

December 17, 2013



EPR Properties Declares Monthly Dividend for Common Shareholders and Quarterly Dividends for Preferred Shareholders

KANSAS CITY, Mo.--(BUSINESS WIRE)-- EPR Properties (NYSE:EPR) today announced that its Board of Trustees has declared its monthly cash dividend to common shareholders. The dividend of \$0.2633 per common share is payable January 15, 2014 to shareholders of record on December 31, 2013. This dividend represents an annualized dividend of \$3.16 per common share, an increase of 5.3% over prior year.

The Company also declared quarterly dividends on its three outstanding issues of preferred stock:

- 5.75% Series C Cumulative Convertible Preferred (NYSE:EPRprC) dividend of \$0.359375 per share payable January 15, 2014 to shareholders of record on December 31, 2013
- 9.00% Series E Cumulative Convertible Preferred Shares (NYSE:EPRprE) dividend of \$0.5625 per share payable January 15, 2014 to shareholders of record on December 31, 2013
- 6.625% Series F Cumulative Redeemable Preferred (NYSE:EPRprF) dividend of \$0.4140625 per share payable January 15, 2014 to shareholders of record on December 31, 2013

About EPR Properties

EPR Properties is a specialty real estate investment trust (REIT) that invests in properties in select market segments which require unique industry knowledge, while offering the potential for stable and attractive returns. Our total investments exceed \$3.4 billion and our primary investment segments are Entertainment, Recreation and Education. 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.

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Source: EPR Properties