

June 19, 2008



Entertainment Properties Trust Announces Common and Preferred 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 second quarter of 2008. The dividend is payable July 15, 2008 to shareholders of record as of June 30, 2008.

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

- 7.75% Series B Cumulative Redeemable Preferred Shares(NYSE:EPRprB) dividend of \$0.484375 per share payable July 15, 2008 to shareholders of record on June 30, 2008
- 5.75% Series C Cumulative Convertible Preferred Shares (NYSE:EPRprC) dividend of \$0.359375 per share payable July 15, 2008 to shareholders of record on June 30, 2008
- 7.375% Series D Cumulative Redeemable Preferred Shares (NYSE:EPRprD) dividend of \$0.4609375 per share payable July 15, 2008 to shareholders of record as of June 30, 2008.
- 9.00% Series E Cumulative Convertible Preferred Shares (NYSE:EPRprE) dividend of \$0.65 per share payable July 15, 2008 to shareholders of record as of June 30, 2008. The dividend represents payment from the original issue date through July 15, 2008 and is equivalent to an annualized rate of \$2.25 per share.

Entertainment Properties Trust (NYSE:EPR - News) 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 value, excellent executions, attractive economics, and an advantageous market position. Our total assets exceed \$2.1 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 from Jon Weis at 888-EPR-REIT or info@eprkc.com.

Source: Entertainment Properties Trust