

GMH Communities Trust  
Form 8-K  
March 10, 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): **March 4, 2005**

**GMH COMMUNITIES TRUST**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction of  
incorporation)

**001-32290**  
(Commission  
File Number)

**201181390**  
(IRS Employer  
Identification Number)

**10 Campus Boulevard**  
**Newtown Square, Pennsylvania 19073**

(Address of principal executive offices)

## Edgar Filing: GMH Communities Trust - Form 8-K

**(610) 355-8000**

(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 (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 2.01. Completion of Acquisition or Disposition of Assets.**

On March 4, 2005, GMH Communities Trust (the Trust), through its subsidiary, College Park Investments, LLC, completed the acquisition of a 156 unit/588 bed student housing property located in Lincoln, Nebraska for an aggregate purchase price of approximately \$11.9 million. The property serves the University of Nebraska and was acquired from Nebraska Student Housing, L.P., a Texas limited partnership. As previously disclosed by the Trust in a press release dated February 10, 2005, the property is part of a portfolio of three student housing properties under contract, the other two of which are located near the campuses of West Virginia University and Bowling Green State University. The Trust was able to complete the acquisition of the Lincoln, Nebraska property apart from the other portfolio properties upon approval of the placement of approximately \$9.2 million in new mortgage debt on the property. The Trust recently received approval from a lender on the assumption of existing mortgage debt on the remaining two student housing properties in the portfolio, and expects to acquire the properties on or around March 15, 2005.

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

(a) *Financial Statements of Business Acquired.*

In accordance with Rule 3-14 under Regulation S-X, and as referenced by Item 9.01(a) of Form 8-K, the Trust may be required to furnish certain financial statements relating to the acquisition referenced in Item 2.01 of this Form 8-K. To the extent required, such financial statements will be filed as soon as practicable following the date of filing hereof, but, in accordance with Item 9.01(a)(4) of Form 8-K, not later than 75 days after the date of the acquisition.

(b) *Pro Forma Financial Information.*

In accordance with Rule 3-14 under Regulation S-X, and as referenced by Item 9.01(a) of Form 8-K, the Trust may be required to furnish certain financial statements relating to the acquisition referenced in Item 2.01 of this Form 8-K. To the extent required, such financial statements will be filed as soon as practicable following the date of filing hereof, but, in accordance with Item 9.01(a)(4) of Form 8-K, not later than 75 days after the date of the acquisition.

(c) *Exhibits.*

None.

**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 hereunto duly authorized.

Dated: March 10, 2005

**GMH COMMUNITIES TRUST**

By: /s/ Joseph M. Macchione  
Name: Joseph M. Macchione  
Title: Senior Vice President, General Counsel and Secretary