

January 11, 2013



## EPR Properties Announces Tax Status of 2012 Distributions

KANSAS CITY, Mo.--(BUSINESS WIRE)-- EPR Properties (NYSE: EPR) today announced the 2012 year-end tax reporting information for 2012 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 2012 distributions paid of \$2.950000 per Common Share (CUSIP #26884U109, previously #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
12-30-11	01-16-12	\$0.700000	\$0.433687	\$0.266313	\$0.000000	\$0.000000
03-30-12	04-16-12	\$0.750000	\$0.464665	\$0.285335	\$0.000000	\$0.000000
06-29-12	07-16-12	\$0.750000	\$0.464665	\$0.285335	\$0.000000	\$0.000000
09-28-12	10-15-12	\$0.750000	\$0.464665	\$0.285335	\$0.000000	\$0.000000
Total for 2012		\$2.950000	\$1.827682	\$1.122318	\$0.000000	\$0.000000
		100.000%	61.955%	38.045%	0.000%	

The 2012 distributions paid of \$1.437500 per share for the Series C 5.75% Cumulative Convertible Preferred Shares (CUSIP #26884U208, previously #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
12-30-11	01-16-12	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
03-30-12	04-16-12	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
06-29-12	07-16-12	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
09-28-12	10-15-12	\$0.359375	\$0.359375	\$0.000000	\$0.000000	\$0.000000
Total for 2012		\$1.437500	\$1.437500	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

The 2012 distributions paid of \$2.023750 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
12-30-11	01-16-12	\$0.460938	\$0.460938	\$0.000000	\$0.000000	\$0.000000
03-30-12	04-16-12	\$0.460938	\$0.460938	\$0.000000	\$0.000000	\$0.000000
06-29-12	07-16-12	\$0.460938	\$0.460938	\$0.000000	\$0.000000	\$0.000000

09-28-12	10-15-12	\$0.460938	\$0.460938	\$0.000000	\$0.000000	\$0.000000
11-05-12	11-05-12	\$0.180000	\$0.180000	\$0.000000	\$0.000000	\$0.000000
Total for 2012 <sup>(1)</sup>		\$2.023750	\$2.023750	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

(1) Differences between totals and details relate to rounding.

The 2012 distributions paid of \$2.250000 per share for the Series E 9.00% Cumulative Convertible Preferred Shares (CUSIP #26884U307, previously #29380T600) 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
12-30-11	01-16-12	\$0.562500	\$0.562500	\$0.000000	\$0.000000	\$0.000000
03-30-12	04-16-12	\$0.562500	\$0.562500	\$0.000000	\$0.000000	\$0.000000
06-29-12	07-16-12	\$0.562500	\$0.562500	\$0.000000	\$0.000000	\$0.000000
09-28-12	10-15-12	\$0.562500	\$0.562500	\$0.000000	\$0.000000	\$0.000000
Total for 2012		\$2.250000	\$2.250000	\$0.000000	\$0.000000	\$0.000000
		100.000%	100.000%	0.000%	0.000%	

## 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 \$3.1 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](http://www.eprkc.com).

EPR Properties  
 Brian Moriarty, 1-888-EPR-REIT  
 Vice President-Corporate Communications  
[brianm@eprkc.com](mailto:brianm@eprkc.com)

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