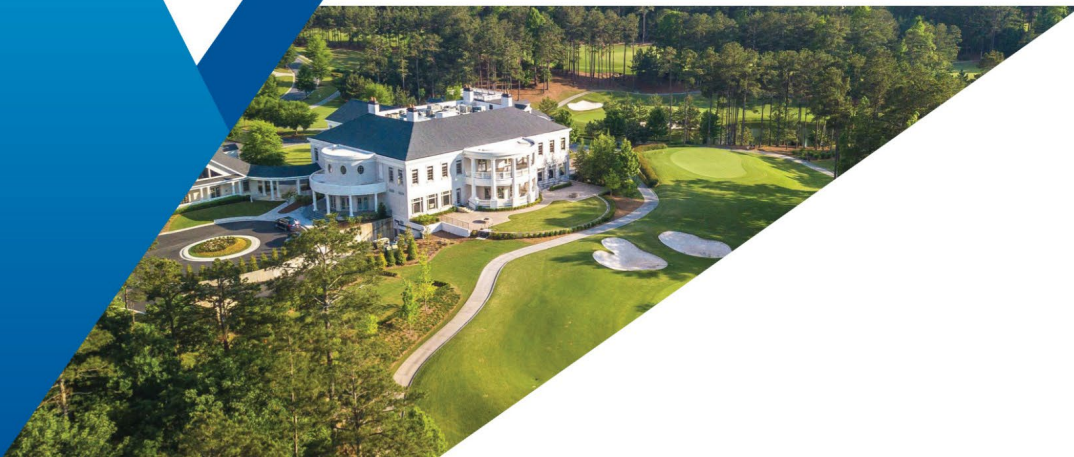


INVESTOR PRESENTATION

Q3 2026



 **EPR**
Properties®
The Diversified Experiential REIT®

DISCLAIMER

With the exception of historical information, certain statements contained or incorporated by reference herein may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), such as those pertaining to our guidance, our capital resources and liquidity, our pursuit of growth opportunities, the timing of transaction closings and investment spending, our ongoing negotiations to exit from certain joint ventures or the ultimate terms of any such exit, our expected cash flows, the performance of our customers, our expected cash collections and our results of operations and financial condition. Forward-looking statements involve numerous risks and uncertainties, and you should not rely on them as predictions of actual events. There is no assurance that the events or circumstances reflected in the forward-looking statements will occur. You can identify forward-looking statements by use of words such as “will be,” “intend,” “continue,” “believe,” “may,” “expect,” “hope,” “anticipate,” “goal,” “forecast,” “pipeline,” “estimates,” “offers,” “plans,” “would” or other similar expressions or other comparable terms or discussions of strategy, plans or intentions contained or incorporated by reference herein. Forward-looking statements necessarily are dependent on assumptions, data or methods that may be incorrect or imprecise. These forward-looking statements represent our intentions, plans, expectations and beliefs and are subject to numerous assumptions, risks and uncertainties. Many of the factors that will determine these items are beyond our ability to control or predict. For further discussion of these factors see “Item 1A. Risk Factors” in our most recent Annual Report on Form 10-K and, to the extent applicable, our Quarterly Reports on Form 10-Q.

For these statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. You are cautioned not to place undue reliance on our forward-looking statements, which speak only as of the date hereof or the date of any document incorporated by reference herein. All subsequent written and oral forward-looking statements attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section. Except as required by law, we do not undertake any obligation to release publicly any revisions to our forward-looking statements to reflect events or circumstances after the date hereof.

QUARTERLY HIGHLIGHTS

Continued Growth Acceleration & Momentum Across the Business

Growth: Q3 revenue up 12% & FFO as adjusted per share up 8.8%

Strong Investments Broadened Experiential Portfolio

- Established important new relationships
- Entered Live Venues category with Live Nation in Portland, OR
- Acquired Life Time Fitness property in Irvine, CA

Portfolio Coverage Incrementally Increased: coverage at 2.1x

Continue to Draw on Multiple Sources of Capital

- Recycled capital through sale of private school
- Entered into forward sale agreements under ATM
- Executed new credit agreement with \$600M term loan
- Have capacity to fund strong pipeline of opportunities with credit facilities & forward equity in place

Raising Guidance: increasing 2026 investment spending & earnings guidance; earnings midpoint at 8% increase over 2025

INVESTMENT ACTIVITY

Invested \$172.4M in Q3 at average initial cash yield of ~8.3%, bringing YTD to \$664.5M

Firsts for EPR: first investment in live performance venue with Live Nation & first acquisition of Life Time fitness center



Investments Diversified Across Property Types: new category Live Venues, as well as Fitness & Wellness, Eat & Play, Experiential Lodging

Theatre Exposure Decline: Theatres at roughly 1/3 of the portfolio; goal is ~20%

Additional Investment: ~\$21M additional investment for existing experiential development & redevelopment projects expected in 2026

Increased 2026
Investment Guidance **\$675M - \$725M**

PIPELINE & COST OF CAPITAL

PIPELINE

Breadth unparalleled in recent memory



COST OF CAPITAL

3 factors in our favor

- Rate protection prior to closing; provides buffer during market volatility
- We generally compete with alternative forms of capital; debt capital reprices faster, so clients are receptive to conversations on pricing
- Proprietary pipeline built on relationships; higher average entry yields provide natural cushion

PORTFOLIO OVERVIEW



Overall Portfolio

\$7.6B Gross Investments **350** Properties **99%** Leased/Operated

Experiential Portfolio

96% of ABR

296 Properties

61 Operators

99% Leased/Operated

Education Portfolio

4% of ABR

54 Properties

4 Operators

100% Leased/Operated

PORTFOLIO UPDATE

Portfolio Coverage of 2.1x Demonstrates Enduring Preference for Experiences Over Things

Our Portfolio: diversified experiences appealing to many generations & incomes

Theatres: content drives performance; box office up ~20% YTD*

- Gen Z are 40% of moviegoers and Gen Alpha prefers the big screen
- Our theatres
 - ✓ 71% with recliners; 84% with enhanced F&B; 69% with premium screens
 - ✓ 3% of North American theatres; generate roughly 8% of NABOG

Live Venues: young people lining up for concerts & comedy shows; will partner with leading companies at forefront of trends such as Live Nation

Eat & Play: solid performance, strengthened by the quality of our locations, despite broader industry moderation

Attractions: delivered strong performance in Q3

Fitness & Wellness: performed well in Q3; stabilizing trends

Education: remains resilient despite industry-wide headwinds

Dispositions: sold British School of Chicago at cap rate in low 7% range

- Updated disposition guidance to \$86M

COMPANY OVERVIEW



EPR PROPERTIES

EPR Properties (NYSE:EPR) is the leading diversified experiential real estate investment trust (REIT), specializing in select enduring experiential properties in the real estate industry.

DIVERSE PORTFOLIO OF EXPERIENTIAL PROPERTIES

Popular and affordable
drive-to offerings



POTENTIAL FOR STRONG FUTURE GROWTH IN LOCATION-BASED ENTERTAINMENT

Several underpenetrated experiential
segments in experiential real estate

\$100B+
addressable market
opportunity

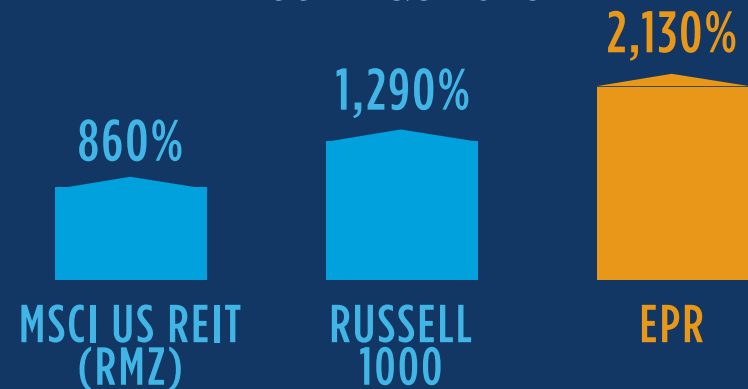
UNIQUE DEPTH OF EXPERIENCE IN EXPERIENTIAL PROPERTIES

Have invested in experiential
properties for over 25 years

25+
years

LIFETIME HISTORICAL OUTPERFORMANCE

1997 – Q3 2026*

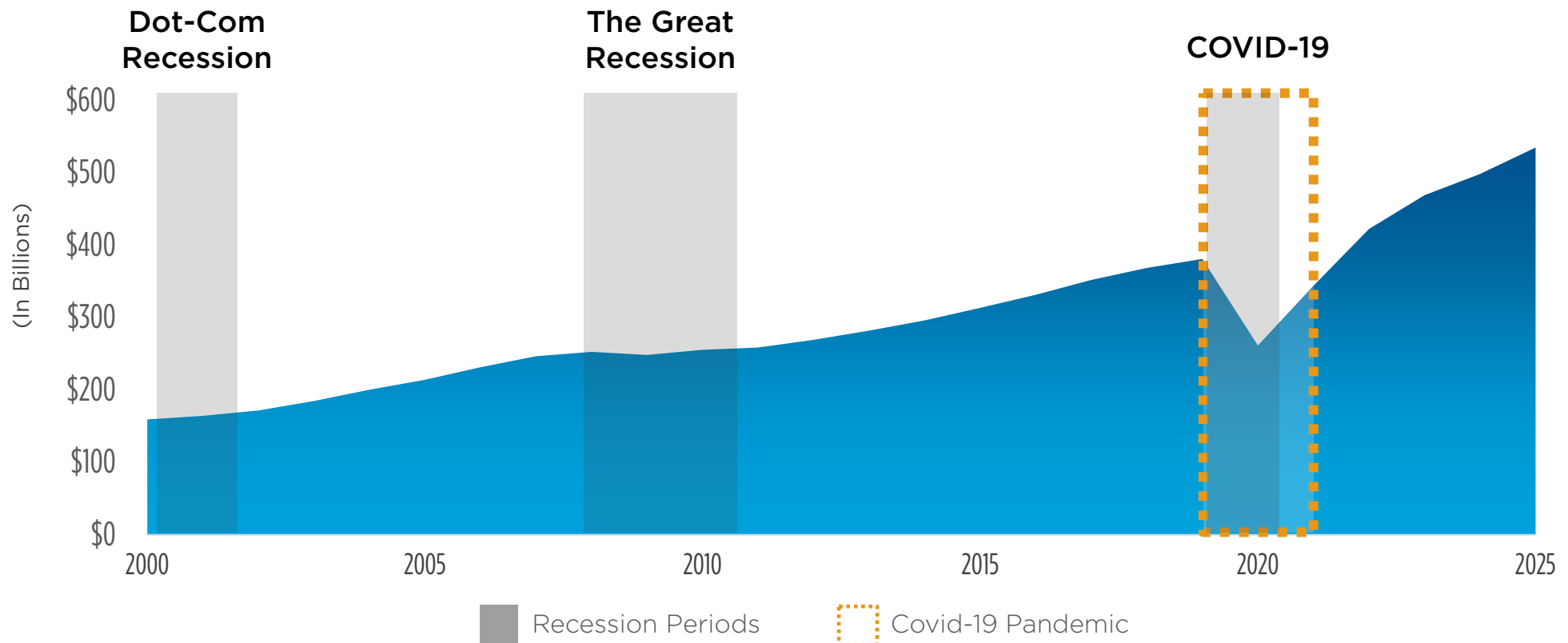


THE EXPERIENCE ECONOMY

Personal Consumption Expenditures on Experiential Spending

- Consistent growth over the last 25 years with **7%** growth from 2024 to 2025
- Demonstrated resilience during recessionary periods

Experiential Spending in the U.S.*



Build The Premier Experiential Real Estate Portfolio

**Estimated \$100+ Billion
Addressable Market**

- ▶ Deep Market
- ▶ Property Diversification
- ▶ Experienced Team
- ▶ Institutional Knowledge

Target Experiential Property Types

EAT & PLAY

Golf Entertainment
Complexes
Family Entertainment
Centers
Bowling/Karting
Entertainment
Districts

GAMING

Casino Resorts

EXPERIENTIAL LODGING

Ski-Based Lodging
Waterpark Lodging
National Parks
Themed Lodging

SKI

Metro
Regional
Destination

ATTRACTIONS

Amusement Parks
Waterparks
Marinas

CULTURAL

Museums
Zoos
Aquariums

LIVE VENUES

Concert Venues
Performance Venues
E-Gaming

FITNESS & WELLNESS

Fitness Centers
Climbing Gyms
Spas/Clubs
Youth Sports/
Athletics
Golf

INVESTMENT PROCESS

Our deliberate experiential investment process ensures that we filter opportunities against a common set of criteria to ensure sustainable growth



Optimizing Portfolios for Growth

PORTFOLIO MONITORING

We proactively monitor key property level metrics, tenant credit profiles and broader industry trends to ensure the long-term durability of our properties.

- ▶ Tenant coverage
- ▶ Lease compliance
- ▶ Industry & asset reviews
- ▶ Corporate credit reviews



PROPERTY REDEVELOPMENT

We will maximize the value of certain properties through renovation or repositioning them for a new use.

- ▶ Partner with tenants to enhance customer experience
- ▶ Expand site density in response to evolving use of existing space



DISPOSITIONS

Driven by a changing competitive environment, we may at times choose to dispose of properties and reinvest the proceeds.

- ▶ De-risk when necessary
- ▶ Opportunistic capital recycling

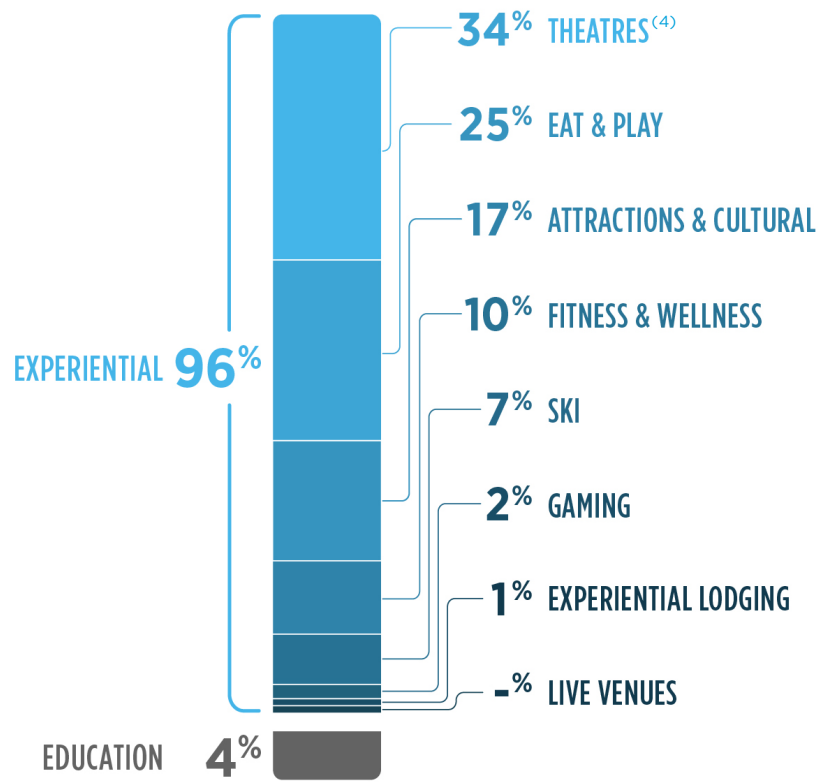


PORTFOLIO OVERVIEW

~\$7.6B PORTFOLIO⁽²⁾

350 locations with 65 operators⁽⁵⁾ in 43 states & Canada

Diversified, Experiential Property Types*



Rent Coverage

TTM September
2026

**Total Portfolio
Coverage**

2.1x

Methodology – Coverage numerator is customer's store level EBITDARM and denominator is EPR's minimum rent or interest (excludes non-cash straight-line rent or interest income from the effective interest method of accounting)⁽³⁾

CORPORATE RESPONSIBILITY

At EPR Properties, we are committed to operating in a socially responsible and ethical manner.



Environmental

The integration of sustainable practices is a collective effort that we share with our associates, vendors and tenants.

Tenant Highlights

VAIL RESORTS

100%

renewable electricity
across all North American
resorts in 2023



The world's only
solar-powered
ferris wheel



Social

We are committed to our associates and the communities where we live, work and invest.

Community Engagement

In 2025, our charitable giving program, EPR Impact, donated to **150 charities** with **36%** located in Kansas City and over **313 hours** of paid volunteer time.

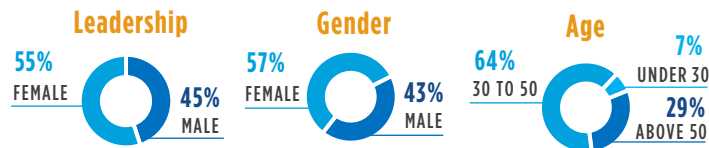
VETERANS
COMMUNITY PROJECT

Heart to Heart
INTERNATIONAL



Culture & Belonging

We are committed to fostering an environment of collaboration, integrity, safety, respect and belonging.



Governance

Transparent and resilient corporate governance is critical to our goal of driving sustained shareholder value.

Board Composition Metrics

90%

of trustees are
independent

40%

of trustees
are female

63

average
trustee age

5 year

average tenure of
independent trustees



VALUES AS STRATEGIC PRINCIPLES

Our company's core values both distinguish us and guide our business activities

We believe success comes from talented people at all levels of the organization who are inspired, driven by market-focused thinking and instilled with a strong sense of ownership



FOCUS

We dedicate our resources to a select few investment segments.



OUR PEOPLE

We recognize that our success is driven by the knowledge and commitment of our people.



INNOVATION

We deliberately apply information, imagination and initiative for the benefit of both our customers and shareholders.



COLLABORATION

We promote teamwork and diversity of thought.



INTEGRITY

We build trust and lasting relationships by maintaining a moral code that ensures our actions are grounded in fairness and honesty.



CELEBRATION

We take time to celebrate successes of the company and our associates, partners and customers.



GIVING BACK

We do our part to make the communities in which we live, work and invest better places.

PORTFOLIO

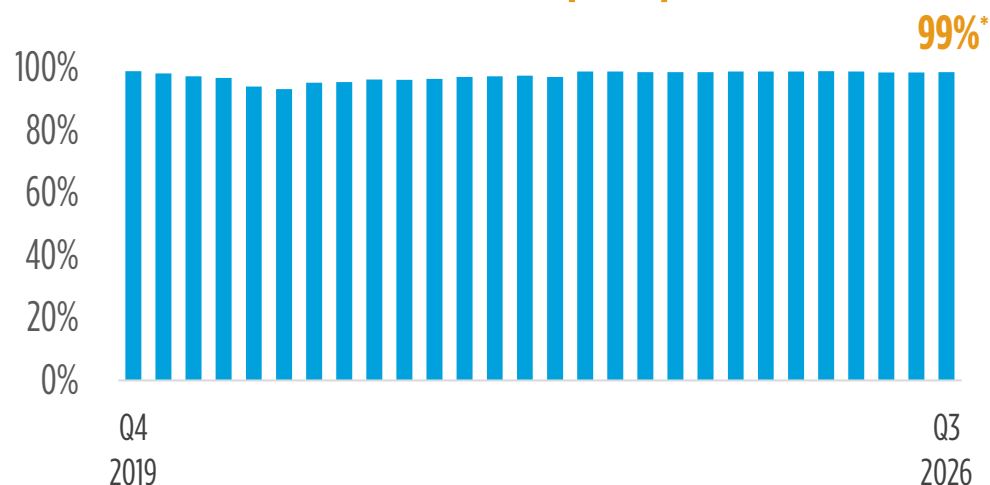


PORTFOLIO DETAIL

Property type	Properties	Operators	Annualized Base Revenue (ABR)
Theatres ⁽⁴⁾	148	17	34%
Eat & Play	62	8 ⁽⁵⁾	25%
Attractions & Cultural	36	11	17%
Ski	11	3	7%
Fitness & Wellness	32	15	10%
Experiential Lodging	5	5	1%
Gaming	1	1	2%
Live Venues	1	1	-%
EXPERIENTIAL PORTFOLIO	296	61	96%
EDUCATION PORTFOLIO	54	4	4%
TOTAL PORTFOLIO	350	65	100%

PORTFOLIO HIGHLIGHTS

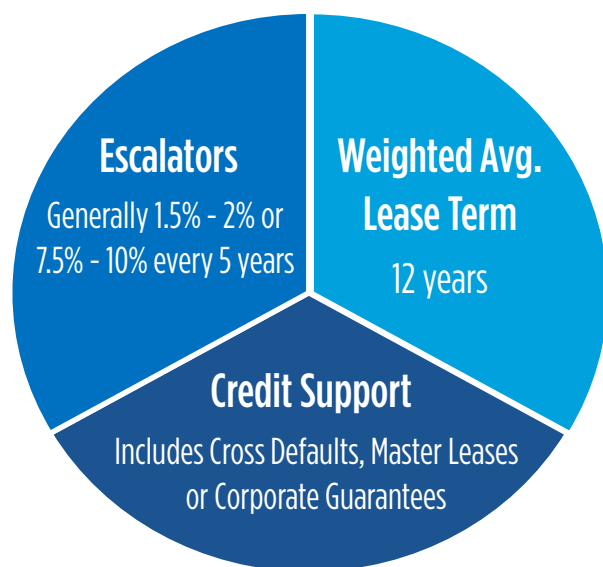
Stable Occupancy



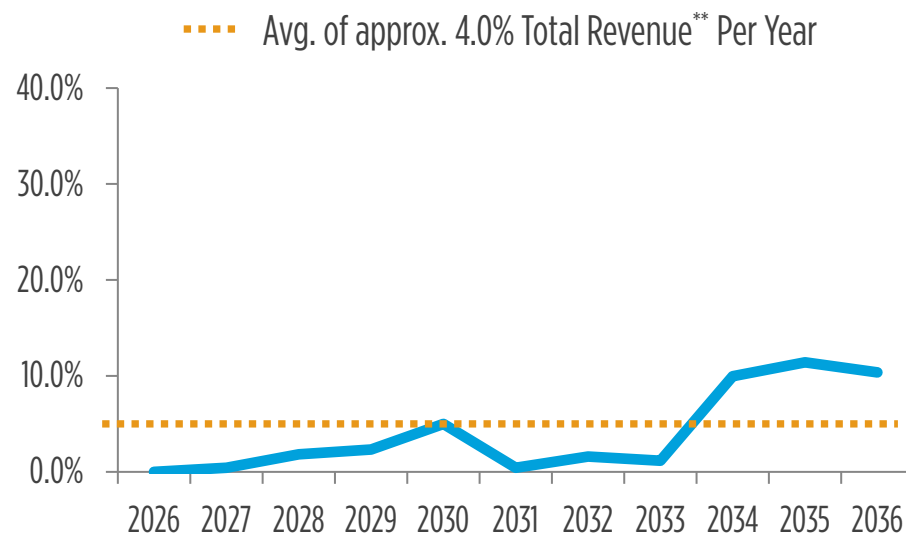
Key Features

-  **Lower Price Points**
-  **Drive-to Locations**
-  **Geographic Diversity**

Distinctive Lease Features



Low 10-Year Lease Expirations



EXPERIENTIAL PORTFOLIO

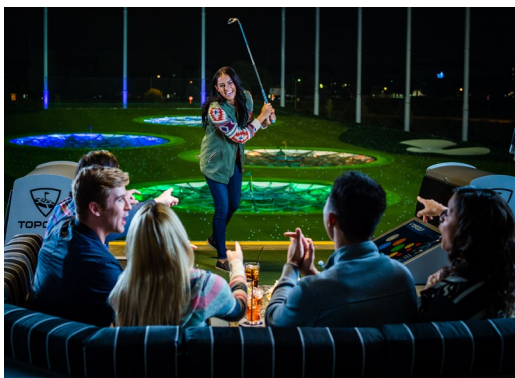
\$7.2B PORTFOLIO⁽²⁾

296 locations, **61** operators⁽⁵⁾ in **42** states & Canada

96% ABR⁽¹⁾



Theatres



Eat & Play



Attractions & Cultural



Ski



Experiential Lodging



Gaming



Live Venues



Fitness & Wellness

THEATRES

Today's audiences are seeking a complete experience when they spend their leisure dollars. Exhibitors are transforming the customer experience through expanded food and beverage concepts, luxury seating and the latest technology.

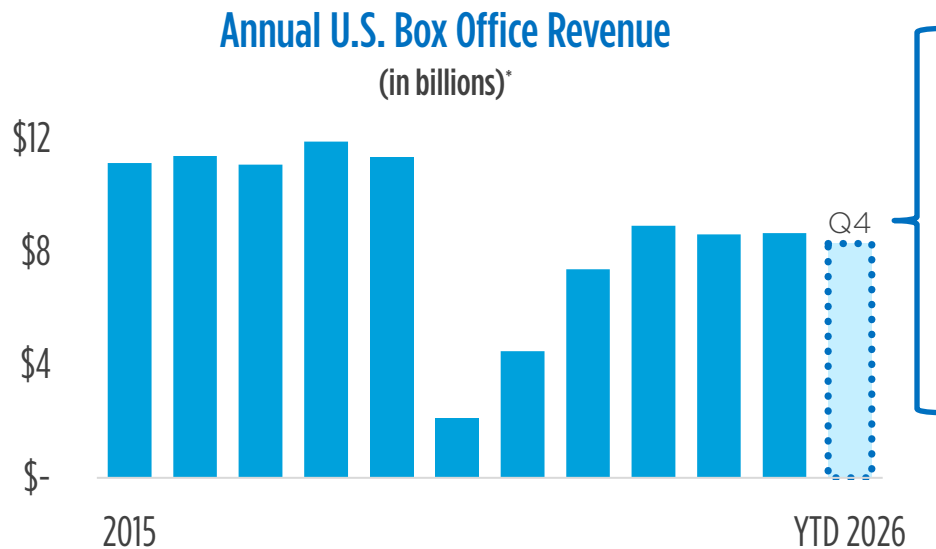
EPR PORTFOLIO

148 Properties in Service⁽⁴⁾

17 Operators

34% ABR⁽¹⁾

A Resilient Box Office with Momentum into Q4 and 2027



Strong Releases & Performance Expected in Q4 2026



The Hunger Games: Sunrise on the Reaping

Release: Nov. 20



Focker-in-Law

Release: Nov. 25



Dune: Part Three

Release: Dec. 18



Avengers: Doomsday

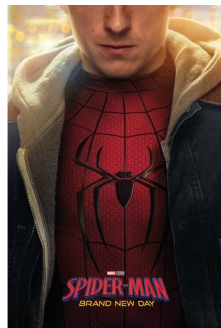
Release: Dec. 18

Momentum Driven by Diverse Pipeline of Theatrical Content

Tentpole Releases



The Odyssey

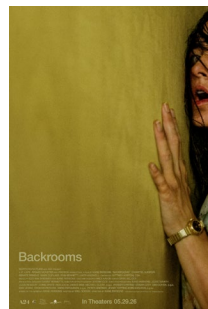


Spider-Man: Brand New Day

Emerging Theatrical Content



Obsession



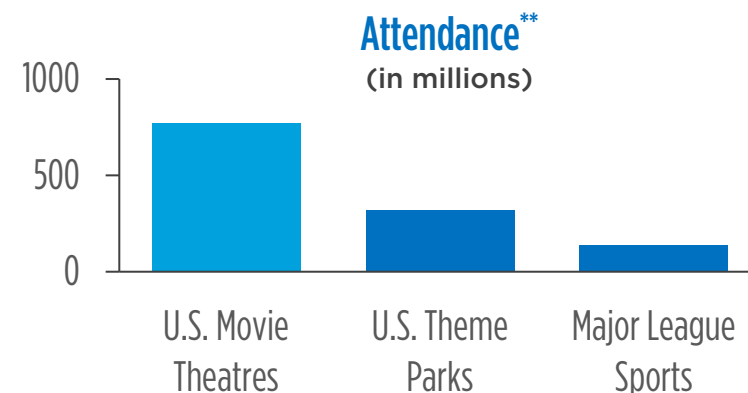
Backrooms

Dominant Source for Out of Home Entertainment

770M+ Theatre tickets sold in 2025

~15M

Avg. Theatre tickets sold/week



THEATRES: F&B IMPACT

Beyond Box Office: Increased F&B Spending Driving Higher Profitability*

% Increase 2019 - Q2 '26

Per Patron Ticket Cost ~33%

Per Patron F&B Spending ~71%



Shift toward higher-margin F&B spending boosts gross profit per patron & has positive impact on the bottom line

Margin on ticket sales 46%

Margin on F&B sales 83%

Given Mix of Spending, Not Necessary to Reach 2019 Box Office (\$11.3B) for Comparable Coverage

~\$9.5B would be equivalent to \$11.3B

THEATRES: EXPANDED AMENITIES AND PRODUCTIVITY*

EPR's Portfolio: Well-positioned with amenities & highly productive

Expanded amenities in most locations

- 71%** have reclining seats
- 84%** have enhanced food and beverage and/or alcohol
- 69%** have either IMAX, other large format premium screens, or both



Outsized productivity**

- 3%** of North American theatres owned by EPR
- 8%** of North American box office generated by EPR's theatres
- 97%** of EPR theatres in top 50% of country by box office

EAT & PLAY

The rise of 'eatertainment' has driven an increase in popular concepts that combine high-quality dining and immersive entertainment in one destination.



EPR Portfolio



Industry-Leading Brands

62 Properties in Service

41 Topgolf locations

8 Operators ⁽⁵⁾

8 Andretti locations

25% ABR ⁽¹⁾

7 Entertainment districts

► **Consistent**, strong execution



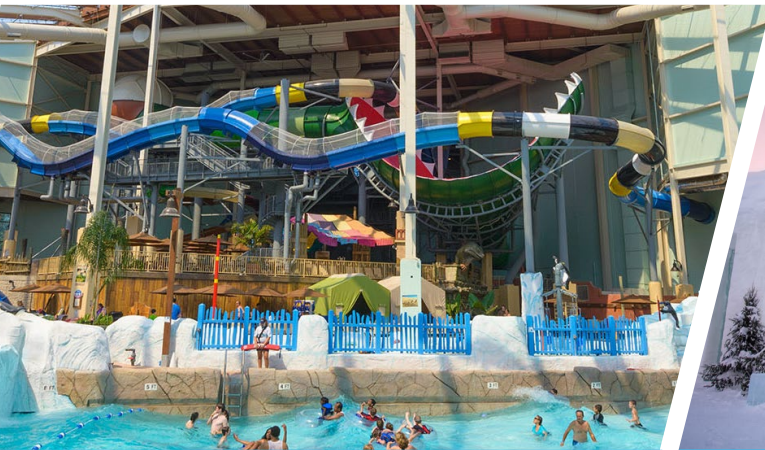
► **Continuously** enhancing experience

► **Competitive** socializing concepts centered around games combined with food & adult beverages*



ATTRACTIONS & CULTURAL

From rides to exhibits, our attractions and cultural properties combine lasting appeal and innovation to foster engagement and repeat visitation.



Camelback Resort
Pocono Mountains, PA



Valcartier
Quebec City, Canada



ValleyFair
Shakopee, MN

EPR Portfolio

36 Properties in Service

11 Operators ⁽⁵⁾

17% ABR ⁽¹⁾

Proven Tenants in the Industry

NETFLIX
HOUSE



Skiing and snowboarding remain enduring recreation choices, while four-season offerings present growth opportunities for operators expanding beyond winter.



EPR Portfolio



Geographic Diversity & Top Industry Operators

11 Properties in Service

3 Operators ⁽⁵⁾

7% ABR ⁽¹⁾

Four Season Appeal

A variety of activities invites guests to visit all year

Snowmaking Capability

Less dependent on weather, improving customer experience

11 Properties across
5 Regions

VAIL RESORTS
EXPERIENCE OF A LIFETIME™

Camelback
RESORT

Alaska
RESORT

► **Season pass sales** drive skier visits

FITNESS & WELLNESS

The growing emphasis on holistic wellness is fueling expansion across the fitness and wellness industry—reflected in our curated portfolio of differentiated properties.



Climbing
Gyms



Fitness
Centers



Golf
Clubs



Hot Springs &
Wellness Resorts

EPR Portfolio

32 Properties in Service

15 Operators ⁽⁵⁾

10% ABR ⁽¹⁾

Best-in-Class Tenants and Locations

 Mirbeau

 VITAL

 ADVANCE GOLF

 movement
CLIMBING • YOGA • FITNESS

 IRON
MOUNTAIN
HOT SPRINGS
A WORLDSPRINGS PROPERTY

 MURRIETA
HOT SPRINGS RESORT

 THE
SPRINGS
RESORT

 gravity haus

 altea™

 LIFETIME
FITNESS

 Onelife
FITNESS

FITNESS & WELLNESS: GOLF CLUBS

On-course golf participation has grown every year since 2017, reaching highest level since 2008.



WestRidge Golf Course
Advance Golf Partners



Governor's Towne Club
Evergreen Partners



Sky Creek Ranch Golf Club
Advance Golf Partners



Reunion Golf & Country Club
Evergreen Partners

Attractive Supply & Demand Dynamics

U.S. course base has decreased ~11% since 2005 as high costs & regulatory hurdles limit new supply

Scalable Partnership Options

Deep bench of established multi-course operators leads to an addressable market opportunity of **\$2B+**

Industry Segmentation & Target Potential

Municipal	Daily Fee	Resort Golf	Private
Courses operated by third-party managers, similar to standard daily-fee layouts with limited amenities.	18-36 holes with elevated amenities (F&B, clubhouse, range), resembling resort/private clubs; many are upgrading ranges to TopTracer.	Golf-anchored resort properties with lodging, dining, and significant amenities, spanning 18-72 holes for extended stays.	Privately or member-owned 18-36-hole clubs with extensive amenities, initiation fees, recurring dues, and a strong community presence.
Low	High	High	High

FITNESS & WELLNESS

New Life Time and OneLife acquisitions add high-quality real estate in premier fitness locations.



Life Time Fitness
Lakeshore-Irvine Orange County, CA

94K+
sq ft

1M+
people in
20-min drive

Located in
Class A
Office Park

Featuring:

- ▶ pickleball & basketball
- ▶ luxury locker rooms, café & LifeSpa
- ▶ 24K sq ft beach club with cabanas
- ▶ group fitness studios
- ▶ programs for all ages from Kids Academy to Arora community for 55+



OneLife Fitness
Tyson's Galleria McLean, VA

110K+
sq ft

780K+
people in
20-min drive

Located in
A+ Super Regional
Luxury Mall

Will feature:

- ▶ indoor pickleball
- ▶ 6-lane indoor saltwater pool
- ▶ boutique studios
- ▶ dedicated recovery spaces
- ▶ luxury amenities

EXPERIENTIAL LODGING

With spending habits shifting to experiences and travel, our experiential lodging properties deliver premium stays enhanced by on-site recreation and entertainment.



Historic Tapoco Lodge Resort
Robbinsville, NC



Camp Margaritaville RV Resort and Lodge
Pigeon Forge, TN

EPR Portfolio

5 Properties in Service

5 Operators ⁽⁵⁾

1% ABR ⁽¹⁾

Outdoor Hospitality Components*

50%

of leisure travelers say
outdoor hospitality is
important for picking travel
experiences

-  Accommodation
-  Food and Beverage
-  Travel and Tourism
-  Entertainment and Recreation

LIVE VENUES

Live entertainment continues to grow, fueled by increased consumer spending, strong ticket sales and demand for unique, shared experiences.



EPR Portfolio



Top Industry Operator

1 Property in Service

1 Operator ⁽⁵⁾

-% ABR ⁽¹⁾

LIVE NATION[®]

► Spending on live entertainment has increased six-fold over the last 25 years

GAMING

Casinos are evolving into broader entertainment destinations—expanding demographic reach & reinforcing non-lottery gaming as a top-performing location-based experience (LBE) category.

EPR Portfolio

1 Property in Service

1 Operator ⁽⁵⁾

2% ABR ⁽¹⁾



Gaming + EPR

Strong Strategic Fit

- Established as an institutionalized asset class among REIT's and REIT investors

Healthy Industry Attributes

- Stable yet growing demand – benefiting from trend of state adoption
- Assets with superior durability exist and have identifiable characteristics
- Dynamic regional assets showed resilience during the pandemic

Enhances Experiential Portfolio

- Facilitates accelerated growth in experiential properties
- Increases property and tenant diversification

EDUCATION PORTFOLIO

Our education portfolio reflects a history of investing in high-quality real estate, partnering with experienced operators to create purpose-built learning environments.



\$400M+
PORTFOLIO⁽²⁾

54
LOCATIONS

4
OPERATORS

4%
ABR⁽¹⁾

Early Childhood Education

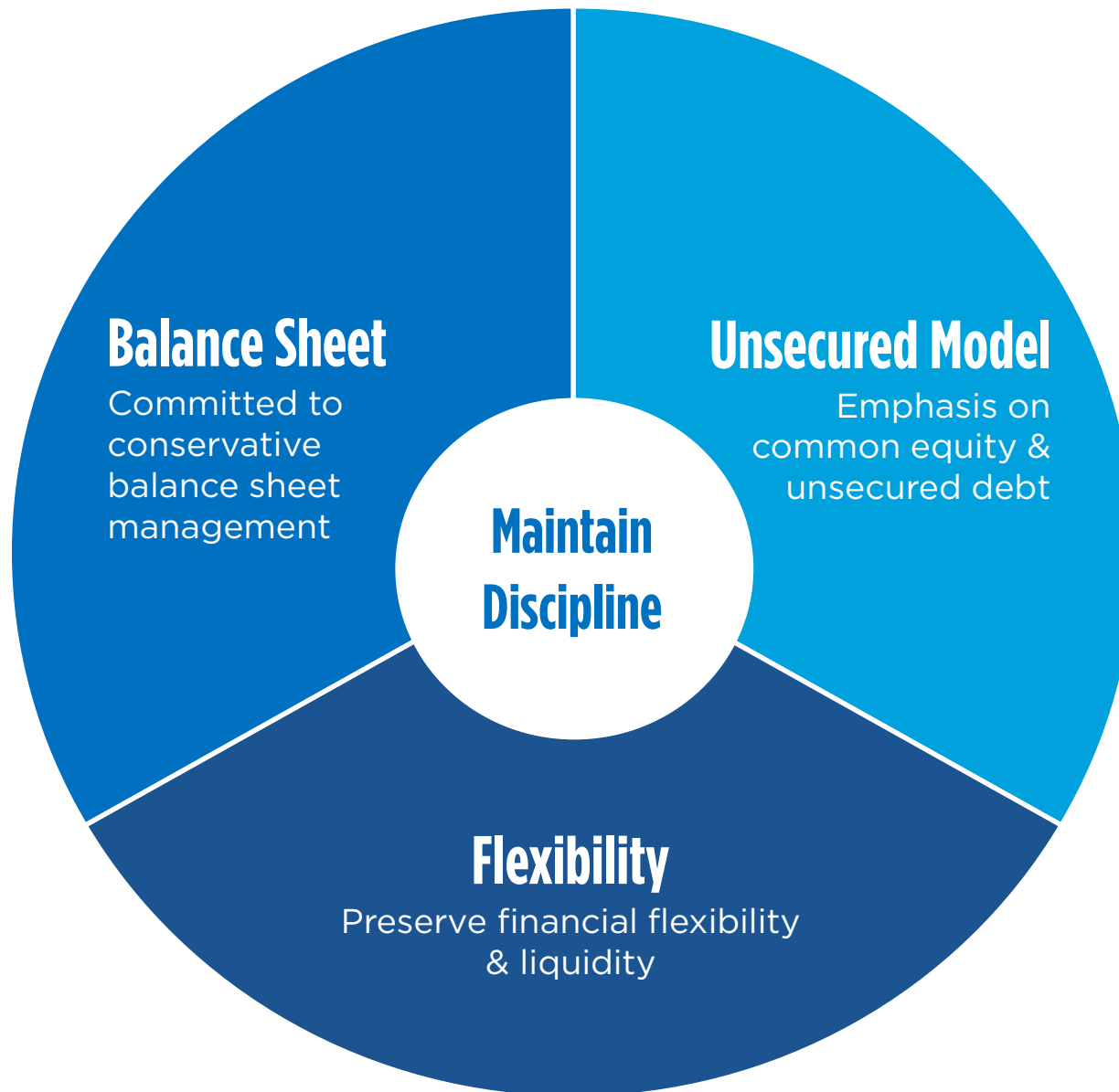
46 Properties in service

Private Schools

8 Properties in service

FINANCIAL REVIEW



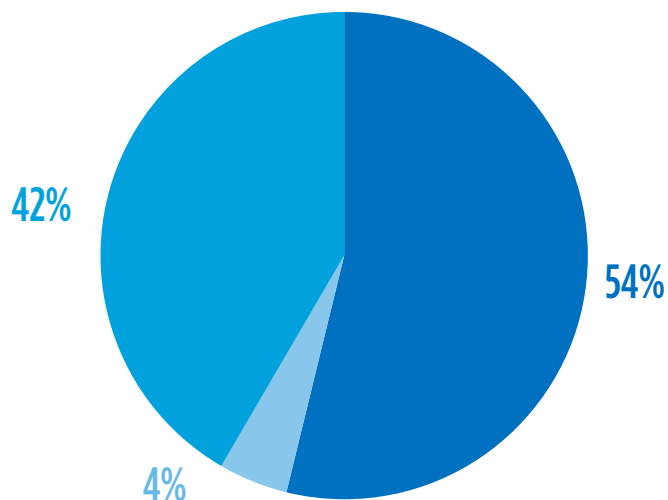


FINANCIAL OVERVIEW

Capital Structure

(in millions)

	Q3 2026
■ Common Equity	\$4,300
■ Preferred Equity	\$368
■ Net Debt	\$3,323
Total Market Capitalization	\$7,991



Q3 Financial Highlights

Liquidity available: **\$52.4M** unrestricted cash
\$1B revolver, **ZERO** balance

Unsecured
Debt **99%**

Proforma Net Debt to Annualized
Adjusted EBITDAre* **4.9x**

~**\$3.3B** total debt; \$2.8B fixed rate or fixed
through int. rate swaps at wtd. avg. of **4.4%**

Entered into two forward sale agreements for
initial gross sales proceeds of **\$66.6M**;
average sale price of \$60.79 per share

Investment Grade Ratings

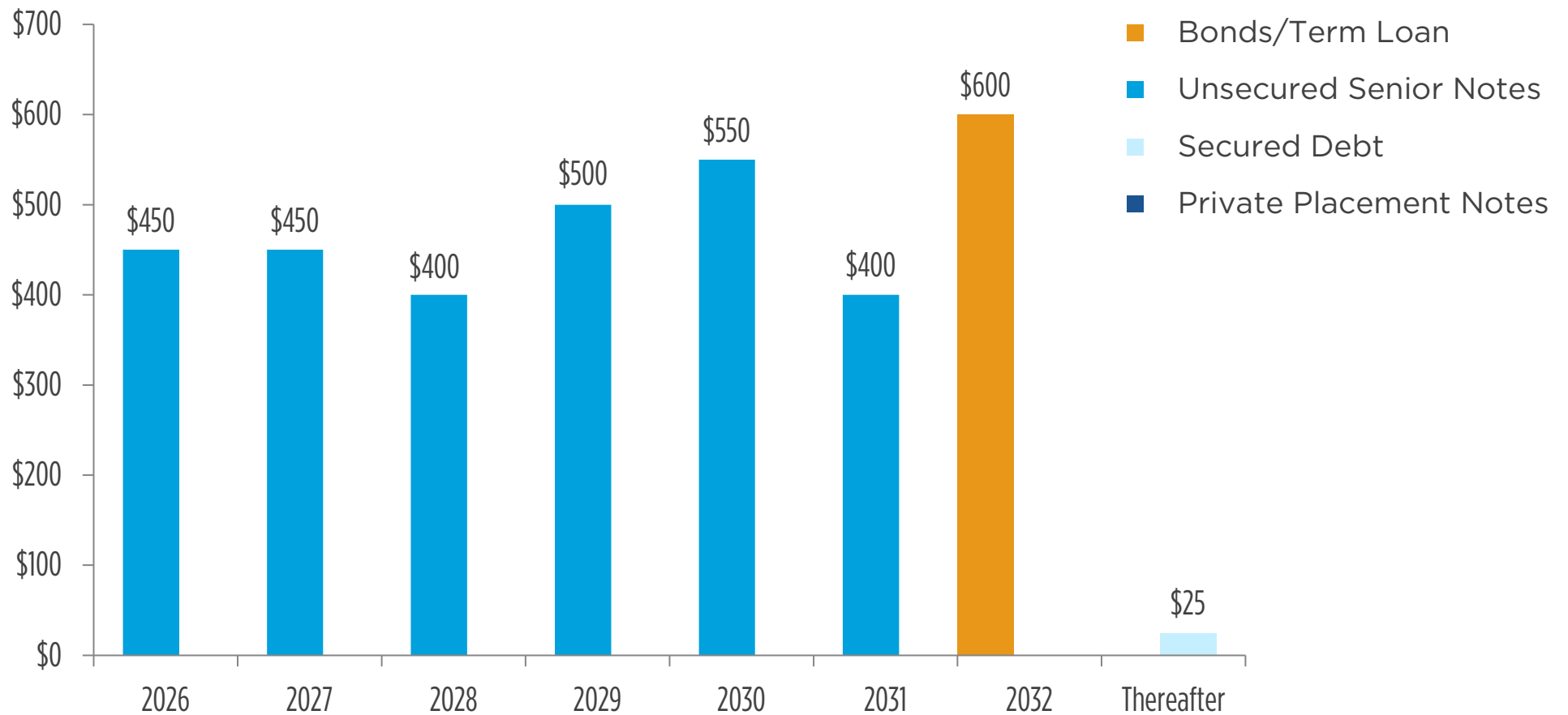
EPR's unsecured debt is investment grade

Fitch
BBB-
Stable

S&P
BBB-
Stable

Moody's
Baa3
Stable

WELL-LADDERED DEBT MATURITY PROFILE



FINANCIAL PERFORMANCE

QUARTER ENDED SEPTEMBER 30,

	2026	2025	\$ Change	% Change
Total Revenue	\$204.1	\$182.3	\$21.8	12.0%
Net Income - Common	94.1	60.6	33.6	55.5%
FFO as adj. - Common[*]	117.4	106.4	11.0	10.4%
AFFO - Common[*]	121.1	108.6	12.4	11.4%
Net Income/share - Common	1.22	.79	0.43	54.4%
FFO/share - Common, as adj.[*]	1.49	1.37	0.12	8.8%
AFFO/share - Common[*]	1.54	1.39	0.15	10.8%

(In millions except per-share data)

FINANCIAL HIGHLIGHTS

FINANCIAL PERFORMANCE

NINE MONTHS ENDED SEPTEMBER 30,

	2026	2025	\$ Change	% Change
Total Revenue	\$581.4	\$535.4	\$46.0	8.6%
Net Income - Common	211.8	189.9	21.9	11.5%
FFO as adj. - Common[*]	325.8	295.4	30.4	10.3%
AFFO - Common[*]	333.7	300.5	33.1	11.0%
Net Income/share - Common	2.75	2.48	0.27	10.9%
FFO/share - Common, as adj.[*]	4.16	3.81	0.35	9.2%
AFFO/share - Common[*]	4.26	3.88	0.38	9.8%

(In millions except per-share data)

FINANCIAL HIGHLIGHTS

FINANCIAL PERFORMANCE

QUARTER ENDED SEPTEMBER 30, 2026

Fixed charge coverage	3.5x
Debt service coverage	4.0x
Interest coverage	4.0x
Proforma Net Debt to Adjusted EBITDAre	4.8x
Proforma Net Debt to Annualized Adjusted EBITDAre	4.9x
Proforma Net Debt to Gross Assets	40%
AFFO payout	60%

CAPITAL MARKETS UPDATE

Debt

- › \$3.3B total debt; \$2.8B fixed rate at overall weighted avg. = 4.4%
- › Repaid in full \$179.6M of Series B senior unsecured notes issued in private placement transaction

New \$1.6B Credit Facility

- › Extends maturity date to 2030 (with two six-month extension options) and reduces interest rate on \$1.0B revolving credit facility by 5 bps
- › Establishes a new \$600.0M delayed draw term loan facility due in 2032 with interest at SOFR + 115 bps; fully drawn on September 30, 2026

ATM Program

- › Entered into two forward sale agreements for initial gross sales proceeds of \$66.6M; average sale price of \$60.79 per share
- › At September 30, 2026, total estimated net proceeds from unsettled forward sale agreements was \$134.6M, representing 2,285,835 common shares

Liquidity Position at 09/30/2026

- › \$52.4M unrestricted cash
- › No outstanding balance on \$1.0B revolver
- › \$134.6M of cash available to draw down on unsettled forward sale agreements

2026 GUIDANCE

	REVISED GUIDANCE	PRIOR GUIDANCE
FFO as Adjusted per share* <i>Increase at Midpoint vs. Prior Year</i>	\$5.49 - \$5.57 8.0%	\$5.41 - \$5.57 7.2%
Investment Spending	\$675M - \$725M	\$600M - \$700M
Disposition Proceeds	\$86M	\$50M - \$100M
Percentage Rent & Participating Interest	\$21.5M - \$24.5M	\$18.5M - \$22.5M
General & Administrative Expense	\$57M - \$59M	\$56M - \$59M
Other Income	\$44M - \$50M	\$40M - \$50M
Other Expense	\$43M - \$49M	\$40M - \$50M
5.1% Monthly Dividend Increase	\$0.31/share	\$0.31/share

APPENDIX



FOOTNOTES

- (1) Annualized Base Revenue (ABR) is as of September 30, 2026. See Supplemental Operating and Financial Data for the applicable period for definition and calculation of this non-GAAP measure.
- (2) Total Investments is as of September 30, 2026. See Form 10-Q for the applicable period for definition and calculation of this non-GAAP measure.
- (3) EBITDARM represents earnings before interest, taxes, depreciation and amortization, rent and management fee. EBITDARM data is sourced from customers' store level profit and loss statements. Calculation includes data made available to Company as of September 30, 2026.
- (4) Excludes 7 theatres located in Entertainment Districts (included in Eat & Play)
- (5) Excludes non-theatre operators at Entertainment Districts



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