

Education Realty Trust, Inc.  
Form 8-K  
June 08, 2005

**United States  
Securities And Exchange Commission  
Washington, DC 20549**

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**FORM 8-K**

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**CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): June 8, 2005 (June 8, 2005)

**Education Realty Trust, Inc.**

(Exact Name of Registrant as Specified in Its Charter)

**Maryland**  
(State or Other Jurisdiction of  
Incorporation or organization)

**001-32417**  
(Commission File Number)

**20-1869228**  
(I.R.S. Employer Identification No.)

**530 Oak Court Drive, Suite 300, Memphis,  
Tennessee**  
(Address of Principal Executive Offices)

**38117**  
(Zip Code)

**(901) 259-2500**  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**SIGNATURES**

**EX-99.1 PRESENTATION MATERIALS DATED JUNE 8, 2005**

**Item 7.01 Regulation FD Disclosure.**

On June 8, 2005, Education Realty Trust, Inc. provided presentation materials to the NAREIT Institutional Investor Forum. A copy of the presentation materials is attached hereto as Exhibit 99.1.

Pursuant to General Instruction B.2 of Form 8-K, the presentation materials attached as Exhibit 99.1 are furnished and not filed for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the Exchange Act). The information in this Current Report shall not be incorporated by reference in any filing under the Securities Act of 1933, as amended, or the Exchange Act, except as expressly set forth by specific reference in such filing.

**Item 9.01. Financial Statements and Exhibits.**

(c) Exhibits.

99.1 Presentation Materials dated June 8, 2005.

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

**Education Realty Trust, Inc.**

By: /s/ Paul O. Bower  
Paul O. Bower  
Chairman, Chief Executive Officer and  
President

Dated: June 8, 2005

**EXHIBIT INDEX**

| <b>Exhibit<br/>Number</b> | <b>Description</b>                         |
|---------------------------|--|
| 99.1                      | Presentation Materials dated June 8, 2005. |