



Arbor Realty Trust Announces Tax Treatment of 2007 Dividend Distributions

29 Jan 2008

UNIONDALE, N.Y., Jan. 29 /PRNewswire-FirstCall/ -- Arbor Realty Trust, Inc. (NYSE: ABR), a real estate investment trust focused on the business of investing in real estate related bridge and mezzanine loans, preferred and direct equity investments, mortgage-related securities and other real estate related assets, announced today the tax treatment of its 2007 dividend distributions for the Company's common shares of beneficial interest.

During 2007, the total per share distributions paid on Arbor Realty Trust, Inc. common stock was \$2.46. For tax reporting purposes, 94% of the total distributions, or \$2.32, will be classified as dividend income (of which 18% or \$0.42 are qualified dividends) and 6% or \$0.14 are capital gain distributions. The 2007 distributions paid with respect to Arbor Realty Trust's common stock (CUSIP #038923108 and traded under ticker symbol ABR) are summarized on a quarterly basis, as follows:

Record Date	Payment Date	Total Distribution per share	Non-Qualified Dividend	Qualified Dividend	Capital Gain Distribution
02/05/2007	02/20/2007	\$.60	\$.25	\$.35	\$.00
05/16/2007	05/25/2007	.62	.62	.00	.00
08/15/2007	08/27/2007	.62	.48	.00	.14
11/15/2007	11/26/2007	.62	.55	.07	.00
		\$ 2.46	\$ 1.90	\$.42	\$.14

Note: "Qualified dividend income" will be eligible for reduced dividend rates. Shareholders are encouraged to consult with their tax advisors as to their specific tax treatment of Arbor Realty Trust, Inc. dividend distributions.

About Arbor Realty Trust, Inc.

Arbor Realty Trust, Inc. is a real estate investment trust which invests in a diversified portfolio of multi-family and commercial real estate related bridge and mezzanine loans, preferred equity investments, mortgage related securities and other real estate related assets. Arbor commenced operations in July 2003 and conducts substantially all of its operations through its operating partnership, Arbor Realty Limited Partnership and its subsidiaries. Arbor is externally managed and advised by Arbor Commercial Mortgage, LLC, a national commercial real estate finance company operating through 11 sales and origination support offices in the US that specializes in debt and equity financing for multi-family and commercial real estate.

Safe Harbor Statement

Certain items in this press release may constitute forward-looking statements within the meaning of the "safe harbor" provisions of the Private Securities Litigation Reform Act of 1995. These statements are based on management's current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements. Arbor can give no assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Arbor's expectations include, but are not limited to, continued ability to source new investments, changes in interest rates and/or credit spreads, changes in the real estate markets, and other risks detailed in Arbor's Annual Report on Form 10-K for the year ended December 31, 2006 and its other reports filed with the SEC. Such forward-looking statements speak only as of the date of this press release. Arbor expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in Arbor's expectations with regard thereto or change in events, conditions, or circumstances on which any such statement is based.

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