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EPR Properties Increases Monthly Dividend Nearly 6% for Common Shareholders

Company Announces Eighth 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 \$0.36 per common share is payable February 15, 2018 to shareholders of record on January 31, 2018. This dividend represents an annualized dividend of \$4.32 per common share, an increase of nearly 6% over prior year and the Company's eighth consecutive year with an annual dividend increase.

"We are pleased to announce the Company's eighth consecutive significant annual dividend increase," commented Company President and CEO Greg Silvers. "This announcement reflects the ongoing strength of our differentiated portfolio and our ability to deliver consistent 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 \$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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EPR Properties
Brian Moriarty, 1-888-EPR-REIT
Vice President - Corporate Communications
brianm@eprkc.com

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