COHEN & STEERS REIT & PREFERRED INCOME FUND INC
Form N-CSRS
August 27, 2013

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM N-CSR

CERTIFIED SHAREHOLDER REPORT OF REGISTERED MANAGEMENT INVESTMENT COMPANIES

Investment Company Act file number 811-21326

Cohen & Steers REIT and Preferred Income Fund, Inc.
(Exact name of registrant as specified in charter)

280 Park Avenue, New York, NY (Address of principal executive offices) — 10017 (Zip code)

Tina M. Payne
Cohen & Steers Capital Management, Inc.
280 Park Avenue
New York, New York 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: June 30, 2013

Item 1. Reports to Stockholders.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

To Our Shareholders:

We would like to share with you our report for the six months ended June 30, 2013. The net asset value (NAV) at that date was $18.67 per common share. The Fund's common stock is traded on the New York Stock Exchange (NYSE) and its share price can differ from its NAV; at period end, the Fund's closing price on the NYSE was $17.28.

The total returns, including income, for the Fund and its comparative benchmarks were:

	Six Months Ended June 30, 2013
Cohen & Steers REIT and Preferred Income Fund at NAV[a]	5.04%
Cohen & Steers REIT and Preferred Income Fund at Market Value[a]	5.12%
FTSE NAREIT Equity REIT Index[b]	6.49%
BofA Merrill Lynch Fixed Rate Preferred Index[b]	0.36%
Blended benchmark 50% FTSE NAREIT Equity REIT Index/ 50% BofA Merrill Lynch Fixed Rate Preferred Index[b]	3.47%
S&P 500 Index[b]	13.82%

The performance data quoted represent past performance. Past performance is no guarantee of future results. The investment return and the principal value of an investment will fluctuate and shares, if sold, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted. Performance results reflect the effects of leverage, resulting from borrowings under a credit agreement. Current total returns of the Fund can be obtained by visiting our website at cohenandsteers.com. The Fund's returns assume the reinvestment of all dividends and distributions at prices obtained under the Fund's dividend reinvestment plan. Index performance does not reflect the deduction of any fees, taxes or expenses. An investor cannot invest directly in an index. Performance figures for periods shorter than one year are not annualized.

The Fund implements fair value pricing when the daily change in a specific U.S. market index exceeds a predetermined percentage. Fair value pricing adjusts the valuation of certain non-U.S. holdings to account for such index change following the close of foreign markets. This standard practice has been adopted by a majority of the fund industry. In the event fair value pricing is implemented on the first and/or last day of a performance measurement period, the Fund's return may diverge from the relative performance of its benchmark index, which does not use fair value pricing.

[a] As a closed-end investment company, the price of the Fund's NYSE-traded shares will be set by market forces and at times may deviate from the NAV per share of the Fund.

[b] The FTSE NAREIT Equity REIT Index is an unmanaged, market-capitalization-weighted index of all publicly traded REITs that invest predominantly in the equity ownership of real estate. The index is designed to reflect the performance of all publicly traded equity REITs as a whole. The BofA Merrill Lynch Fixed Rate Preferred Index is an unmanaged index of preferred securities. The S&P 500 Index is an unmanaged index of common stocks that is frequently used as a general measure of stock market performance.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

The Fund makes regular quarterly distributions at a level rate (the Policy). Distributions paid by the Fund are subject to recharacterization for tax purposes and are taxable up to the amount of the Fund's investment company taxable income and net realized gains. As a result of the Policy, the Fund may pay distributions in excess of the Fund's investment company taxable income and realized gains. This excess would be a "return of capital" distributed from the Fund's assets. Distributions of capital decrease the Fund's total assets and, therefore, could have the effect of increasing the Fund's expense ratio. In addition, in order to make these distributions, the Fund may have to sell portfolio securities at a less than opportune time.

Investment Review

U.S. real estate securities had solid gains in the first half of 2013, helped by improving demand and very little new supply in most property sectors. However, late in the period, REITs declined sharply along with other income-oriented assets, as Treasury yields rose in response to news that the Federal Reserve (the Fed) might taper its bond purchasing program relatively soon. Despite the rise in Treasury yields, REITs maintained generally strong balance sheets, with low-rate debt typically structured at fixed, multi-year terms.

Commercial real estate benefited broadly from signs of a housing-led economic recovery. Property sectors with short lease terms and cyclically sensitive businesses generally fared well in this environment, including hotels (10.5% total return[c]) and self storage (9.0%). The residential market also provided a boost to shopping center and industrial REITs (8.3% and 6.0%, respectively) given their ties to local economic growth and housing-related businesses. By contrast, the apartment sector (3.7%) was hindered by concerns that rising home purchases, along with accelerating multifamily supply, would have a negative impact on cash flow growth.

Health care REITs (9.4%) continued to actively acquire properties, although the premium valuations placed on these properties limited their potential earnings benefit. Markets priced in a particularly favorable outlook for senior living centers, which historically have a strong correlation to housing and employment.

The office sector (6.7%) saw some aggressive bidding on New York properties. An investor took a 40% stake in the GM building, making it the most valuable office building in the U.S., with an estimated worth of $3.4 billion. Late in the period, an unidentified bidder offered to buy the Empire State Building for $2.1 billion, the second takeover proposal reported before a planned initial public offering that would include the building. These deals reflected a broader trend of rising real estate investment demand from sources eager for yield and inflation protection.

Preferreds securities were flat in the end

Preferred securities began the period on a positive note, but then encountered the headwinds that hindered financial markets broadly. Preferreds declined in price in May and June as Treasury yields rose, although it is not axiomatic that rising rates send preferreds lower, as their wide credit spreads

[c] Sector returns as measured by the FTSE NAREIT Equity REIT Index.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

can provide a cushion. For example, when Treasury yields rose from December 2012 through early March 2013 (from 1.6% to 2.0%), the BofA Fixed Rate Preferreds Index had a total return of about 2.0%, and preferreds' yield spreads tightened against Treasury yields. During that period, investors viewed rising rates as a sign of an improving economy, which is typically good for credit. By contrast, in June, spreads did not narrow and even widened on many fixed income securities, including preferreds, but also investment-grade and high-yield corporate debt. As markets turned down late in the period, longer-duration securities declined the most, but selling was otherwise indiscriminate. Even many adjustable-rate preferreds declined, despite their normal insulation from rising interest rates.

Fund performance

The Fund had a positive total return in the period and outperformed its blended benchmark on a NAV and market value basis. Factors that aided relative performance based on NAV included stock selection in the apartment sector. In the hotel sector, returns were helped by our overweight in Strategic Hotels & Resorts, which rallied on speculation that the company might be acquired.

Relative returns were hindered by stock selection in the regional mall and diversified sectors. Within the diversified sector, our position in Digital Realty Trust detracted, as it struggled amid concerns regarding high capital expenditures and the lease-negotiating power of its large tenants. Our underweights in the free-standing retail (9.5% total return in the index) and health care sectors also hampered relative performance.

The Fund's allocation to preferred securities had a positive absolute return and aided relative performance. In general, our preference for higher-coupon securities helped relative returns, as did our overweight in institutional over-the-counter securities and underweight in retail exchange-traded securities.

Impact of leverage on Fund performance

The Fund's use of leverage contributed to the Fund's performance during the six-month period ended June 30, 2013.

Investment Outlook

We expect the Fed to moderate quantitative easing once stronger and more sustained economic growth is observed, which we expect in late 2013. In this scenario, we could see the yield on the 10-year Treasury note approach and cross 3% in 2014, but we maintain a view that the path to higher interest rates runs through an improving economy. In our view, better growth could have a greater impact on investor sentiment than a move away from historically low rates.

We believe that an environment of low new supply and improving demand generated by a housing-led economic recovery could be supportive of REIT shares. The group has historically performed well in periods of economic growth, even when accompanied by rising interest rates, as occupancies and rents are often correlated with rising employment and GDP. Given that distributions for most U.S. REITs are near the required minimum, companies will likely need to raise their payouts as cash flows improve, offering the potential for strong dividend growth over the next several years, in our view. Based on our

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

cash-flow-growth projections, we believe valuations for U.S. REITs are attractive relative to where we are in the real estate cycle.

Our focus is on REITs that we believe have the potential to outperform in an environment of greater economic growth. From a sector standpoint, we like the shopping center, industrial, self-storage and hotel sectors. We have sold some suburban office owners, as, in our view, the group's valuation advantage has narrowed relative to central business district office companies. We believe that West Coast offices still offer strong fundamentals, although we are monitoring these companies for signs of slowing growth in rents and absorption.

Preferred securities and our approach to active management

The recent downdraft in preferreds has been somewhat rational in our view, as prospects for lower Fed accommodation has increased uncertainty. However, we believe the extent of repricing of many preferreds has led to a value entry point in many securities. With yield spreads already wide of historical levels before the selloff and even wider now, we believe many securities look quite compelling, even if we assume that Treasury yields will rise further.

That said, for the near term we are cautious with respect to interest-rate risk, and have been proactively positioning our investments to protect against a further increase in rates. We are employing various tools to manage this risk, including investing in lower duration preferred security structures, like floating rate and fixed-to-floating rate issues, buying securities that have relatively wide credit spreads and favoring higher-coupon over lower-coupon issues. In addition, we expect the high income rate offered by preferred securities as well as the reinvestment of income to help dampen the effects of any further price pressures over time.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

Sincerely,

MARTIN COHEN *Co-chairman*	ROBERT H. STEERS *Co-chairman*
JOSEPH M. HARVEY *Portfolio Manager*	WILLIAM F. SCAPELL *Portfolio Manager*
THOMAS N. BOHJALIAN *Portfolio Manager*	JASON YABLON *Portfolio Manager*

The views and opinions in the preceding commentary are subject to change and are as of the date of publication. There is no guarantee that any market forecast set forth in the commentary will be realized. This material represents an assessment of the market environment at a specific point in time, should not be relied upon as investment advice and is not intended to predict or depict performance of any investment.

Visit Cohen & Steers online at cohenandsteers.com

For more information about any of our funds, visit cohenandsteers.com, where you will find net asset values, fund fact sheets and portfolio highlights. You can also access newsletters, education tools and market updates covering the global real estate, commodities, global natural resource equities, listed infrastructure, utilities, large cap value and preferred securities sectors.

In addition, our website contains comprehensive information about our firm, including our most recent press releases, profiles of our senior investment professionals and an overview of our investment approach.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

Our Leverage Strategy
(Unaudited)

Our current leverage strategy utilizes borrowings up to the maximum permitted by the Investment Company Act of 1940 to provide additional capital for the Fund, with an objective of increasing the net income available for shareholders. As of June 30, 2013, leverage represented 28% of the Fund's managed assets.

Through a combination of variable and fixed rate financing, the Fund has locked in interest rates on a significant portion of this additional capital for periods of five, six and seven years (where we effectively reduce our variable rate obligation and fix our rate obligation over various terms). Specifically, as of June 30, 2013, we have fixed the rate on 85% of our borrowings at an average interest rate of 1.9% for an average remaining term of 4.8 years. Locking in a significant portion of our leveraging costs is designed to protect the dividend-paying ability of the Fund. The use of leverage increases the volatility of the Fund's net asset value in both up and down markets. However, we believe that locking in portions of the Fund's leveraging costs for the various terms partially protects the Fund's expenses from an increase in short-term interest rates.

Leverage Facts[a,b]

Leverage (as a % of managed assets)	28%
% Fixed Rate	85%
% Variable Rate	15%
Weighted Average Rate on Financing	1.9%
Weighted Average Term on Financing	4.8 years

The Fund seeks to enhance its dividend yield through leverage. The use of leverage is a speculative technique and there are special risks and costs associated with leverage. The net asset value of the Fund's common shares may be reduced by the issuance and ongoing costs of leverage. So long as the Fund is able to invest in securities that produce an investment yield that is greater than the total cost of leverage, the leverage strategy will produce higher current net investment income for the common shareholders. On the other hand, to the extent that the total cost of leverage exceeds the incremental income gained from employing such leverage, the common shareholders would realize lower net investment income. In addition to the impact on net income, the use of leverage will have an effect of magnifying capital appreciation or depreciation for common shareholders. Specifically, in an up market, leverage will typically generate greater capital appreciation than if the Fund were not employing leverage. Conversely, in down markets, the use of leverage will generally result in greater capital depreciation than if the Fund had been unlevered. To the extent that the Fund is required or elects to reduce its leverage, the Fund may need to liquidate investments, including under adverse economic conditions which may result in capital losses potentially reducing returns to common shareholders. There can be no assurance that a leveraging strategy will be successful during any period in which it is employed.

[a] Data as of June 30, 2013. Information is subject to change.

[b] See Note 7 in Notes to Financial Statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

June 30, 2013

Top Ten Holdings[a]
(Unaudited)

Security	Value	% of Managed Assets
Simon Property Group	$70,329,040	5.6
Ventas	38,900,309	3.1
Prologis	34,906,729	2.8
Equity Residential	33,069,641	2.7
Health Care REIT	29,788,132	2.4
Vornado Realty Trust	25,802,970	2.1
Public Storage	20,823,901	1.7
JP Morgan Chase & Co., 7.90%, Series I	18,663,925	1.5
Kimco Realty Corp.	17,343,770	1.4
Centaur Funding Corp., 9.08%, due 4/21/20, 144A (Cayman)	16,642,054	1.3

[a] Top ten holdings are determined on the basis of the value of individual securities held. The Fund may also hold positions in other types of securities issued by the companies listed above. See the Schedule of Investments for additional details on such other positions.

Sector Breakdown

(Based on Managed Assets)
(Unaudited)

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS

June 30, 2013 (Unaudited)

		Number of Shares	Value
COMMON STOCK REAL ESTATE	70.2%		
DIVERSIFIED	6.8%		
American Assets Trust[a]		153,465	$ 4,735,930
Colony Financial[a]		323,785	6,440,084
Cousins Properties		454,892	4,594,409
Duke Realty Corp.[a]		641,600	10,002,544
Forest City Enterprises, Class A[b]		179,196	3,209,400
Vornado Realty Trust[a,c]		311,442	25,802,970
WP Carey		91,044	6,024,381
			60,809,718
HEALTH CARE	9.0%		
Aviv REIT		158,317	4,003,837
Emeritus Corp.[a,b]		220,584	5,113,137
Health Care REIT[a,c]		444,400	29,788,132
Healthcare Trust of America, Class A		282,284	3,170,049
Ventas[a,c]		560,039	38,900,309
			80,975,464
HOTEL	5.2%		
Hersha Hospitality Trust[a,c]		1,059,536	5,975,783
Host Hotels & Resorts[a,c]		665,003	11,218,601
Hyatt Hotels Corp., Class A[a,b,c]		81,114	3,273,761
Pebblebrook Hotel Trust[a]		259,300	6,702,905
RLJ Lodging Trust[a]		270,984	6,094,430
Strategic Hotels & Resorts Worldwide[a,b]		898,363	7,959,496
Sunstone Hotel Investors[b]		444,220	5,366,178
			46,591,154
INDUSTRIALS	4.6%		
DCT Industrial Trust[a]		338,420	2,419,703
First Industrial Realty Trust		174,616	2,648,925
Prologis[a,c]		925,417	34,906,729
STAG Industrial		43,295	863,735
			40,839,092

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
OFFICE	8.6%		
Alexandria Real Estate Equities[a]		133,300	$ 8,760,476
Boston Properties[a,c]		118,535	12,501,886
Corporate Office Properties Trust[a]		275,899	7,035,425
Douglas Emmett[a]		382,532	9,544,173
Highwoods Properties[a]		242,500	8,635,425
Hudson Pacific Properties[a,c]		326,667	6,951,474
Mack-Cali Realty Corp.		159,788	3,913,208
Parkway Properties		255,112	4,275,677
SL Green Realty Corp.[a,c]		180,930	15,956,217
			77,573,961
OFFICE/INDUSTRIAL	0.8%		
PS Business Parks[a]		104,131	7,515,134
RESIDENTIAL	10.4%		
APARTMENT	9.2%		
Apartment Investment & Management Co.[a,c]		264,535	7,946,631
AvalonBay Communities[a,c]		65,019	8,771,713
Colonial Properties Trust[a]		273,700	6,601,644
Equity Residential[a,c]		569,577	33,069,641
Essex Property Trust[a]		58,500	9,296,820
Mid-America Apartment Communities[a]		62,765	4,253,584
UDR[a,c]		502,559	12,810,229
			82,750,262
MANUFACTURED HOME	1.2%		
Sun Communities[a]		138,188	6,876,235
TRI Pointe Homes[b]		217,656	3,608,737
			10,484,972
TOTAL RESIDENTIAL			93,235,234

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
SELF STORAGE	4.8%		
CubeSmart[a,c]		327,876	$ 5,239,458
Extra Space Storage[a]		206,500	8,658,545
Public Storage[a,c]		135,811	20,823,901
Sovran Self Storage[a]		130,024	8,424,255
			43,146,159
SHOPPING CENTERS	19.3%		
COMMUNITY CENTER	5.8%		
Cedar Realty Trust		340,664	1,764,640
DDR Corp.[a,c]		606,974	10,106,117
Kimco Realty Corp.[a,c]		809,322	17,343,770
Ramco-Gershenson Properties Trust[a,c]		293,942	4,564,919
Regency Centers Corp.[a,c]		217,765	11,064,640
Tanger Factory Outlet Centers[a]		221,444	7,409,516
			52,253,602
FREE STANDING	2.3%		
National Retail Properties[a]		194,100	6,677,040
Realty Income Corp.[a,c]		334,459	14,020,522
			20,697,562
REGIONAL MALL	11.2%		
General Growth Properties[a,c]		656,688	13,048,391
Glimcher Realty Trust[a]		831,850	9,083,802
Simon Property Group[a,c]		445,346	70,329,040
Taubman Centers[a]		104,221	7,832,208
			100,293,441
TOTAL SHOPPING CENTERS			173,244,605
SPECIALTY	0.7%		
Digital Realty Trust[a,c]		102,547	6,255,367
TOTAL COMMON STOCK (Identified cost $479,697,016)			630,185,888

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
PREFERRED SECURITIES $25 PAR VALUE	21.5%		
BANKS	7.3%		
Ally Financial, 7.25%, due 2/7/33[d]		194,584	$ 4,905,463
Ally Financial, 7.375%, due 12/16/44[a]		199,651	5,003,254
Bank of America Corp., 7.25%, Series L ($1,000 Par Value)(Convertible)		2,152	2,389,796
CoBank ACB, 6.25%, 144A ($100 Par Value)[a,e]		33,000	3,406,220
CoBank ACB, 6.125%, Series G ($100 Par Value)		20,000	1,991,250
Countrywide Capital IV, 6.75%, due 4/1/33[a]		263,713	6,590,188
Countrywide Capital V, 7.00%, due 11/1/36[a]		336,612	8,469,158
First Niagara Financial Group, 8.625%, Series B		100,000	2,850,000
Goldman Sachs Group/The, 5.50%, Series J[a]		336,136	8,114,323
Huntington Bancshares, 8.50%, Series A ($1,000 Par Value)(Convertible)[a]		5,718	6,976,017
PNC Financial Services Group, 6.125%, Series P		132,500	3,562,925
US Bancorp, 6.50%, Series F[a]		72,088	2,025,673
Wells Fargo & Co., 7.50%, Series L ($1,000 Par Value)(Convertible)		2,200	2,626,800
Zions Bancorp, 7.90%, Series F[a]		168,802	4,807,481
Zions Bancorp, 6.30%, Series G		80,000	2,036,000
			65,754,548
BANKS FOREIGN	1.2%		
National Westminster Bank PLC, 7.76%, Series C (United Kingdom)[a]		172,192	4,320,297
Royal Bank of Scotland Group PLC, 6.60%, Series S (United Kingdom)[a]		306,722	6,683,473
			11,003,770
ELECTRIC INTEGRATED	0.2%		

Duke Energy Corp., 5.125%, due 1/15/73		44,995	1,105,527
NextEra Energy Capital Holdings, 5.70%, due 3/1/72, Series G		29,082	704,657
			1,810,184
INDUSTRIALS DIVERSIFIED MANUFACTURING	0.0%		
Stanley Black & Decker, 5.75%, due 7/25/52[a,c]		10,140	248,024

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
INSURANCE	4.8%		
LIFE/HEALTH INSURANCE FOREIGN	0.4%		
Aegon NV, 6.875% (Netherlands)[a]		158,294	$ 3,946,269
MULTI-LINE	1.0%		
Hanover Insurance Group/The, 6.35%, due 3/30/53		78,400	1,904,336
Hartford Financial Services Group, 7.875%, due 4/15/42[a]		240,000	7,075,200
			8,979,536
MULTI-LINE FOREIGN	1.7%		
ING Groep N.V., 7.05% (Netherlands)		149,060	3,705,632
ING Groep N.V., 7.375% (Netherlands)[a]		294,873	7,365,927
ING Groep N.V., 8.50% (Netherlands)[a]		159,419	4,034,895
			15,106,454
REINSURANCE	0.4%		
Reinsurance Group of America, 6.20%, due 9/15/42		140,000	3,640,000
REINSURANCE FOREIGN	1.3%		
Aspen Insurance Holdings Ltd., 5.95% (Bermuda)		180,000	4,590,000
Aspen Insurance Holdings Ltd., 7.25% (Bermuda)		106,000	2,798,400
Axis Capital Holdings Ltd., 6.875%, Series C (Bermuda)		26,152	683,613
Endurance Specialty Holdings Ltd., 7.50%, Series B (Bermuda)		94,092	2,527,311
Montpelier Re Holdings Ltd., 8.875% (Bermuda)[a]		40,035	1,088,152
			11,687,476
TOTAL INSURANCE			43,359,735
INTEGRATED TELECOMMUNICATIONS	1.2%		

SERVICES		
Qwest Corp., 6.125%, due 6/1/53	200,000	4,820,000
Qwest Corp., 7.00%, due 4/1/52	78,395	2,026,511
Qwest Corp., 7.375%, due 6/1/51[a]	146,586	3,878,665
		10,725,176

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
REAL ESTATE	6.3%		
DIVERSIFIED	2.0%		
Coresite Realty Corp., 7.25%, Series A		79,200	$ 2,015,640
EPR Properties, 6.625%, Series F		119,700	2,944,620
Gramercy Property Trust, 8.125%, Series A		68,827	2,285,056
Lexington Realty Trust, 6.50%, Series C ($50 Par Value)[a]		96,586	4,680,075
National Retail Properties, 5.70%		118,178	2,832,727
NorthStar Realty Finance Corp., 8.50%, Series D		119,300	2,958,640
			17,716,758
HOTEL	0.9%		
Hersha Hospitality Trust, 6.875%, Series C		134,345	3,260,553
Hospitality Properties Trust, 7.125%, Series D		95,000	2,426,300
Pebblebrook Hotel Trust, 7.875%, Series A[a]		100,000	2,584,000
			8,270,853
INDUSTRIALS	0.3%		
Monmouth Real Estate Investment Corp., 7.875%, Series B[f]		120,000	3,097,200
OFFICE	0.3%		
Corporate Office Properties Trust, 7.375%, Series L		100,000	2,565,000
RESIDENTIAL MANUFACTURED HOME	0.2%		
Equity Lifestyle Properties, 6.75%, Series C		60,843	1,569,141
SHOPPING CENTERS	2.6%		
COMMUNITY CENTER	1.7%		
Cedar Realty Trust, 7.25%, Series B[a]		219,000	5,628,300
DDR Corp., 6.50%, Series J		60,000	1,448,400
Inland Real Estate Corp., 8.125%, Series A		135,000	3,489,750
Saul Centers, 6.875%, Series C		79,140	2,018,070

Weingarten Realty Investors, 6.50%, Series F[a,c]	101,803	2,556,273
		15,140,793

See accompanying notes to financial statements.

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COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
REGIONAL MALL	0.9%		
CBL & Associates Properties, 7.375%, Series D[a]		324,982	$ 8,222,045
TOTAL SHOPPING CENTERS			23,362,838
TOTAL REAL ESTATE			56,581,790
TRANSPORT MARINE	0.5%		
Seaspan Corp., 9.50%, Series C (Hong Kong)[a]		69,774	1,879,712
Teekay Offshore Partners LP, 7.25%, Series A (Marshall Islands)		80,000	2,024,000
			3,903,712
TOTAL PREFERRED SECURITIES $25 PAR VALUE (Identified cost $176,928,937)			193,386,939
PREFERRED SECURITIES CAPITAL SECURITIES	42.4%		
BANKS	9.1%		
Citigroup, 5.95%[a]		5,000,000	4,981,750
Citigroup Capital III, 7.625%, due 12/1/36[a]		4,700,000	5,675,711
Dresdner Funding Trust I, 8.151%, due 6/30/31, 144A[a,e]		7,640,000	7,706,850
Farm Credit Bank of Texas, 10.00%, Series I[a]		4,000	4,821,250
Goldman Sachs Capital I, 6.345%, due 2/15/34[a]		4,000,000	3,854,236
Goldman Sachs Capital II, 4.00%, due 6/1/43, (FRN)[a]		15,500,000	12,361,250
JP Morgan Chase & Co., 7.90%, Series I[a,c]		16,500,000	18,663,925
PNC Financial Services Group, 6.75%[a,c]		4,000,000	4,359,072
Regions Financial Corp., 7.375%, due 12/10/37[a]		3,797,000	4,271,625
Wells Fargo & Co., 7.98%, Series K[a,c]		11,000,000	12,450,625
Zions Bancorp, 5.80%		2,500,000	2,356,250
			81,502,544

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
BANKS FOREIGN	11.7%		
Abbey National Capital Trust I, 8.963%[a]		5,259,000	$ 6,363,390
Banco Bilbao Vizcaya Argentaria SA, 9.00% (Spain)[g]		3,200,000	3,048,000
Banco do Brasil SA/Cayman, 9.25%, 144A (Brazil)[a,e]		7,000,000	7,647,500
Bank of Ireland, 10.00%, due 7/30/16, Series EMTN (Ireland)		1,200,000	1,589,314
Barclays Bank PLC, 6.278% (United Kingdom)[a]		4,300,000	3,990,705
Barclays Bank PLC, 7.625%, due 11/21/22 (United Kingdom)[a,c]		7,825,000	7,697,844
Barclays Bank PLC, 7.75%, due 4/10/23 (United Kingdom)[a]		5,250,000	5,230,312
Barclays Bank PLC, 6.86%, 144A (United Kingdom)[e]		2,800,000	2,793,000
BNP Paribas, 7.195%, 144A (France)[a,e]		4,800,000	4,668,000
BPCE SA, 9.00%, (France) (EUR)		3,100,000	4,206,606
Claudius Ltd. (Credit Suisse), 7.875% (Switzerland)[a]		4,000,000	4,207,000
Credit Suisse Group Guernsey I Ltd., 7.875%, due 2/24/41		1,450,000	1,522,500
HBOS Capital Funding LP, 6.85% (United Kingdom)		9,750,000	8,943,187
HSBC Capital Funding LP, 10.176%, 144A (United Kingdom)[e]		10,442,000	14,853,745
Rabobank Nederland, 8.40% (Netherlands)		5,100,000	5,449,350
Rabobank Nederland, 11.00%, 144A (Netherlands)[a,e]		4,800,000	6,194,309
RBS Capital Trust B, 6.80% (United Kingdom)		3,850,000	3,372,600
SMFG Preferred Capital, 9.50%, 144A (FRN) (Cayman Islands)[a,e]		2,500,000	3,112,500
		3,050,000	3,089,458

Standard Chartered PLC, 7.014%, 144A (United Kingdom)[a,c,e]			
UBS AG, 7.625%, due 8/17/22 (Switzerland)		6,000,000	6,595,650
			104,574,970
ELECTRIC INTEGRATED	0.3%		
Electricite de France SA, 5.25%, 144A (FRN) (France)[e]		3,000,000	2,873,295

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
FINANCE	3.3%		
DIVERSIFIED FINANCIAL SERVICES	3.1%		
Aberdeen Asset Management PLC, 7.00% (United Kingdom)		3,400,000	$ 3,374,500
General Electric Capital Corp., 7.125%, Series A[a]		9,800,000	11,092,679
General Electric Capital Corp., 6.25%, Series B[a]		7,000,000	7,468,853
General Electric Capital Corp., 5.25%, Series C		3,500,000	3,351,250
JPMorgan Chase & Co., 5.15%, Series Q		3,158,000	3,023,785
			28,311,067
INVESTMENT BANKER/BROKER	0.2%		
Charles Schwab Corp., 7.00%		1,500,000	1,680,000
TOTAL FINANCE			29,991,067
FOOD	0.8%		
Dairy Farmers of America, 7.875%, 144A[e,f]		68,100	7,418,644
INSURANCE	10.9%		
LIFE/HEALTH INSURANCE	3.3%		
American General Institutional Capital A, 7.57%, due 12/1/45, 144A[a,e]		5,000,000	5,975,000
American General Institutional Capital B, 8.125%, due 3/15/46, 144A[a,e]		4,475,000	5,425,937
Great-West Life & Annuity Insurance Co., 7.153%, due 5/16/46, 144A[a,e]		2,700,000	2,787,750
ING US, 5.65%, due 5/15/53, 144A[e]		2,210,000	2,082,925
MetLife Capital Trust X, 9.25%, due 4/8/38, 144A[a,e]		10,315,000	13,667,375
			29,938,987
LIFE/HEALTH INSURANCE FOREIGN	1.9%		
La Mondiale Vie, 7.625% (France)[g]		8,250,000	8,466,562

Prudential PLC, 7.75% (United Kingdom)[a]	1,900,000	2,021,838
Scottish Widows PLC, 7.00%, due 6/16/43 (United Kingdom)	4,599,000	6,829,195
		17,317,595

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
MULTI-LINE	1.6%		
American International Group, 8.175%, due 5/15/58, (FRN)[a]		7,723,000	$ 9,460,675
MetLife, 10.75%, due 8/1/69[a]		3,000,000	4,650,000
			14,110,675
MULTI-LINE FOREIGN	1.4%		
Aviva PLC, 8.25% (United Kingdom)		2,500,000	2,648,125
AXA SA, 8.60%, due 12/15/30 (France)[a]		2,400,000	2,910,000
AXA SA, 6.379%, 144A (France)[e]		2,000,000	1,955,000
AXA SA, 6.463%, 144A (France)[a,e]		2,050,000	2,016,688
Cloverie PLC, 8.25% (Ireland)		2,550,000	2,897,445
			12,427,258
PROPERTY CASUALTY	0.6%		
Liberty Mutual Group, 7.80%, due 3/15/37, 144A[a,e]		4,700,000	5,534,250
PROPERTY CASUALTY FOREIGN	0.5%		
Mitsui Sumitomo Insurance Co., Ltd., 7.00%, due 3/15/72, 144A (Japan)[a,c,e]		3,750,000	4,068,750
REINSURANCE FOREIGN	1.6%		
Aquarius + Investments PLC, 8.25% (Switzerland)		3,500,000	3,753,750
Catlin Insurance Co., 7.249%, 144A (Bermuda)[a,e]		6,800,000	7,004,000
QBE Capital Funding III Ltd., 7.25%, due 5/24/41, 144A (Australia)[a,e]		3,800,000	4,018,834
			14,776,584
TOTAL INSURANCE			98,174,099
INTEGRATED TELECOMMUNICATIONS SERVICES	1.9%		
Centaur Funding Corp., 9.08%, due 4/21/20, 144A (Cayman)[a,e]		13,254	16,642,054
OIL & GAS EXPLORATION & PRODUCTION	0.4%		

Origin Energy Finance Ltd., 7.875%, due 6/16/71 (Australia) (EUR)	2,500,000	3,372,899

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
PIPELINES	2.2%		
DCP Midstream LLC, 5.85%, due 5/21/43, 144A[e]		2,537,000	$ 2,448,205
Enbridge Energy Partners LP, 8.05%, due 10/1/37[a]		8,500,000	9,675,125
Enterprise Products Operating LLC, 7.034%, due 1/15/68, Series B[a]		2,150,000	2,415,740
Enterprise Products Operating LP, 8.375%, due 8/1/66[a]		4,710,000	5,255,244
			19,794,314
UTILITIES	1.8%		
ELECTRIC UTILITIES	0.8%		
FPL Group Capital, 7.30%, due 9/1/67, Series D[a]		6,700,000	7,410,187
MULTI-UTILITIES	1.0%		
Dominion Resources, 7.50%, due 6/30/66, Series A[a,c]		5,184,000	5,628,419
PPL Capital Funding, 6.70%, due 3/30/67, Series A		3,000,000	3,100,047
			8,728,466
TOTAL UTILITIES			16,138,653
TOTAL PREFERRED SECURITIES CAPITAL SECURITIES (Identified cost $344,591,582)			380,482,539
		Principal Amount	
CORPORATE BONDS	1.2%		
INSURANCE PROPERTY CASUALTY	0.6%		
Liberty Mutual Insurance, 7.697%, due 10/15/97, 144A[a,e]		$ 5,250,000	5,558,590
INTEGRATED TELECOMMUNICATIONS SERVICES	0.4%		
Citizens Communications Co., 9.00%, due 8/15/31[a]		3,000,000	2,985,000
	0.2%		

REAL ESTATE SHOPPING CENTERS		
General Shopping Finance Ltd., 10.00%, 144A (Cayman Islands)[e,f]	1,965,000	1,904,085
TOTAL CORPORATE BONDS (Identified cost $9,745,073)		10,447,675

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

		Number of Shares	Value
SHORT-TERM INVESTMENTS	2.2%		
MONEY MARKET FUNDS			
BlackRock Liquidity Funds: FedFund, 0.01%[h]		10,100,047	$ 10,100,047
Federated Government Obligations Fund, 0.01%[h]		10,100,048	10,100,048
TOTAL SHORT-TERM INVESTMENTS (Identified cost $20,200,095)			20,200,095
TOTAL INVESTMENTS (Identified cost $1,031,162,703)	137.5%		1,234,703,136
LIABILITIES IN EXCESS OF OTHER ASSETS	(37.5)		(336,990,105)
NET ASSETS (Equivalent to $18.67 per share based on 48,075,534 shares of common stock outstanding)	100.0%		$ 897,713,031

Note: Percentages indicated are based on the net assets of the Fund.

[a] All or a portion of the security is pledged as collateral in connection with the Fund's revolving credit agreement. $732,068,252 in aggregate has been pledged as collateral.

[b] Non-income producing security.

[c] A portion of the security has been rehypothecated in connection with the Fund's revolving credit agreement. $312,885,639 in aggregate has been rehypothecated.

[d] A portion of the security is segregated as collateral for open forward foreign currency exchange contracts. $1,890,750 in aggregate has been segregated as collateral.

[e] Resale is restricted to qualified institutional investors. Aggregate holdings equal 16.1% of the net assets of the Fund, of which 1.0% are illiquid.

[f] Illiquid security. Aggregate holdings equal 1.4% of the net assets of the Fund.

[g] Fair valued security. This security has been valued at its fair value as determined in good faith under procedures established by and under the general supervision of the Fund's Board of Directors. Aggregate fair valued securities represent 1.3% of the net assets of the Fund.

[h] Rate quoted represents the seven-day yield of the Fund.

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

SCHEDULE OF INVESTMENTS (Continued)

June 30, 2013 (Unaudited)

Forward foreign currency exchange contracts outstanding at June 30, 2013 were as follows:

Counterparty	Contracts to Deliver	In Exchange For	Settlement Date	Unrealized Appreciation/ (Depreciation)
Brown Brothers Harriman	EUR 6,425,173	USD 8,329,074	7/2/13	$ (34,249)
Brown Brothers Harriman	GBP 5,259,700	USD 7,973,505	7/2/13	(26,233)
Brown Brothers Harriman	USD 8,350,090	EUR 6,425,173	7/2/13	13,232
Brown Brothers Harriman	USD 7,978,981	GBP 5,259,700	7/2/13	20,758
Brown Brothers Harriman	EUR 7,043,250	USD 9,153,584	8/2/13	(15,386)
Brown Brothers Harriman	GBP 4,490,096	USD 6,809,392	8/2/13	(18,380)
				$ (60,258)

Glossary of Portfolio Abbreviations

EUR Euro Currency

FRN Floating Rate Note

GBP Great British Pound

REIT Real Estate Investment Trust

USD United States Dollar

See accompanying notes to financial statements.

COHEN & STEERS REIT AND PREFERRED INCOME FUND, INC.

STATEMENT OF ASSETS AND LIABILITIES

June 30, 2013 (Unaudited)

ASSETS:	
Investments in securities, at value (Identified cost $1,031,162,703)	$1,234,703,136
Cash	37,904
Receivable for:	
Investment securities sold	9,970,622
Dividends and interest	9,491,298
Unrealized appreciation on forward foreign currency exchange contracts	33,990
Other assets	174,550
Total Assets	1,254,411,500
LIABILITIES:	
Unrealized depreciation on forward foreign currency exchange contracts	94,248
Payable for:	
Revolving credit agreement	350,000,000
Investment securities purchased	4,885,639
Dividends declared on common shares	755,130
Investment management fees	674,598
Interest expense	72,137
Administration fees	