

January 11, 2008



# Entertainment Properties Trust Announces Tax Status of 2007 Distributions

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

Entertainment Properties Trust (NYSE: EPR) today announced the 2007 year-end tax reporting information for 2007 distributions made to shareholders. Shareholders are encouraged to consult with their personal tax advisors as to their specific tax treatment of Entertainment Properties Trust distributions.

The 2007 distributions paid of \$2.967500 per Common Share (CUSIP #29380T105) 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
12-29-06	01-15-07	\$0.687500	\$0.648226	\$0.001045	\$0.038229	\$0.009117
03-30-07	04-16-07	\$0.760000	\$0.716584	\$0.001155	\$0.042261	\$0.010079
06-29-07	07-16-07	\$0.760000	\$0.716584	\$0.001155	\$0.042261	\$0.010079
09-28-07	10-15-07	\$0.760000	\$0.716584	\$0.001155	\$0.042261	\$0.010079
Total for 2007		\$2.967500	\$2.797978	\$0.004510	\$0.165012	\$0.039354
		100.000%	94.287%	0.152%	5.561%	

The 2007 distributions paid of \$1.576736 per share for the Series A 9.5% Cumulative Preferred Shares (CUSIP #29380T204) 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
12-29-06	01-15-07	\$0.593750	\$0.593750	\$0.000000	\$0.000000	\$0.000000
03-30-07	04-16-07	\$0.593750	\$0.593750	\$0.000000	\$0.000000	\$0.000000
05-29-07	05-29-07	\$0.389236	\$0.389236	\$0.000000	\$0.000000	\$0.000000
Total for 2007		\$1.576736	\$1.576736	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

The 2007 distributions paid of \$1.937500 per share for the Series B 7.75% Cumulative Preferred Shares (CUSIP #29380T303) 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
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12-29-06	01-15-07	\$0.484375	\$0.484375	\$0.000000	\$0.000000	\$0.000000
03-30-07	04-16-07	\$0.484375	\$0.484375	\$0.000000	\$0.000000	\$0.000000
06-29-07	07-16-07	\$0.484375	\$0.484375	\$0.000000	\$0.000000	\$0.000000
09-28-07	10-15-07	\$0.484375	\$0.484375	\$0.000000	\$0.000000	\$0.000000
Total for 2007		\$1.937500	\$1.937500	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

The 2007 distributions paid of \$1.114063 per share for the Series C 5.75% Cumulative Convertible Preferred Shares (CUSIP #29380T402) 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
12-29-06	01-15-07	\$0.035938	\$0.035938	\$0.000000	\$0.000000	\$0.000000
03-30-07	04-16-07	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
06-29-07	07-16-07	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
09-28-07	10-15-07	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
Total for 2007		\$1.114063	\$1.114063	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

The 2007 distributions paid of \$0.645313 per share for the Series D 7.375% Cumulative Preferred Shares (CUSIP #29380T501) 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
06-29-07	07-16-07	\$0.184375	\$0.184375	\$0.000000	\$0.000000	\$0.000000
09-28-07	10-15-07	\$0.460938	\$0.460938	\$0.000000	\$0.000000	\$0.000000
Total for 2007		\$0.645313	\$0.645313	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

### 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](http://www.eprkc.com) or contact Jon Weis at 888-EPR-REIT or [info@eprkc.com](mailto:info@eprkc.com).

Source: Entertainment Properties Trust