

December 18, 2017



EPR Properties Declares Monthly Dividend for Common Shareholders and Quarterly Dividends for Preferred 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 \$0.34 per common share is payable January 15, 2018 to shareholders of record on December 29, 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.

The Company also declared quarterly dividends on its currently outstanding issues of preferred stock. The Company issued a new series of preferred shares (Series G Preferred Shares) which closed on November 30, 2017 and as previously announced will redeem its Series F Preferred Shares on December 21, 2017.

- **5.75% Series C Cumulative Convertible Preferred Shares (NYSE:EPRprC):** The Company declared a dividend of \$0.359375 per share payable January 15, 2018 to shareholders of record on December 29, 2017.
- **9.00% Series E Cumulative Convertible Preferred Shares (NYSE:EPRprE):** The Company declared a dividend of \$0.5625 per share payable January 15, 2018 to shareholders of record on December 29, 2017.
- **6.625% Series F Cumulative Redeemable Preferred Shares (NYSE:EPRprF):** In accordance with the previously delivered redemption notice, on December 21, 2017 (the "Redemption Date"), the Company will redeem all 5,000,000 of its outstanding Series F Preferred Shares at a redemption price of \$25.00 per share, plus \$0.299045 per share, the amount equal to all accumulated and unpaid dividends up to, but not including, the Redemption Date.
- **5.750% Series G Cumulative Redeemable Preferred Shares (NYSE:EPRprG):** The first dividend will be paid on January 15, 2018 to shareholders of record on December 29, 2017 and will be a dividend for less than a full quarterly period in the amount of \$0.183681.

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 \$6.6 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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