

COHEN & STEERS TOTAL RETURN REALTY FUND INC  
Form N-Q  
November 28, 2017

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549**

**FORM N-Q**

**QUARTERLY SCHEDULE OF PORTFOLIO HOLDINGS OF REGISTERED  
MANAGEMENT INVESTMENT COMPANY**

Investment Company Act file number 811-07154

Cohen & Steers Total Return Realty Fund, Inc.  
(Exact name of registrant as specified in charter)

280 Park Avenue New York, NY  
(Address of principal executive offices)

10017  
(Zip code)

Francis C. Poli

280 Park Avenue

New York, NY 10017  
(Name and address of agent for service)

Registrant's telephone number, including area code: (212) 832-3232

Date of fiscal year end: December 31

Date of reporting period: September 30, 2017

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**Item 1. Schedule of Investments**

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## COHEN &amp; STEERS TOTAL RETURN REALTY FUND, INC.

## SCHEDULE OF INVESTMENTS

September 30, 2017 (Unaudited)

	Number of Shares	Value
<b>COMMON STOCK 80.4%</b>		
<b>COMMUNICATIONS TOWERS 2.0%</b>		
Crown Castle International Corp.	69,657	\$ 6,964,307
<b>REAL ESTATE 78.4%</b>		
<b>DATA CENTERS 8.3%</b>		
CyrusOne	141,157	8,318,382
Digital Realty Trust	39,969	4,729,532
Equinix	35,069	15,651,294
		28,699,208
<b>DIVERSIFIED 1.6%</b>		
American Assets Trust	108,060	4,297,546
JBG SMITH Properties(a)	32,450	1,110,115
		5,407,661
<b>HEALTH CARE 6.8%</b>		
HCP	237,265	6,603,085
Healthcare Trust of America, Class A	284,123	8,466,866
National Health Investors	35,987	2,781,435
Physicians Realty Trust	331,237	5,872,832
		23,724,218
<b>HOTEL 4.6%</b>		
Host Hotels & Resorts	480,327	8,881,246
Pebblebrook Hotel Trust	63,859	2,307,864
Sunstone Hotel Investors	299,729	4,816,645
		16,005,755
<b>INDUSTRIALS 4.6%</b>		
Prologis	252,717	16,037,421
<b>NET LEASE 4.5%</b>		
Agree Realty Corp.	76,356	3,747,552
Four Corners Property Trust	154,071	3,839,449
Gaming and Leisure Properties	113,375	4,182,404
Gramercy Property Trust	132,158	3,997,780
		15,767,185
<b>OFFICE 11.8%</b>		
Alexandria Real Estate Equities	50,189	5,970,985
Boston Properties	37,978	4,666,737
Douglas Emmett	153,826	6,063,821
Empire State Realty Trust, Class A	140,822	2,892,484

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	Number of Shares	Value
Highwoods Properties	86,742	\$ 4,518,391
Kilroy Realty Corp.	106,807	7,596,114
SL Green Realty Corp.	44,042	4,462,335
Vornado Realty Trust	64,901	4,989,589
		41,160,456
<b>RESIDENTIAL 20.3%</b>		
<b>APARTMENT 15.4%</b>		
Apartment Investment & Management Co., Class A	70,063	3,072,963
AvalonBay Communities	10,178	1,815,959
Equity Residential	187,092	12,334,976
Essex Property Trust	40,910	10,392,367
Mid-America Apartment Communities	28,291	3,023,742
Starwood Waypoint Homes	215,905	7,852,465
UDR	396,539	15,080,378
		53,572,850
<b>MANUFACTURED HOME 2.5%</b>		
Equity Lifestyle Properties	57,861	4,922,814
Sun Communities	45,334	3,884,217
		8,807,031
<b>STUDENT HOUSING 2.4%</b>		
American Campus Communities	190,469	8,409,206
<b>TOTAL RESIDENTIAL</b>		70,789,087
<b>SELF STORAGE 3.0%</b>		
Extra Space Storage	72,604	5,802,512
Public Storage	21,575	4,616,834
		10,419,346
<b>SHOPPING CENTERS 9.7%</b>		
<b>COMMUNITY CENTER 3.7%</b>		
Brixmor Property Group	178,564	3,357,003
Kimco Realty Corp.	64,380	1,258,629
Regency Centers Corp.	86,645	5,375,456
Weingarten Realty Investors	89,498	2,840,666
		12,831,754
<b>REGIONAL MALL 6.0%</b>		
GGP	232,549	4,830,043

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**Number  
of Shares**

**Value**