

March 7, 2008



Entertainment Properties Trust Announces 10.5% Increase in Common Share Dividends

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

Entertainment Properties Trust (NYSE: EPR) today announced that its Board of Trustees has declared a quarterly cash dividend of \$0.84 per share for its common shares for the first quarter of 2008. The dividend is payable April 15, 2008 to shareholders of record as of March 31, 2008. This dividend represents an increase of 10.5% to an annualized dividend of \$3.36 per common share.

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

- 7.75% Series B Cumulative Redeemable Preferred (NYSE:EPRprB)
dividend of \$0.484375 per share payable April 15, 2008 to
shareholders of record on March 31, 2008
- 5.75% Series C Cumulative Convertible Preferred (NYSE:EPRprC)
dividend of \$0.359375 per share payable April 15, 2008 to
shareholders of record on March 31, 2008
- 7.375% Series D Cumulative Redeemable Preferred (NYSE:EPRprD)
dividend of \$0.4609375 per share payable April 15, 2008 to
shareholders of record as of March 31, 2008

About Entertainment Properties Trust

Entertainment Properties Trust (NYSE: EPR) is a real estate investment trust (REIT) that develops, owns, leases and finances properties for consumer-preferred, high-quality businesses. EPR's investments are guided by a focus on inflection opportunities that offer enduring values, excellent executions, attractive economics and an advantageous market position. Our total assets exceed \$2 billion and include megaplex movie theatres and entertainment retail centers, as well as other destination recreational and specialty investments. Further information is available at www.eprkc.com or contact Jon Weis at 888-EPR-REIT or info@eprkc.com.

Source: Entertainment Properties Trust