

EDUCATION REALTY TRUST, INC.
 999 SOUTH SHADY GROVE ROAD
 SUITE 600
 MEMPHIS, TN 38120

VOTE BY INTERNET - www.proxyvote.com

Use the Internet to transmit your voting instructions and for electronic delivery of information up until 11:59 P.M. Eastern Time the day before the meeting date. Have your proxy card in hand when you access the web site and follow the instructions to obtain your records and to create an electronic voting instruction form.

ELECTRONIC DELIVERY OF FUTURE PROXY MATERIALS

If you would like to reduce the costs incurred by our company in mailing proxy materials, you can consent to receiving all future proxy statements, proxy cards and annual reports electronically via e-mail or the Internet. To sign up for electronic delivery, please follow the instructions above to vote using the Internet and, when prompted, indicate that you agree to receive or access proxy materials electronically in future years.

VOTE BY PHONE - 1-800-690-6903

Use any touch-tone telephone to transmit your voting instructions up until 11:59 P.M. Eastern Time the day before the meeting date. Have your proxy card in hand when you call and then follow the instructions.

VOTE BY MAIL

Mark, sign and date your proxy card and return it in the postage-paid envelope we have provided or return it to Vote Processing, c/o Broadridge, 51 Mercedes Way, Edgewood, NY 11717.

TO VOTE, MARK BLOCKS BELOW IN BLUE OR BLACK INK AS FOLLOWS:

KEEP THIS PORTION FOR YOUR RECORDS
 DETACH AND RETURN THIS PORTION ONLY

THIS PROXY CARD IS VALID ONLY WHEN SIGNED AND DATED.

The Board of Directors recommends you vote FOR the following:		For All	Withhold All	For All Except	To withhold authority to vote for any individual nominee(s), mark "For All Except" and write the number(s) of the nominee(s) on the line below.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	
1. Election of Directors						
Nominees						
01 John V. Arabia	02 William J. Cahill, III	03 Randall L. Churchey	04 Kimberly K. Schaefer	05 Howard A. Silver		
06 John T. Thomas	07 Thomas Trubiana	08 Wendell W. Weakley				
The Board of Directors recommends you vote FOR proposals 2, 3 and 4.		For	Against	Abstain	The Board of Directors recommends you vote 1 YEAR on the following proposal:	1 year 2 years 3 years Abstain
2. To ratify the appointment of Deloitte & Touche LLP as our independent registered public accounting firm for the fiscal year ending December 31, 2017 (Proposal 2);		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. To determine, in an advisory (non-binding) vote, whether a stockholder vote to approve the compensation of our named executive officers should occur every 1, 2 or 3 years (Proposal 5).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
3. To approve, in an advisory (non-binding) vote, the compensation of our named executive officers (Proposal 3); and		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4. To approve the Education Realty Trust, Inc. 2017 Omnibus Equity Incentive Plan (Proposal 4).		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

NOTE: We may conduct such other business as may properly come before the meeting or any adjournment thereof.

Please sign exactly as your name(s) appear(s) hereon. When signing as attorney, executor, administrator, or other fiduciary, please give full title as such. Joint owners should each sign personally. All holders must sign. If a corporation or partnership, please sign in full corporate or partnership name, by authorized officer.

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Signature [PLEASE SIGN WITHIN BOX] Date

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Signature (Joint Owners) Date

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Important Notice Regarding the Availability of Proxy Materials for the Annual Meeting: The Notice & Proxy Statement, Annual Report is/ are available at www.proxyvote.com.

EDUCATION REALTY TRUST, INC.
999 South Shady Grove Road, Suite 600
Memphis, Tennessee 38120

THIS PROXY IS SOLICITED ON BEHALF OF THE BOARD OF DIRECTORS

The undersigned appoints Randall L. Churchey and Edwin B. Brewer, Jr., or either of them, with full power of substitution, as proxy to represent and vote all shares of common stock, \$0.01 par value per share, of Education Realty Trust, Inc. held of record by the undersigned as of the close of business March 10, 2017 at the Annual Meeting of Stockholders to be held on May 10, 2017 or any adjournment or postponement thereof, as designated on the reverse side hereof in their discretion as to other matter.

For Proposal 1 (election of directors), you may either vote "**FOR**" all of the nominees to the Board of Directors or you may "**WITHHOLD**" your vote for all of the nominees or for any nominee that you specify. For Proposal 2 (ratification of the appointment of Deloitte & Touche LLP), Proposal 3 (advisory (non-binding) vote on executive compensation) and Proposal 4 (approval of the Education Realty Trust, Inc. 2017 Omnibus Equity Incentive Plan), you may vote "**FOR**" or "**AGAINST**" such proposals or "**ABSTAIN**" from voting and For Proposal 5 (advisory (non-binding) vote on frequency of advisory (non-binding) vote on executive compensation) you may vote for "**1 YEAR**," "**2 YEARS**," or "**3 YEARS**" or "**ABSTAIN**" from voting. The procedures for voting are set forth below.

The shares represented by this Proxy will be voted as directed by the undersigned. **If no direction is given when the duly executed Proxy is returned, such shares will be voted "FOR" all nominees in Proposal 1, "FOR" Proposal 2, "FOR" Proposal 3, "FOR" Proposal 4 and "1 YEAR" for Proposal 5.**

Please mark, sign and date this proxy card and return it promptly in the enclosed postage paid envelope so that your shares may be represented at the Annual Meeting.

Continued and to be signed on reverse side