

NEWS RELEASE

**Harrison Street Real Estate Capital Sells
Three Student Housing Communities in Partner's IPO**

CHICAGO, IL (October 18, 2010) Harrison Street Real Estate Capital, LLC (Harrison Street or HSRE), a leading real estate private equity firm based in Chicago, has announced the disposition of HSRE's entire interest in three (3) student housing communities, totaling a combined 528 units and 1,488 beds, in connection with the initial public offering of Campus Crest Communities, Inc. (Campus Crest).

The sale of these assets comes as Campus Crest, a leading developer, manager and owner of student housing properties throughout the United States and one of HSRE's exclusive student housing operating partners, marked its debut as a public company, trading under the symbol CCG.

All of the properties sold were formerly held in a joint venture between Harrison Street Real Estate Partners II, L.P., an HSRE sponsored fund launched in 2008 and a predecessor of Campus Crest. The three properties, all of which are branded using the name "The Grove" include:

- **The Grove at San Marcos** is a 192-unit/504-bed community built in 2009. Located 1.7 miles from Texas State University, the complex was 100% occupied at sale.
- **The Grove at Milledgeville** is a 168-unit/492-bed community built in 2006. The community, located 0.1 miles from Georgia College & State University, was 99% occupied at sale.
- **The Grove at Carrollton** is a 168 unit/492-bed community built in 2006. The community, located 0.1 miles from University of West Georgia, was 92% occupied at sale.

"The IPO and the disposition are opportune for both members of the joint venture," said Christopher Merrill, co-founder, President and CEO of Harrison Street. "The IPO provides Campus Crest with capital for continued growth and expansion, and the disposition allows Harrison Street to provide an excellent return to its investors. We will continue to build on our strong relationship with Campus Crest, as it allows us to further expand our reach into the student housing market with a strong, well-capitalized first class partner."

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The Grove properties are unique because they feature state-of-the-art amenities, including a resort-style swimming pool, 24-hour gym, fire pit, tanning booths and a lifestyle-rich community for students centered on its clubhouse. Units are fully furnished and include a washer and dryer. All bedrooms have a private bathroom and walk-in-closet.

The Harrison Street/Campus Crest joint venture dates back to December 2008 when the companies announced a joint venture to develop 10 "fully-loaded" student living communities across the U.S. Following consummation of the IPO, HSRE and Campus Crest continue to own six (6) properties together and will begin construction on three (3) additional properties in the near future.

Campus Crest netted proceeds of \$325.8 million from its IPO of 28.3 million shares at \$12.50 per share. Campus Crest used net offering proceeds to acquire interests in student housing properties, repay debt and fund general corporate purposes. The real estate investment trust now owns interests in 27 student-housing properties with 5,048 apartments and 13,580 beds.

Earlier this year, Harrison Street Real Estate Capital launched its third fund, Harrison Street Real Estate Partners III, L.P., a real estate private equity fund targeting education, healthcare and storage related real estate. Last month it completed the second closing of that fund, raising over \$330 million shortly after its first closing in June.

About Harrison Street Real Estate Capital LLC

Harrison Street's model is to invest in areas of the real estate market in which tenant demand is driven from education, healthcare or storage related activities. These sectors principally include self storage, student housing, senior housing/assisted living, and medical office. Harrison Street is a leader in each of these market segments, and the principals of HSRE bring decades of investment and management expertise in these segments. Harrison Street, on behalf of Harrison Street Real Estate Partners I, L.P., Harrison Street Real Estate Partners II, L.P. and its recently launched Harrison Street Real Estate Partners III, L.P., have acquired and developed (or are in the process of acquiring and developing) approximately \$2.1 billion of real estate, consisting of over 180 properties throughout 31 states in the U.S. For more information, visit www.harrisonst.com.

About Campus Crest

Campus Crest was founded in 2004. It is one of the largest, vertically integrated Student Housing companies in the US. Through its wholly owned subsidiaries, Campus Crest Development, Campus Crest Construction, Campus Crest Real Estate Management and Campus Crest Asset Management, it delivers one of the best student housing products in the United States. The Campus Crest brand of apartments--The Grove--is both amenity-rich and has progressive lifestyle programming to help build the total sense of community for the student. The company is now trading under the symbol CCG. For more information on our properties, visit www.gogrove.com.