



Education Realty Trust Announces Tax Treatment of 2006 Dividend

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MEMPHIS, Tenn., Feb. 2, 2007 (PRIME NEWSWIRE) -- Education Realty Trust, Inc. (NYSE:EDR) today announced the final characterizations of its 2006 dividend distributions for income tax reporting purposes.

Common Stock

CUSIP: 28140H104

Record Date	Payment Date	Total Dividend	Taxable Ordinary Dividend	Non-Taxable Distribution (Return of Capital)
01/24/2006	02/07/2006	\$0.3000	\$0.0000	\$0.3000
04/25/2006	05/09/2006	\$0.2975	\$0.0000	\$0.2975
07/25/2006	08/09/2006	\$0.2975	\$0.0000	\$0.2975
10/24/2006	11/07/2006	\$0.2050	\$0.0000	\$0.2050

About Education Realty Trust

Education Realty Trust, Inc. (NYSE:EDR) is a self-administered, self-managed real estate investment trust that owns, develops and manages high-quality student housing communities throughout the U.S. Led by a team with more than 170 years of shared industry experience, EDR is one of America's largest owners and operators of collegiate student housing. Its portfolio includes 40,742 beds at 66 communities in 21 states. For more information please visit the company's Web site at www.educationrealty.com.

"Safe Harbor" Statement under the Private Securities Litigation Reform Act of 1995

Statements about the company's business that are not historical facts are "forward-looking statements." Forward-looking statements are based on current expectations. You should not rely on our forward-looking statements because the matters they describe are subject to known and unknown risks and uncertainties that could cause the company's future results, performance, or achievements to differ significantly from the results, performance, or achievements expressed or implied by such statements. Such risks are set forth under the captions "Item 1A. Risk Factors" and "Forward-Looking Statements" in our annual report on Form 10-K and under the caption "Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations" (or similar captions) in our quarterly reports on Form 10-Q, and as described in our other filings with the Securities and Exchange Commission. Forward-looking statements speak only as of the date on which they are made, and EDR undertakes no obligation to update publicly or revise any forward-looking statement, whether as a result of new information, future developments, or otherwise.

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