

January 17, 2017



EPR Properties Increases Monthly Dividend Over 6% for Common Shareholders

Company Announces Seventh Consecutive Annual Dividend Increase

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 \$0.34 per common share is payable February 15, 2017 to shareholders of record on January 31, 2017. This dividend represents an annualized dividend of \$4.08 per common share, an increase of 6.25% over prior year and the Company's seventh consecutive year with an annual dividend increase.

Gregory Silvers, President and CEO, commented, "We are pleased to announce the Company's seventh consecutive significant annual dividend increase. Today's announcement reflects the strength of our portfolio and supports our positive growth outlook."

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 \$5.0 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.

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Source: EPR Properties