January 12, 2012

Entertainment Properties Trust Announces Tax Status of 2011 Distributions

KANSAS CITY, Mo.--(BUSINESS WIRE)-- Entertainment Properties Trust (NYSE: EPR) today announced the 2011 year-end tax reporting information for 2011 distributions made to shareholders. Shareholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of Entertainment Properties Trust distributions.

The 2011 distributions paid of $2.750000 per Common Share (CUSIP #29380T105) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain
12-31-10	01-14-11	$0.650000	$0.471115	$0.178885	$0.000000	$0.000000
03-31-11	04-15-11	$0.700000	$0.507355	$0.192645	$0.000000	$0.000000
06-30-11	07-15-11	$0.700000	$0.507355	$0.192645	$0.000000	$0.000000
09-30-11	10-17-11	$0.700000	$0.507355	$0.192645	$0.000000	$0.000000
Total for 2011		$2.750000	$1.99318	$0.75682	$0.000000	$0.000000
		100.000%	72.479%	27.521%	0.000%	

The 2011 distributions paid of $1.776042 per share for the Series B 7.75% Cumulative Preferred Shares (CUSIP #29380T303) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain
12-31-10	01-14-11	$0.484375	$0.484375	$0.000000	$0.000000	$0.000000
03-31-11	04-15-11	$0.484375	$0.484375	$0.000000	$0.000000	$0.000000
06-30-11	07-15-11	$0.484375	$0.484375	$0.000000	$0.000000	$0.000000
08-31-11	08-31-11	$0.322917	$0.322917	$0.000000	$0.000000	$0.000000
Total for 2011		$1.776042	$1.776042	$0.000000	$0.000000	$0.000000
		100.000%	100.000%	0.000%	0.000%	

The 2011 distributions paid of $1.437500 per share for the Series C 5.75% Cumulative Convertible Preferred Shares (CUSIP #29380T402) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain
12-31-10	01-14-11	$0.359375	$0.359375	$0.000000	$0.000000	$0.000000

03-31-11	04-15-11	$0.359375	$0.359375	$0.000000	$0.000000	$0.000000
06-30-11	07-15-11	$0.359375	$0.359375	$0.000000	$0.000000	$0.000000
09-30-11	10-17-11	$0.359375	$0.359375	$0.000000	$0.000000	$0.000000
Total for 2011		$1.437500	$1.437500	$0.000000	$0.000000	$0.000000
		100.000%	100.000%	0.000%	0.000%	

The 2011 distributions paid of $1.843750 per share for the Series D 7.375% Cumulative Preferred Shares (CUSIP #29380T501) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain
12-31-10	01-14-11	$0.460938	$0.460938	$0.000000	$0.000000	$0.000000
03-31-11	04-15-11	$0.460938	$0.460938	$0.000000	$0.000000	$0.000000
06-30-11	07-15-11	$0.460938	$0.460938	$0.000000	$0.000000	$0.000000
09-30-11	10-17-11	$0.460938	$0.460938	$0.000000	$0.000000	$0.000000
Total for 2011 (1)		$1.843750	$1.843750	$0.000000	$0.000000	$0.000000
		100.000%	100.000%	0.000%	0.000%	

(1) Differences between totals and details relate to rounding.

The 2011 distributions paid of $2.250000 per share for the Series E 9.00% Cumulative Convertible Preferred Shares (CUSIP #29380T600) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain
12-31-10	01-14-11	$0.562500	$0.562500	$0.000000	$0.000000	$0.000000
03-31-11	04-15-11	$0.562500	$0.562500	$0.000000	$0.000000	$0.000000
06-30-11	07-15-11	$0.562500	$0.562500	$0.000000	$0.000000	$0.000000
09-30-11	10-17-11	$0.562500	$0.562500	$0.000000	$0.000000	$0.000000
Total for 2011		$2.250000	$2.250000	$0.000000	$0.000000	$0.000000
		100.000%	100.000%	0.000%	0.000%	

About Entertainment Properties Trust

Entertainment Properties Trust (NYSE:EPR) is a specialty real estate investment trust (REIT) that invests in properties in select categories which require unique industry knowledge, while offering the potential for stable and attractive returns. Our total investments exceed $2.9 billion and include megaplex movie theatres and adjacent retail, public charter schools and other destination recreational and specialty investments. We adhere to rigorous underwriting and investing criteria, centered on key industry and property level cash flow standards. We believe our focused niche approach provides a competitive advantage, and the potential for higher growth and better yields. Further information is available at www.eprkc.com or from Brian Moriarty at 888-EPR-REIT.

Entertainment Properties Trust
Brian Moriarty at 888-EPR-REIT

Source: Entertainment Properties Trust