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## Entertainment Properties Trust Increases Common Share Dividends by ~8% & Announces Dividends on Preferred Shares

KANSAS CITY, Mo.--(BUSINESS WIRE)-- Entertainment Properties Trust (NYSE:EPR) today announced that its Board of Trustees has declared a quarterly cash dividend of \$0.70 per share for its common shares for the first quarter of 2011. The dividend is payable April 15, 2011 to shareholders of record on March 31, 2011. This dividend represents an annualized dividend of \$2.80 per common share.

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

- 7.75% Series B Cumulative Redeemable Preferred (NYSE:EPRprB) dividend of \$0.484375 per share payable April 15, 2011 to shareholders of record on March 31, 2011
- 5.75% Series C Cumulative Convertible Preferred (NYSE:EPRprC) dividend of \$0.359375 per share payable April 15, 2011 to shareholders of record on March 31, 2011
- 7.375% Series D Cumulative Redeemable Preferred (NYSE:EPRprD) dividend of \$0.4609375 per share payable April 15, 2011 to shareholders of record on March 31, 2011
- 9.00% Series E Cumulative Convertible Preferred Shares (NYSE:EPRprE) dividend of \$0.5625 per share payable April 15, 2011 to shareholders of record on March 31, 2011

### About Entertainment Properties Trust

Entertainment Properties Trust (NYSE:EPR) is a specialty real estate investment trust (REIT) that invests in properties in select categories which require unique industry knowledge, while offering the potential for stable and attractive returns. Our total assets exceed \$2.9 billion and include megaplex movie theatres and adjacent retail, public charter schools and other destination recreational and specialty investments. We adhere to rigorous underwriting and investing criteria, centered on key industry and property level cash flow criteria. 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](http://www.eprkc.com) or from Jon Weis at 888-EPR-REIT or [info@eprkc.com](mailto:info@eprkc.com).

Source: Entertainment Properties Trust