of the Fund for the Financial Year Ended June 30, 2007	None	Did Not Vote	Management
2	Appoint Richard Colless as Chairperson of the Meeting	None	Did Not Vote	Management
3	Appoint Corporate Representatives	None	Did Not Vote	Management

IVG IMMOBILIEN AG (FRMLY IVG HOLDING AG)

Ticker: Security ID: D36953103
Meeting Date: MAY 21, 2008 Meeting Type: Annual
Record Date: APR 30, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Statutory Reports for Fiscal 2007 (Non-Voting)	None	None	Management
2	Approve Allocation of Income and Dividends of EUR 0.70 per Share	For	For	Management
3	Approve Discharge of Management Board for Fiscal 2007	For	For	Management
4	Approve Discharge of Supervisory Board for Fiscal 2007	For	For	Management
5	Amend Articles Re: Term of Supervisory Board Members	For	Against	Management
6	Elect Frank Beelitz to the Supervisory Board	For	For	Management
7	Approve Creation of EUR 10 Million Pool of Capital with Preemptive Rights	For	For	Management
8	Authorize Share Repurchase Program and Reissuance or Cancellation of Repurchased Shares	For	For	Management
9	Ratify PricewaterhouseCoopers AG as Auditors for Fiscal 2008	For	For	Management

KEPPEL LAND LTD. (FORMERLY STRAITS STEAMSHIP LAND)

Ticker: Security ID: V87778102
Meeting Date: OCT 11, 2007 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Sale by Boulevard Development Pte. Ltd. of Its One-Third Interest in One Raffles Quay and the Acquisition Pursuant to the Placement of New Units by K-REIT Asia Under a Proposed Equity Fund Raising Exercise	For	For	Management

KERRY PROPERTIES LTD

Ticker: Security ID: G52440107
Meeting Date: NOV 23, 2007 Meeting Type: Special
Record Date: NOV 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1a	Reelect Chan Wai Ming, William as Director	For	For	Management
1b	Reelect Ku Moon Lun as Director	For	For	Management
1c	Reelect Qian Shaohua as Director	For	For	Management
2	Approve Agreements and the Transactions Contemplated Thereunder	For	For	Management

KERRY PROPERTIES LTD

Ticker: Security ID: G52440107
Meeting Date: FEB 21, 2008 Meeting Type: Special
Record Date: FEB 19, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Framework Reorganization Agreement as Amended By the Amendment Agreement and Related Transactions	For	For	Management

KERRY PROPERTIES LTD

Ticker: Security ID: G52440107
Meeting Date: APR 22, 2008 Meeting Type: Special
Record Date: APR 18, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Acquisition by Kerry Properties (China) Ltd. (KCPL) and Shangri-La China	For	For	Management

Ltd. (SACL) of the Project Site and the
Establishment of Kerry Real Estate
(Nanchang) Co., Ltd. by KPCL and SACL

KERRY PROPERTIES LTD

Ticker: Security ID: G52440107
Meeting Date: MAY 6, 2008 Meeting Type: Annual
Record Date: APR 30, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend	For	For	Management
3a	Reelect Wong Siu Kong as Director	For	For	Management
3b	Reelect Ho Shut Kan as Director	For	For	Management
3c	Reelect So Hing Woh, Victor as Director	For	Against	Management
4	Approve Remuneration of Directors	For	For	Management
5	Reappoint PricewaterhouseCoopers as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
6a	Approve Issuance of Equity or Equity-Linked Securities without Preemptive Rights	For	Against	Management
6b	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	For	Management
6c	Authorize Reissuance of Repurchased Shares	For	Against	Management

KIMCO REALTY CORP.

Ticker: KIM Security ID: 49446R109
Meeting Date: MAY 13, 2008 Meeting Type: Annual
Record Date: MAR 17, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Martin S. Kimmel	For	For	Management
1.2	Elect Director Milton Cooper	For	For	Management
1.3	Elect Director Richard G. Dooley	For	For	Management
1.4	Elect Director Michael J. Flynn	For	For	Management
1.5	Elect Director Joe Grills	For	For	Management
1.6	Elect Director David B. Henry	For	For	Management
1.7	Elect Director F. Patrick Hughes	For	For	Management
1.8	Elect Director Frank Lourenso	For	For	Management
1.9	Elect Director Richard Saltzman	For	For	Management

1.10	Elect Director Philip Coviello	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

KLEPIERRE

Ticker: Security ID: F5396X102
Meeting Date: APR 4, 2008 Meeting Type: Annual/Special
Record Date: APR 1, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Financial Statements and Statutory Reports	For	For	Management
2	Accept Consolidated Financial Statements and Statutory Reports	For	For	Management
3	Approve Special Auditors' Report Regarding Related-Party Transactions	For	For	Management
4	Approve Allocation of Income and Dividends of EUR 1.25 per Share	For	For	Management
5	Approve Stock Dividend Program	For	For	Management
6	Reelect Alain Papiasse as Supervisory Board Member	For	For	Management
7	Reelect Jerome Bedier as Supervisory Board Member	For	For	Management
8	Reelect Francois Demon as Supervisory Board Member	For	For	Management
9	Approve Remuneration of Directors in the Aggregate Amount of EUR 270,000	For	For	Management
10	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	Against	Management
11	Approve Reduction in Share Capital via Cancellation of Repurchased Shares	For	For	Management
12	Amend Articles of Association Re: Record Date	For	For	Management
13	Authorize Filing of Required Documents/Other Formalities	For	For	Management

LAND SECURITIES GROUP PLC

Ticker: Security ID: G5375M118
Meeting Date: JUL 17, 2007 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory	For	For	Management

	Reports			
2	Approve Final Dividend of 34.0 Pence Per Share	For	For	Management
3	Approve Remuneration Report	For	For	Management
4	Elect Paul Myners as Director	For	For	Management
5	Re-elect Bo Lerenius as Director	For	For	Management
6	Re-elect Francis Salway as Director	For	For	Management
7	Re-elect Mike Hussey as Director	For	For	Management
8	Re-elect Stuart Rose as Director	For	For	Management
9	Reappoint PricewaterhouseCoopers LLP as Auditors of the Company	For	For	Management
10	Authorise Board to Fix Remuneration of Auditors	For	For	Management
11	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of GBP 12,958,150.50	For	For	Management
12	Authorise Issue of Equity or Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 2,352,092	For	For	Management
13	Authorise 47,041,849 Ordinary Shares for Market Purchase	For	For	Management
14	Authorise the Company to Use Electronic Communications	For	For	Management
15	Authorise the Company to Make EU Political Organisation Donations and to Incur EU Political Expenditure up to GBP 20,000	For	For	Management

LEND LEASE CORPORATION LTD.

Ticker: LLC Security ID: Q55368114
Meeting Date: NOV 15, 2007 Meeting Type: Annual
Record Date: NOV 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Statutory Reports for the Financial Year Ended June 30, 2007	None	None	Management
2a	Elect David Crawford as Director	For	For	Management
2b	Elect Gordon Edington as Director	For	For	Management
3	Approve Remuneration Report for the Financial Year Ended June 30, 2007	For	For	Management

LIBERTY INTERNATIONAL PLC

Ticker: Security ID: G8995Y108

Meeting Date: APR 18, 2008 Meeting Type: Annual

Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend of 17.6 Pence Per Ordinary Share	For	For	Management
3	Re-elect Sir Robert Finch as Director	For	For	Management
4	Re-elect Kay Chaldecott as Director	For	For	Management
5	Re-elect Ian Henderson as Director	For	For	Management
6	Re-elect Rob Rowley as Director	For	For	Management
7	Re-elect Robin Buchanan as Director	For	For	Management
8	Re-elect Graeme Gordon as Director	For	For	Management
9	Re-elect Michael Rapp as Director	For	For	Management
10	Reappoint PricewaterhouseCoopers LLP as Auditors and Authorise the Audit Committee to Fix Their Remuneration	For	For	Management
11	Approve Remuneration Report	For	For	Management
12	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of GBP 45,259,084	For	For	Management
13	Subject to the Passing of Resolution 12, Authorise Issue of Equity or Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 9,069,316.50	For	For	Management
14	Authorise 36,207,267 Ordinary Shares for Market Purchase	For	For	Management
15	Amend Liberty International plc Executive Share Option Scheme 1999	For	For	Management
16	Amend Liberty International plc Incentive Share Option Scheme 1999	For	For	Management
17	Amend Articles of Association Re: Directors' Indemnities and Loans to Fund Expenditure	For	For	Management
18	Amend Articles of Association, With Effect from 00.01am on 1 October 2008, Re: Directors' Conflicts of Interest	For	For	Management

MACERICH CO., THE

Ticker: MAC Security ID: 554382101

Meeting Date: MAY 29, 2008 Meeting Type: Annual

Record Date: MAR 11, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Dana K. Anderson	For	For	Management
2	Elect Director Diana M. Laing	For	For	Management
3	Elect Director Stanley A. Moore	For	For	Management
4	Ratify Auditors	For	For	Management
5	Declassify the Board of Directors	For	For	Management

MID-AMERICA APARTMENT COMMUNITIES, INC.

Ticker: MAA Security ID: 59522J103
Meeting Date: MAY 20, 2008 Meeting Type: Annual
Record Date: MAR 12, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Declassify the Board of Directors	For	For	Management
2.1	Elect Director H. Eric Bolton, Jr.	For	For	Management
2.2	Elect Director Alan B. Graf, Jr.	For	For	Management
2.3	Elect Director Ralph Horn	For	For	Management
2.4	Elect Director Philip W. Norwood	For	For	Management
3	Ratify Auditors	For	For	Management

MIRVAC GROUP LTD.

Ticker: MGR Security ID: Q62377108
Meeting Date: NOV 16, 2007 Meeting Type: Annual/Special
Record Date: NOV 14, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports for the Financial Year Ended June 30, 2007	None	None	Management
2a	Elect James A C MacKenzie as Director	For	For	Management
2b	Elect Richard W Turner as Director	For	For	Management
3	Approve Remuneration Report for the Financial Year Ended June 30, 2007	For	For	Management
4	Amend Constitution Re: Options for Stapled Securities	For	For	Management
5	Approve Long Term Performance Plan	For	For	Management
6a	Approve Participation by Gregory Paramor to the Long Term Performance Plan	For	For	Management
6b	Approve Participation by Nicholas Collishaw to the Long Term Performance Plan	For	For	Management

6c Approve Participation by Adrian Fini to For For Management
the Long Term Performance Plan

MITSUBISHI ESTATE CO. LTD.

Ticker: 8802 Security ID: J43916113
Meeting Date: JUN 27, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Allocation of Income, with a Final Dividend of JY 8	For	For	Management
2.1	Elect Director	For	For	Management
2.2	Elect Director	For	For	Management
2.3	Elect Director	For	For	Management
2.4	Elect Director	For	For	Management
2.5	Elect Director	For	For	Management
2.6	Elect Director	For	For	Management
2.7	Elect Director	For	Against	Management
2.8	Elect Director	For	For	Management
2.9	Elect Director	For	For	Management
2.10	Elect Director	For	For	Management
2.11	Elect Director	For	For	Management
2.12	Elect Director	For	For	Management
2.13	Elect Director	For	For	Management
3.1	Appoint Internal Statutory Auditor	For	Against	Management
3.2	Appoint Internal Statutory Auditor	For	Against	Management

MITSUI FUDOSAN CO. LTD.

Ticker: 8801 Security ID: J4509L101
Meeting Date: JUN 27, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Allocation of Income, with a Final Dividend of JY 11	For	For	Management
2.1	Appoint Internal Statutory Auditor	For	For	Management
2.2	Appoint Internal Statutory Auditor	For	For	Management
3	Approve Payment of Annual Bonuses to Directors	For	For	Management

MORGUARD REAL ESTATE INVESTMENT TRUST

Ticker: MRT.U Security ID: 617914106
 Meeting Date: MAY 22, 2008 Meeting Type: Annual
 Record Date: APR 11, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Michael A.J. Catford, J. Rob Collins, Walter A. Keyser, David A. King, Timothy R. Price, Michael F.B. Nesbitt, K. (Rai) Sahi and Antony K. Stephens as Trustees	For	For	Management
2	Approve Ernst & Young LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management

NATIONAL RETAIL PROPERTIES, INC.

Ticker: NNN Security ID: 637417106
 Meeting Date: MAY 30, 2008 Meeting Type: Annual
 Record Date: APR 1, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Dennis E. Gershenson	For	For	Management
1.2	Elect Director Kevin B. Habicht	For	For	Management
1.3	Elect Director Clifford R. Hinkle	For	For	Management
1.4	Elect Director Richard B. Jennings	For	For	Management
1.5	Elect Director Ted B. Lanier	For	For	Management
1.6	Elect Director Robert C. Legler	For	For	Management
1.7	Elect Director Craig Macnab	For	For	Management
1.8	Elect Director Robert Martinez	For	For	Management
2	Ratify Auditors	For	For	Management

NATIONWIDE HEALTH PROPERTIES, INC.

Ticker: NHP Security ID: 638620104
 Meeting Date: MAY 2, 2008 Meeting Type: Annual
 Record Date: FEB 29, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director R. Bruce Andrews	For	For	Management
1.2	Elect Director Charles D. Miller	For	For	Management
2	Ratify Auditors	For	For	Management

NEW WORLD DEPARTMENT STORE CHINA LTD

Ticker: Security ID: G65007109
 Meeting Date: NOV 26, 2007 Meeting Type: Annual
 Record Date: NOV 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2a	Reelect Cheng Kar-shun, Henry as Director	For	For	Management
2b	Reelect Au Tak-cheong as Director	For	For	Management
2c	Reelect Cheng Chi-kong, Adrian as Director	For	For	Management
2d	Reelect Cheung Fai-yet, Philip as Director	For	For	Management
2e	Reelect Lin Tsai-tan, David as Director	For	For	Management
2f	Reelect Wong Kwok-kan, Kenneth as Director	For	For	Management
2g	Reelect Cheong Ying-chew, Henry as Director	For	For	Management
2h	Reelect Chan Yiu-Tong, Ivan as Director	For	For	Management
2i	Reelect Tong Hang-chan, Peter as Director	For	For	Management
2j	Reelect Yu Chun-fai, Henry as Director	For	For	Management
2k	Authorize Board to Fix Directors' Remuneration	For	For	Management
3	Reappoint PricewaterhouseCoopers as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
4a	Approve Issuance of Equity or Equity-Linked Securities without Preemptive Rights	For	Against	Management
4b	Authorize Repurchase of Up to Ten Percent of Issued Share Capital	For	For	Management
4c	Authorize Reissuance of Repurchased Shares	For	Against	Management

NEW WORLD DEPARTMENT STORE CHINA LTD

Ticker: Security ID: G65007109
 Meeting Date: NOV 26, 2007 Meeting Type: Special
 Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Connected Transaction with a Related Party and Proposed Caps	For	For	Management

NEW WORLD DEPARTMENT STORE CHINA LTD

Ticker: Security ID: G65007109
Meeting Date: JAN 29, 2008 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Acquisition by New Bright Resources Ltd. of One Ordinary Share in Uphill Group Ltd. and the Shareholder's Loan Owed by Uphill Group Ltd. to Solar Leader Ltd.	For	For	Management

NEW WORLD DEPARTMENT STORE CHINA LTD

Ticker: Security ID: G65007109
Meeting Date: APR 29, 2008 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Master Leasing Agreement and Supplemental Agreement and Related Annual Caps	For	For	Management
2	Approve Concessionaire Counter Arrangements and Related Annual Caps	For	For	Management

NEW WORLD DEPARTMENT STORE CHINA LTD

Ticker: Security ID: G65007109
Meeting Date: JUN 30, 2008 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Acquisition by Viewtop International Ltd. of One Ordinary Share in the Share Capital of Billion Glory Group Ltd. and the Shareholder's Loan Amounting to HK\$174.5 Million from New World Development (China) Ltd.	For	For	Management

Ticker: Security ID: Y63084126
 Meeting Date: NOV 27, 2007 Meeting Type: Annual
 Record Date: NOV 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend	For	For	Management
3a	Reelect Cheng Chi-Kong, Adrian as Director	For	For	Management
3b	Reelect Cheng Yue-Pui as Director	For	For	Management
3c	Reelect Chow Kwai-Cheung as Director	For	For	Management
3d	Reelect Ho Hau-Hay, Hamilton as Director	For	For	Management
3e	Reelect Liang Cheung-Biu, Thomas as Director	For	For	Management
3f	Reelect Lee Luen-Wai, John as Director	For	For	Management
3g	Authorize Board to Fix the Remuneration of Directors	For	For	Management
4	Reappoint Joint Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
5	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	For	Management
6	Approve Issuance of Equity or Equity-Linked Securities without Preemptive Rights	For	Against	Management
7	Authorize Reissuance of Repurchased Shares	For	Against	Management
8	Approve Share Option Scheme of New World Department Store China Ltd.	For	Against	Management

NOMURA REAL ESTATE OFFICE FUND INC

Ticker: 8959 Security ID: J5900B105
 Meeting Date: JUL 23, 2007 Meeting Type: Annual
 Record Date: APR 30, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Amend Articles	For	Against	Management
2	Elect Executive Director	For	For	Management
3	Elect Alternate Executive Director	For	For	Management
4.1	Elect Supervisory Director	For	For	Management
4.2	Elect Supervisory Director	For	For	Management
4.3	Elect Supervisory Director	For	For	Management
4.4	Elect Supervisory Director	For	For	Management

NORWEGIAN PROPERTY ASA

Ticker: Security ID: R6370J108
Meeting Date: AUG 28, 2007 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Chairman of Meeting	For	For	Management
2	Approve Notice of Meeting and Agenda	For	For	Management
3	Designate Inspector or Shareholder Representative(s) of Minutes of Meeting	For	For	Management
4	Approve Creation of NOK 405 Million Pool of Capital with Preemptive Rights in Connection with Acquisition of Norgani Hotels ASA	For	For	Management
5	Approve Creation of NOK 320 Million Pool of Capital without Preemptive Rights	For	For	Management

NORWEGIAN PROPERTY ASA

Ticker: Security ID: R6370J108
Meeting Date: MAY 20, 2008 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Chairman of Meeting	For	Did Not Vote	Management
2	Approve Notice of Meeting and Agenda	For	Did Not Vote	Management
3	Designate Inspector or Shareholder Representative(s) of Minutes of Meeting	For	Did Not Vote	Management
4	Approve Financial Statements and Statutory Reports; Approve Allocation of Income and Dividends of NOK 2.50 per Share	For	Did Not Vote	Management
5	Approve Remuneration of Directors	For	Did Not Vote	Management
6	Approve Remuneration of Auditors	For	Did Not Vote	Management
7	Elect Directors	For	Did Not Vote	Management
8	Approve Remuneration Policy And Other Terms of Employment For Executive Management	For	Did Not Vote	Management
9	Elect Members of Nominating Committee	For	Did Not Vote	Management

10	Approve Creation of NOK 260 Million Pool of Capital without Preemptive Rights for Cash	For	Did Not Vote	Management
11	Approve Creation of NOK X Million Pool of Capital without Preemptive Rights for Contribution in Kind	For	Did Not Vote	Management
12	Authorize Repurchase of Up to Ten Percent of Issued Share Capital	For	Did Not Vote	Management

NORWEGIAN PROPERTY ASA

Ticker: Security ID: R6370J108
Meeting Date: JUN 17, 2008 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Chairman of Meeting	For	Did Not Vote	Management
2	Approve Notice of Meeting and Agenda	For	Did Not Vote	Management
3	Designate Inspector(s) of Minutes of Meeting	For	Did Not Vote	Management
4	Approve Creation of NOK 2.4 Billion Pool of Capital with Preemptive Rights	For	Did Not Vote	Management

NTT URBAN DEVELOPMENT CORP

Ticker: 8933 Security ID: J5940Z104
Meeting Date: JUN 19, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Allocation of Income, With a Final Dividend of JY 700	For	For	Management
2	Amend Articles To: Authorize Public Announcements in Electronic Format - Update Terminology to Match that of Financial Instruments & Exchange Law	For	For	Management
3.1	Elect Director	For	For	Management
3.2	Elect Director	For	For	Management
3.3	Elect Director	For	For	Management
3.4	Elect Director	For	For	Management
3.5	Elect Director	For	For	Management
3.6	Elect Director	For	For	Management
3.7	Elect Director	For	For	Management

3.8	Elect Director	For	For	Management
3.9	Elect Director	For	For	Management
3.10	Elect Director	For	For	Management
3.11	Elect Director	For	For	Management
3.12	Elect Director	For	For	Management
3.13	Elect Director	For	For	Management
3.14	Elect Director	For	For	Management
3.15	Elect Director	For	For	Management
3.16	Elect Director	For	For	Management

OMEGA HEALTHCARE INVESTORS, INC.

Ticker: OHI Security ID: 681936100
Meeting Date: MAY 22, 2008 Meeting Type: Annual
Record Date: APR 14, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Harold J. Kloosterman	For	For	Management
1.2	Elect Director C. Taylor Pickett	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

PLUM CREEK TIMBER COMPANY, INC.

Ticker: PCL Security ID: 729251108
Meeting Date: MAY 7, 2008 Meeting Type: Annual
Record Date: MAR 10, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Rick R. Holley	For	For	Management
2	Elect Director Ian B. Davidson	For	For	Management
3	Elect Director Robin Josephs	For	For	Management
4	Elect Director John G. McDonald	For	For	Management
5	Elect Director Robert B. McLeod	For	For	Management
6	Elect Director John F. Morgan, Sr.	For	For	Management
7	Elect Director John H. Scully	For	For	Management
8	Elect Director Stephen C. Tobias	For	For	Management
9	Elect Director Martin A. White	For	For	Management
10	Ratify Auditors	For	For	Management
11	Report on Political Contributions	Against	Against	Shareholder

PRIMARIS RETAIL REAL ESTATE INVESTMENT TRUST

Ticker: PMZ.U Security ID: 74157U109
Meeting Date: JUN 18, 2008 Meeting Type: Annual/Special
Record Date: APR 30, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Roland Cardy as Trustee	For	For	Management
1.2	Elect Michael Latimer as Trustee	For	For	Management
1.3	Elect Kerry D. Adams as Trustee	For	For	Management
1.4	Elect Director William J. Biggar as Trustee	For	For	Management
1.5	Elect Director Ian Collier as Trustee	For	For	Management
1.6	Elect Kenneth Field as Trustee	For	For	Management
1.7	Elect G.T. (Tom) Gunn as Trustee	For	For	Management
2	Approve KPMG LLP as Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
3	Approve Equity Incentive Plan	For	For	Management
4	Approve Unitholder Rights Plan	For	For	Management

PROLOGIS

Ticker: PLD Security ID: 743410102
Meeting Date: MAY 9, 2008 Meeting Type: Annual
Record Date: MAR 13, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Stephen L. Feinberg	For	For	Management
1.2	Elect Director George L. Fotiades	For	For	Management
1.3	Elect Director Christine N. Garvey	For	For	Management
1.4	Elect Director Lawrence V. Jackson	For	For	Management
1.5	Elect Director Donald P. Jacobs	For	For	Management
1.6	Elect Director Jeffrey H. Schwartz	For	For	Management
1.7	Elect Director D. Michael Steuert	For	For	Management
1.8	Elect Director J. Andre Teixeira	For	For	Management
1.9	Elect Director William D. Zollars	For	For	Management
1.10	Elect Director Andrea M. Zulberti	For	For	Management
2	Ratify Auditors	For	For	Management

PUBLIC STORAGE

Ticker: PSA Security ID: 74460D109
Meeting Date: MAY 8, 2008 Meeting Type: Annual
Record Date: MAR 10, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
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1.1	Elect Trustee B. Wayne Hughes	For	For	Management
1.2	Elect Trustee Ronald L. Havner, Jr.	For	For	Management
1.3	Elect Trustee Harvey Lenkin	For	For	Management
1.4	Elect Trustee Dann V. Angeloff	For	For	Management
1.5	Elect Trustee William C. Baker	For	For	Management
1.6	Elect Trustee John T. Evans	For	For	Management
1.7	Elect Trustee Uri P. Harkham	For	For	Management
1.8	Elect Trustee B. Wayne Hughes, Jr	For	For	Management
1.9	Elect Trustee Gary E. Pruitt	For	For	Management
1.10	Elect Trustee Daniel C. Staton	For	For	Management
2	Ratify Auditors	For	For	Management

RAYONIER INC.

Ticker: RYN Security ID: 754907103
Meeting Date: MAY 15, 2008 Meeting Type: Annual
Record Date: MAR 17, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director James H. Hance, Jr	For	For	Management
1.2	Elect Director Paul G. Kirk, Jr	For	For	Management
1.3	Elect Director Carl S. Sloane	For	For	Management
1.4	Elect Director V. Larkin Martin	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Amend Executive Incentive Bonus Plan	For	For	Management
4	Ratify Auditors	For	For	Management
5	Declassify the Board of Directors	Against	For	Shareholder

RIOCAN REAL ESTATE INVESTMENT TRUST

Ticker: REI.U Security ID: 766910103
Meeting Date: MAY 27, 2008 Meeting Type: Annual
Record Date: MAR 28, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Clare R. Copeland, Raymond M. Gelgoot, Paul Godfrey, Frank W. King, Dale H. Lastman, Ronald W. Osborne, Sharon Sallows and Edward Sonshine as Trustees (Bundled)	For	For	Management
2	Approve Ernst & Young LLP as Auditors and Authorize Board to Fix Remuneration of Auditors	For	For	Management

SEGRO PLC

Ticker: Security ID: G80277109
Meeting Date: JUL 26, 2007 Meeting Type: Special
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Disposal of Slough Estates USA, Inc and its Subsidiaries	For	For	Management
2	Approve Subdivision of All Issued and Unissued Ordinary Shares of 25 Pence Each into New Ordinary Shares of 1/12 Pence Each; Approve Consolidation of All Issued and Unissued Intermediate Shares into New Ordinary Shares of 27 1/12 Pence Each	For	For	Management

SEGRO PLC

Ticker: Security ID: G80277117
Meeting Date: MAY 20, 2008 Meeting Type: Annual
Record Date:

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Approve Final Dividend of 14.7 Pence Per Ordinary Share	For	For	Management
3	Approve Remuneration Report	For	For	Management
4	Re-elect Lord Blackwell as Director	For	For	Management
5	Re-elect Ian Coull as Director	For	For	Management
6	Re-elect David Sleath as Director	For	For	Management
7	Re-elect Thom Wernink as Director	For	For	Management
8	Appoint Deloitte and Touche LLP as Auditors of the Company	For	For	Management
9	Authorise Board to Fix Remuneration of Auditors	For	For	Management
10	Authorise the Company to Make EU Political Donations to Political Parties or Independent Election Candidates, to Make EU Political Donations to Political Organisations Other than Political Parties and Incur EU Political Expenditure up to GBP 40,000	For	For	Management
11	Authorise Issue of Equity or Equity-Linked Securities with Pre-emptive Rights up to Aggregate Nominal Amount of	For	For	Management

	GBP 28,444,573.35			
12	Subject to the Passing of Resolution 11, Authorise Issue of Equity or Equity-Linked Securities without Pre-emptive Rights up to Aggregate Nominal Amount of GBP 5,907,771.32	For	For	Management
13	Authorise up to GBP 11,815,542.64 for Market Purchase	For	For	Management
14	Amend Articles of Association	For	For	Management
15	Approve SEGRO plc 2008 Long Term Incentive Plan	For	For	Management

SIMON PROPERTY GROUP, INC.

Ticker: SPG Security ID: 828806109
Meeting Date: MAY 8, 2008 Meeting Type: Annual
Record Date: MAR 7, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Birch Bayh	For	For	Management
1.2	Elect Director Melvyn E. Bergstein	For	For	Management
1.3	Elect Director Linda Walker Bynoe	For	For	Management
1.4	Elect Director Karen N. Horn	For	For	Management
1.5	Elect Director Reuben S. Leibowitz	For	For	Management
1.6	Elect Director J. Albert Smith, Jr.	For	For	Management
1.7	Elect Director Pieter S. van den Berg	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management
4	Pay For Superior Performance	Against	Against	Shareholder

SL GREEN REALTY CORP.

Ticker: SLG Security ID: 78440X101
Meeting Date: JUN 25, 2008 Meeting Type: Annual
Record Date: APR 4, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Marc Holliday	For	For	Management
1.2	Elect Director John S. Levy	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Qualified Employee Stock Purchase Plan	For	For	Management

SPONDA OYJ

Ticker: Security ID: X84465107
 Meeting Date: MAR 19, 2008 Meeting Type: Annual
 Record Date: MAR 7, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Auditor's Report	None	None	Management
2	Accept Financial Statements	For	For	Management
3	Approve Allocation of Income and Dividends of EUR 0.50 per Share	For	For	Management
4	Approve Discharge of Board and CEO	For	For	Management
5	Approve Monthly Remuneration of Directors in Amount of EUR 5,000 for Chairman, EUR 3,000 for Vice Chairman, and EUR 2,600 for Remaining Directors	For	For	Management
6	Fix Number of Directors at Six	For	For	Management
7	Reelect Tuula Entelae, Timo Korvenpaeae, Lauri Ratia, and Arja Talma as Directors; Elect Klaus Cawen and Erkki Virtanen as New Directors	For	For	Management
8	Approve Remuneration of Auditors	For	For	Management
9	Appoint APA Kai Salli of KPMG Oy Ab as Auditor and APA Riitta Pyykkoe as Deputy Auditor	For	For	Management
10	Amend Articles Re: Set Range of Board Size at between Four to Seven Directors	For	For	Management
11	Authorize Repurchase of up to 10 Percent of Issued Share Capital	For	For	Management
12	Approve Creation of Pool of Capital without Preemptive Rights	For	For	Management
13	Shareholder Proposal: Establish Nomination Committee	None	Against	Shareholder

STOCKLAND

Ticker: SGP Security ID: Q8773B105
 Meeting Date: OCT 23, 2007 Meeting Type: Annual
 Record Date: OCT 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Statutory Reports for the Financial Year Ended June 30, 2007	None	None	Management
2	Elect Duncan Boyle as Director	For	For	Management
3	Elect Barry Neil as Director	For	For	Management

4	Elect Nick Greiner as Director	For	For	Management
5	Elect Hugh Thorburn as Director	For	For	Management
6	Elect Graham Bradley as Director	For	For	Management
7	Approve Remuneration Report for the Financial Year Ended June 30, 2007	For	For	Management
8	Approve the Increase in Non-Executive Directors' Remuneration from A\$1.9 Million Up to A\$2.5 Million	For	For	Management
9	Approve the Grant of 395,000 Performance Rights to Matthew Quinn Under the Performance Rights Plan	For	For	Management
10	Approve the Grant of 166,000 Performance Rights to Hugh Thorburn Under the Performance Rights Plan	For	For	Management

STOCKLAND

Ticker: SGP Security ID: Q8773B220
Meeting Date: OCT 23, 2007 Meeting Type: Annual
Record Date: OCT 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Statutory Reports for the Financial Year Ended June 30, 2007	None	None	Management
2	Elect Duncan Boyle as Director	For	For	Management
3	Elect Barry Neil as Director	For	For	Management
4	Elect Nick Greiner as Director	For	For	Management
5	Elect Hugh Thorburn as Director	For	For	Management
6	Elect Graham Bradley as Director	For	For	Management
7	Approve Remuneration Report for the Financial Year Ended June 30, 2007	For	For	Management
8	Approve the Increase in Non-Executive Directors' Remuneration from A\$1.9 Million Up to A\$2.5 Million	For	For	Management
9	Approve the Grant of 395,000 Performance Rights to Matthew Quinn Under the Performance Rights Plan	For	For	Management
10	Approve the Grant of 166,000 Performance Rights to Hugh Thorburn Under the Performance Rights Plan	For	For	Management

STRATEGIC HOTELS & RESORTS INC

Ticker: BEE Security ID: 86272T106

Meeting Date: MAY 22, 2008 Meeting Type: Annual
Record Date: MAR 28, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert P. Bowen	For	For	Management
1.2	Elect Director Michael W. Brennan	For	For	Management
1.3	Elect Director Edward C. Coppola	For	For	Management
1.4	Elect Director Kenneth Fisher	For	For	Management
1.5	Elect Director Laurence S. Geller	For	For	Management
1.6	Elect Director James A. Jeffs	For	For	Management
1.7	Elect Director Sir David M.C. Michels	For	For	Management
1.8	Elect Director William A. Prezant	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

SUMITOMO REALTY & DEVELOPMENT CO. LTD.

Ticker: 8830 Security ID: J77841112
Meeting Date: JUN 27, 2008 Meeting Type: Annual
Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Allocation of Income, with a Final Dividend of JY 10	For	For	Management
2	Elect Director	For	For	Management

SUN HUNG KAI PROPERTIES LTD.

Ticker: Security ID: Y82594121
Meeting Date: DEC 6, 2007 Meeting Type: Annual
Record Date: NOV 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Accept Financial Statements and Statutory Reports	For	For	Management
2	Declare Final Dividend	For	For	Management
3a1	Reelect Yip Dicky Peter as Director	For	For	Management
3a2	Reelect Wong Yue-chim, Richard as Director	For	For	Management
3a3	Reelect Li Ka-cheung, Eric as Director	For	For	Management
3a4	Reelect Chan Kui-yuen, Thomas as Director	For	For	Management
3a5	Reelect Kwong Chun as Director	For	For	Management
3b	Approve Remuneration of HK\$100,000 to Each Director, HK\$110,000 to Each Vice Chairman, and HK\$120,000 to the Chairman	For	For	Management

	for the Year Ending June 30, 2008			
4	Reappoint Auditors and Authorize Board to Fix Their Remuneration	For	For	Management
5	Authorize Repurchase of Up to 10 Percent of Issued Share Capital	For	For	Management
6	Approve Issuance of Equity or Equity-Linked Securities without Preemptive Rights	For	Against	Management
7	Authorize Reissuance of Repurchased Shares	For	Against	Management
8	Amend Articles of Association	For	For	Management

SUNSTONE HOTEL INVESTORS, INC.

Ticker: SHO Security ID: 867892101
Meeting Date: MAY 7, 2008 Meeting Type: Annual
Record Date: MAR 25, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert A. Alter	For	For	Management
1.2	Elect Director Lewis N. Wolff	For	For	Management
1.3	Elect Director Z. Jamie Behar	For	For	Management
1.4	Elect Director Thomas A. Lewis	For	For	Management
1.5	Elect Director Keith M. Locker	For	For	Management
1.6	Elect Director Keith P. Russell	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Executive Incentive Bonus Plan	For	For	Management

TANGER FACTORY OUTLET CENTERS, INC.

Ticker: SKT Security ID: 875465106
Meeting Date: MAY 16, 2008 Meeting Type: Annual
Record Date: MAR 19, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Stanley K. Tanger	For	For	Management
1.2	Elect Director Steven B. Tanger	For	For	Management
1.3	Elect Director Jack Africk	For	For	Management
1.4	Elect Director William G. Benton	For	For	Management
1.5	Elect Director Thomas E. Robinson	For	For	Management
1.6	Elect Director Allan L. Schuman	For	For	Management
2	Ratify Auditors	For	For	Management

TAUBMAN CENTERS, INC.

Ticker: TCO Security ID: 876664103
 Meeting Date: MAY 29, 2008 Meeting Type: Annual
 Record Date: APR 7, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Ronald W. Tysoe	For	For	Management
1.2	Elect Director Robert S. Taubman	For	For	Management
1.3	Elect Director Lisa A. Payne	For	For	Management
1.4	Elect Director William U. Parfet	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Declassify the Board of Directors	Against	For	Shareholder

TOKYU LAND CORP.

Ticker: 8815 Security ID: J88849120
 Meeting Date: JUN 26, 2008 Meeting Type: Annual
 Record Date: MAR 31, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Allocation of Income, with a Final Dividend of JY 4.5	For	For	Management
2	Amend Articles to: Amend Business Lines - Limit Liability of Statutory Auditors - Reduce Directors' Term in Office - Limit Directors' Legal Liability	For	For	Management
3.1	Elect Director	For	For	Management
3.2	Elect Director	For	For	Management
3.3	Elect Director	For	For	Management
3.4	Elect Director	For	For	Management
3.5	Elect Director	For	For	Management
3.6	Elect Director	For	For	Management
3.7	Elect Director	For	For	Management
3.8	Elect Director	For	For	Management
3.9	Elect Director	For	For	Management
3.10	Elect Director	For	For	Management
3.11	Elect Director	For	For	Management
4	Appoint Internal Statutory Auditor	For	Against	Management
5	Approve Payment of Annual Bonuses to Directors and Statutory Auditors	For	For	Management
6	Approve Retirement Bonuses and Special Payments in Connection with Abolition of Retirement Bonus System	For	For	Management
7	Approve Adjustment to Aggregate Compensation Ceilings for Directors and	For	For	Management

8 Statutory Auditors
Approve Takeover Defense Plan (Poison For Against Management
Pill)

UDR, INC.

Ticker: UDR Security ID: 902653104
Meeting Date: MAY 30, 2008 Meeting Type: Annual
Record Date: APR 4, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Katherine A. Cattanach	For	For	Management
1.2	Elect Director Eric J. Foss	For	For	Management
1.3	Elect Director Robert P. Freeman	For	For	Management
1.4	Elect Director Jon A. Grove	For	For	Management
1.5	Elect Director James D. Klingbeil	For	For	Management
1.6	Elect Director Robert C. Larson	For	For	Management
1.7	Elect Director Thomas R. Oliver	For	For	Management
1.8	Elect Director Lynne B. Sagalyn	For	For	Management
1.9	Elect Director Mark J. Sandler	For	For	Management
1.10	Elect Director Thomas W. Toomey	For	For	Management
1.11	Elect Director Thomas C. Wajnert	For	For	Management
2	Ratify Auditors	For	For	Management

UNIBAIL RODAMCO

Ticker: UL Security ID: F95094110
Meeting Date: APR 29, 2008 Meeting Type: Annual/Special
Record Date: APR 24, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Financial Statements and Statutory Reports	For	For	Management
2	Accept Consolidated Financial Statements and Statutory Reports	For	For	Management
3	Approve Allocation of Income and Dividends of EUR 7 per Share	For	For	Management
4	Approve Special Auditors' Report Regarding Related-Party Transactions	For	For	Management
5	Reelect Yves Lyon Caen as Supervisory Board Member	For	For	Management
6	Reelect Henri Moulard as Supervisory Board Member	For	For	Management
7	Reelect Bart Okkens as Supervisory Board Member	For	For	Management

8	Reelect Robert ter Haar as Supervisory Board Member	For	For	Management
9	Elect Alec Pelmore as Supervisory Board Member	For	For	Management
10	Elect Mary Harris as Supervisory Board Member	For	For	Management
11	Ratify Change of Registered Office's Location to 7, place du Chancelier Adenauer, 75016 Paris	For	For	Management
12	Authorize Repurchase of Up to Ten Percent of Issued Share Capital	For	For	Management
13	Approve Reduction in Share Capital via Cancellation of Repurchased Shares	For	For	Management
14	Approve Employee Stock Purchase Plan	For	For	Management
15	Amend Articles 9, 9 Bis, 13, 18, and 21 of Bylaws Re: Shareholding Disclosure Thresholds, Shareholders' Identification, Supervisory Board Members, Allocation of Income	For	For	Management
16	Authorize Filing of Required Documents/Other Formalities	For	For	Management

VENTAS, INC.

Ticker: VTR Security ID: 92276F100
Meeting Date: MAY 19, 2008 Meeting Type: Annual
Record Date: MAR 24, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Debra A. Cafaro	For	For	Management
1.2	Elect Director Douglas Crocker II	For	For	Management
1.3	Elect Director Ronald G. Geary	For	For	Management
1.4	Elect Director Jay M. Gellert	For	For	Management
1.5	Elect Director Robert D. Reed	For	For	Management
1.6	Elect Director Sheli Z. Rosenberg	For	For	Management
1.7	Elect Director James D. Shelton	For	For	Management
1.8	Elect Director Thomas C. Theobald	For	For	Management
2	Ratify Auditors	For	For	Management
3	Eliminate the Board's Ability to grant Waivers	For	For	Management

VORNADO REALTY TRUST

Ticker: VNO Security ID: 929042109
Meeting Date: MAY 15, 2008 Meeting Type: Annual

Record Date: MAR 14, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Trustee Anthony W. Deering	For	For	Management
1.2	Elect Trustee Michael Lynne	For	For	Management
1.3	Elect Trustee Robert H. Smith	For	For	Management
1.4	Elect Trustee Ronald G. Targan	For	For	Management
2	Ratify Auditors	For	For	Management
3	Require a Majority Vote for the Election of Trustees	Against	For	Shareholder

WESTFIELD GROUP

Ticker: WDC Security ID: Q97062105
Meeting Date: MAY 23, 2008 Meeting Type: Annual
Record Date: MAY 21, 2008

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Receive Financial Statements and Statutory Reports for the Year Ended Dec. 31, 2007	None	None	Management
2	Approve Remuneration Report for the Year Ended Dec. 31, 2007	For	For	Management
3	Elect Frank P. Lowy AC as Director	For	For	Management
4	Elect David H. Lowy AM as Director	For	For	Management
5	Elect David M. Gonski AC as Director	For	For	Management
6	Elect Judith Sloan as Director	For	For	Management
7	Elect John McFarlane as Director	For	For	Management
8	Approve Increase in Remuneration of Directors by A\$700,000 from A\$1.8 Million to A\$2.5 Million per Annum	For	For	Management

===== ALLIANCEBERNSTEIN INSTITUTIONAL FUNDS-SMALL CAP GROWTH =====
===== INSTITUTIONAL FUND =====

The registrant did not receive any proxy solicitations relating to any of the Portfolio's securities, and therefore, did not vote proxies during the reporting period.

===== ALLIANCEBERNSTEIN INSTITUTIONAL FUNDS-SPECIAL EQUITY =====
===== INSTITUTIONAL FUND =====

The registrant did not receive any proxy solicitations relating to any of the Portfolio's securities, and therefore, did not vote proxies during the reporting period.

period.

===== END NPX REPORT

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: AllianceBernstein Institutional
Funds, Inc.

By: Marc O. Mayer*

Chief Executive Officer

Date: August 29, 2008

*By: /s/ Emilie D. Wrapp

Emilie D. Wrapp
Secretary