

June 14, 2007



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 \$0.76 per share for its common shares for the second quarter of 2007. The dividend is payable July 16, 2007 to shareholders of record as of June 29, 2007.

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 July 16, 2007 to shareholders of record on June 29, 2007
- 5.75% Series C Cumulative Convertible Preferred (NYSE:EPRprC) dividend of \$0.359375 per share payable July 16, 2007 to shareholders of record on June 29, 2007
- 7.375% Series D Cumulative Redeemable Preferred Shares (NYSE:EPRprD) dividend of \$0.184375 per share payable July 16, 2007 to shareholders of record as of June 29, 2007. The dividend represents payment from the original issue date and is equivalent to an annualized rate of \$1.84735 per share.

Entertainment Properties Trust is a self-administered real estate investment trust formed to capitalize on opportunities to develop, acquire or finance destination entertainment and entertainment-related properties, including megaplex movie theatres, entertainment retail centers and other destination recreational and specialty properties. Since November 1997, the Company has acquired more than \$1.5 billion of 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