



AT THE COMPANY

Muriel Lange
Investor Relations
(215) 887-2280
Email: mlange@afrt.com

Anthony J. DeFazio
Media Relations
(215) 887-2280
Email: adefazio@afrt.com

FOR IMMEDIATE RELEASE

**American Financial Realty Trust Announces
Sale of Edmund Ball Building to the City of Jacksonville, Florida**

JENKINTOWN, Pa., February 15, 2006 – American Financial Realty Trust (NYSE: AFR), a real estate investment trust focused on acquiring and leasing properties occupied by financial institutions, today announced the sale of the Edmund Ball Building, a 450,000 square foot office building located in Jacksonville, Florida, for approximately \$23 million, excluding transaction-related expenses. The property, which was previously on the Company’s top ten vacancy list, was purchased by the City of Jacksonville. Proceeds from the sale will be used by the Company for future acquisitions and other general corporate purposes.

American Financial Realty originally acquired the 11-story building in September 2004 as part of a 140 property portfolio transaction with Wachovia Bank. While the property has always been occupied since the date it was acquired, Wachovia fully intended to consolidate its Jacksonville operations and vacate the property.

Over the past 12 months, American Financial Realty negotiated a three-way deal between the bank and the City that facilitated the completion of the transaction. Under the terms of the agreement, Wachovia Bank will relocate to an adjacent building, which paved the way for the City of Jacksonville to occupy 100% of the building, fulfilling its master plan of creating a government square and office plaza in downtown Jacksonville. Moving forward, the City expects to consolidate offices and move up to 1,000 employees to the building as early as September 2006.

“We are pleased to be able to execute a deal that meets the needs of our bank customer and the City of Jacksonville, while eliminating a significant vacancy in our portfolio,” said Glenn Blumenthal, chief operating officer at American Financial Realty Trust. “By working in partnership, we were able to arrange a deal that meets the City’s need to centralize its services and more effectively serve its office requirements. We continue to maintain a significant

investment in the region and plan to remain an active part of the Jacksonville community for the long term.”

For more information about American Financial Realty Trust or to arrange media interviews with American Financial Realty executives, contact Tony DeFazio at 215-887-2280 or adefazio@afrt.com.

About American Financial Realty Trust

American Financial Realty Trust is a self-administered, self-managed real estate investment trust that acquires properties from, and leases properties to, regulated financial institutions. The Company owns and manages its assets primarily under long-term triple net and bond net leases with banks. The Company is led by chief executive officer Nicholas S. Schorsch and non-executive chairman Lewis S. Ranieri. The Company is traded on the New York Stock Exchange under the ticker symbol AFR.

For more information on American Financial Realty Trust, visit the Company’s website at www.afrt.com.

###