

January 17, 2019



EPR Properties Announces Tax Status of 2018 Distributions

KANSAS CITY, Mo.--(BUSINESS WIRE)-- EPR Properties (NYSE: EPR) today announced the 2018 year-end tax reporting information for 2018 distributions made to shareholders. Shareholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of EPR Properties distributions.

The 2018 distributions paid of \$4.300000 per Common Share (CUSIP #26884U109) 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	Total 199A Distribution
12-29-17	01-15-18	\$0.340000	\$0.326183	\$0.000000	\$0.013817	\$0.000803	\$0.326183
01-31-18	02-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
02-28-18	03-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
03-29-18	04-16-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
04-30-18	05-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
05-31-18	06-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
06-29-18	07-16-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
07-31-18	08-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
08-31-18	9-17-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
09-28-18	10-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
10-31-18	11-15-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
11-30-18	12-17-18	\$0.360000	\$0.345370	\$0.000000	\$0.014630	\$0.000850	\$0.345370
Total for 2018		\$4.300000	\$4.125253	\$0.000000	\$0.174747	\$0.010153	\$4.125253
		100.000%	95.936%	0.000%	4.064%		

The 2018 total distributions per share of \$2.058002, consisting of cash distributions paid of \$1.437500 per share and non-cash distributions of \$0.620502 per share, for the Series C 5.75% Cumulative Convertible Preferred Shares (CUSIP #26884U208) 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	Total 199A Distribution
12-29-17	01-15-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770
03-29-18	04-16-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770
06-29-18	07-16-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770
09-28-18	10-15-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770
Total for 2018		\$1.437500	\$1.379080	\$0.000000	\$0.058420	\$0.003392	\$1.379080
		100.000%	95.936%	0.000%	4.064%		

Effective Date	Non-cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain	Total 199A Distribution
06-30-18	\$0.332367	\$0.318860	\$0.000000	\$0.013507	\$0.000784	\$0.318860
12-31-18	\$0.288135	\$0.276425	\$0.000000	\$0.011710	\$0.000680	\$0.276425

Total for 2018 ⁽¹⁾	\$0.620502	\$0.595285	\$0.000000	\$0.025217	\$0.001464	\$0.595285
	100.000%	95.936%	0.000%	4.064%		

The 2018 total distributions per share of \$2.780780, consisting of cash distributions paid of \$2.250000 per share and non-cash distributions of \$0.530780 per share, for the Series E 9.00% Cumulative Convertible Preferred Shares (CUSIP #26884U307) 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	Total 199A Distribution
12-29-17	01-15-18	\$0.562500	\$0.539641	\$0.000000	\$0.022859	\$0.001328	\$0.539641
03-29-18	04-16-18	\$0.562500	\$0.539641	\$0.000000	\$0.022859	\$0.001328	\$0.539641
06-29-18	07-16-18	\$0.562500	\$0.539641	\$0.000000	\$0.022859	\$0.001328	\$0.539641
09-28-18	10-15-18	\$0.562500	\$0.539641	\$0.000000	\$0.022859	\$0.001328	\$0.539641
Total for 2018		\$2.250000	\$2.158564	\$0.000000	\$0.091436	\$0.005312	\$2.158564
		100.000%	95.936%	0.000%	4.064%		

Effective Date	Non-cash Distribution per share	Taxable Ordinary Dividend	Non-Taxable Return of Capital	Total Capital Gain Distribution	Unrecaptured Sec. 1250 Gain	Total 199A Distribution
09-30-18	\$0.402720	\$0.386354	\$0.000000	\$0.016366	\$0.000951	\$0.386354
12-31-18	\$0.128060	\$0.122856	\$0.000000	\$0.005204	\$0.000302	\$0.122856
Total for 2018 ⁽¹⁾	\$0.530780	\$0.509210	\$0.000000	\$0.021570	\$0.001253	\$0.509210
	100.000%	95.936%	0.000%	4.064%		

- (1) Shareholders of the Series C 5.75% Cumulative Convertible Preferred Shares and the Series E 9.00% Cumulative Preferred Shares received non-cash distributions associated with conversion adjustments, as provided by the provisions of the respective Series. The conversion adjustment provision entitles Series C and Series E shareholders, upon certain quarterly common share distribution thresholds being met, to receive additional EPR Properties common shares upon a conversion of the preferred shares into common shares. The increase in common shares to be received upon a conversion is a deemed distribution for federal income tax purposes.

In accordance with the respective Series provisions, the conversion adjustment is effective in quarters in which the change in the cumulative increased conversion ratio exceeds 1%. The deemed distributions are recognized (a) in the quarter when the cumulative conversion ratio exceeds 1% and (b) at December 29, 2018 for any conversion adjustment which has been deferred due to the cumulative increased conversion ratio being less than 1%. As such, a deemed distribution associated with the conversion adjustment for Series C is reflected in June, 2018 and December, 2018, and the Series E conversion adjustment is reflected in September, 2018 and December, 2018.

The 2018 total distributions paid per share of \$1.261806 for the Series G 5.750% Cumulative Redeemable Preferred Shares (CUSIP #26884U505) 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	Total 199A Distribution
12-29-17	01-15-18	\$0.183681	\$0.176216	\$0.000000	\$0.007465	\$0.000434	\$0.176216
03-29-18	04-16-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770
06-29-18	07-16-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770
09-28-18	10-15-18	\$0.359375	\$0.344770	\$0.000000	\$0.014605	\$0.000848	\$0.344770

Total for 2018	\$1.261806	\$1.210526	\$0.000000	\$0.051280	\$0.002978	\$1.210526
	100.000%	95.936%	0.000%	4.064%		

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 \$6.7 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.

View source version on businesswire.com: <https://www.businesswire.com/news/home/20190117005792/en/>

EPR Properties

Brian Moriarty, 1-888-EPR-REIT
Vice President – Corporate Communications
www.eprkc.com

Source: EPR Properties