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# EPR Properties Increases Monthly Dividend Over 8% for Common Shareholders

KANSAS CITY, Mo.--(BUSINESS WIRE)-- EPR Properties (NYSE:EPR) today announced that its Board of Trustees has declared its monthly cash dividend to common shareholders. The dividend of \$0.285 per common share is payable February 18, 2014 to shareholders of record on January 31, 2014. This dividend represents an annualized dividend of \$3.42 per common share, an increase of 8.2% over prior year and the Company's fifth consecutive year with an annual dividend increase.

David Brain, President and CEO, commented, "We are very pleased to announce this noteworthy dividend increase as it reflects our exceedingly healthy portfolio, operations and growth outlook. We remain committed to driving shareholder value and continued dividend growth."

## 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 \$3.4 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).

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