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Entertainment Properties Trust Announces Tax Status of 2006 Distributions

KANSAS CITY, Mo.--(BUSINESS WIRE)--

Entertainment Properties Trust (NYSE: EPR) today announced the 2006 year-end tax reporting information for 2006 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 2006 distributions paid of \$2.687500 per Common Share (CUSIP #29380T105) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Long-Term Capital Gain
12-30-05	01-17-06	\$0.625000	\$0.598914	\$0.026086	\$0.000000
03-31-06	04-17-06	\$0.687500	\$0.658806	\$0.028694	\$0.000000
06-30-06	07-14-06	\$0.687500	\$0.658806	\$0.028694	\$0.000000
09-29-06	10-13-06	\$0.687500	\$0.658806	\$0.028694	\$0.000000
Total for 2006		\$2.687500 100.000%	\$2.575332 95.826%	\$0.112168 4.174%	\$0.000000 0.000%

The 2006 distributions paid of \$2.375000 per share for the Series A 9.5% Cumulative Preferred Shares (CUSIP #29380T204) are as follows:

Record Date	Payment Date	Cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Long-Term Capital Gain
12-30-05	01-17-06	\$0.593750	\$0.593750	\$0.000000	\$0.000000
03-31-06	04-17-06	\$0.593750	\$0.593750	\$0.000000	\$0.000000
06-30-06	07-14-06	\$0.593750	\$0.593750	\$0.000000	\$0.000000
09-29-06	10-13-06	\$0.593750	\$0.593750	\$0.000000	\$0.000000
Total for 2006		\$2.375000 100.000%	\$2.375000 100.000%	\$0.000000 0.000%	\$0.000000 0.000%

The 2006 distributions paid of \$1.937500 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	Long-Term Capital Gain
12-30-05	01-17-06	\$0.484375	\$0.484375	\$0.000000	\$0.000000

03-31-06	04-17-06	\$0.484375	\$0.484375	\$0.000000	\$0.000000
06-30-06	07-14-06	\$0.484375	\$0.484375	\$0.000000	\$0.000000
09-29-06	10-13-06	\$0.484375	\$0.484375	\$0.000000	\$0.000000
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Total for 2006		\$1.937500	\$1.937500	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%

Entertainment Properties Trust is the only publicly traded real estate investment trust (REIT) focused on the acquisition of high-quality real estate assets leased to leading location-based entertainment operators. Since November of 1997, EPR has acquired more than \$1.5 billion in properties. The Company's common shares of beneficial interest trade on the New York Stock Exchange under the ticker symbol EPR. Entertainment Properties Trust contact: Jon Weis, 30 Pershing Road, Suite 201, Kansas City, Missouri 64108; 888-EPR-REIT; fax: 816-472-5794.

Source: Entertainment Properties Trust