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EPR Properties Increases Monthly Dividend Over 4% for Common Shareholders

Company Announces Ninth 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 \$0.375 per common share is payable February 15, 2019 to shareholders of record on January 31, 2019. This dividend represents an annualized dividend of \$4.50 per common share, an increase of over 4% over prior year and the Company's ninth consecutive year with an annual dividend increase.

"We are pleased to announce a dividend increase for 2019," commented Company President and CEO Greg Silvers. "Having successfully executed a significant capital recycling plan in 2018, this increase demonstrates the ongoing strength of our investment portfolio."

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 \$6.7 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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