

Education Realty Trust, Inc.  
Form 8-K  
March 13, 2006

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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20549  
FORM 8-K  
CURRENT REPORT**

**Pursuant To Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of report (Date of earliest event reported): March 13, 2006 (March 10, 2006)  
**Education Realty Trust, Inc.**

(Exact Name of Registrant as Specified in Charter)

**Maryland**

**001-32417**

**201352180**

(State or Other Jurisdiction of  
Incorporation)

(Commission File Number)

(I.R.S. Employer  
Identification No.)

**530 Oak Court Drive, Suite 300  
Memphis, Tennessee**

**38117**

(Address of Principal Executive Offices)

(Zip Code)

**901-259-2500**

(Registrant's Telephone Number, Including Area Code)

**Not Applicable**

(Former Name or Former Address, if Changed Since Last Report)

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 (*see* General Instruction A.2. below):

- 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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Item 2.02. Results of Operations and Financial Condition.

Item 9.01. Financial Statements and Exhibits.

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INDEX TO EXHIBITS

Ex-99.1 Press Release

Ex-99.2 Education Realty Trust Inc Earnings Conference Call

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**Item 2.02. Results of Operations and Financial Condition.**

On March 10, 2006, Education Realty Trust, Inc. (the Company ) issued a press release announcing its results of operations for the three and twelve months ended December 31, 2005, a copy of which is furnished as Exhibit 99.1 to this Current Report.

On March 10, 2006, the Company held a public webcast regarding its fourth quarter and fiscal year results. A copy of the transcript for the Company s conference call is furnished as Exhibit 99.2 to this Current Report.

The information in the preceding paragraph, as well as Exhibits 99.1 and 99.2 referenced herein are being furnished by the Company pursuant to Item 2.02 of Form 8-K and are not to be considered filed under the Securities Exchange Act of 1934, as amended (the Exchange Act ), and shall not be incorporated by reference into any previous or future filing by the Registrant under the Securities Act of 1933, as amended, or the Exchange Act.

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

(d) Exhibits

99.1	Press release dated March 10, 2006
99.2	Transcript of Earnings Conference Call

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**SIGNATURE**

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, hereunto duly authorized.

By: /s/ Randall H. Brown  
Randall H. Brown  
*Chief Financial Officer,  
Secretary and Treasurer*

Date: March 13, 2006

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Exhibit No.	Description
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