

December 16, 2019



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 \$0.375 per common share is payable January 15, 2020 to shareholders of record on December 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.

The Board of Trustees also declared quarterly dividends to preferred shareholders:

- **5.75% Series C Cumulative Convertible Preferred Shares (NYSE:EPRprC):** The Company declared a dividend of \$0.359375 per share payable January 15, 2020 to shareholders of record on December 31, 2019.
- **9.00% Series E Cumulative Convertible Preferred Shares (NYSE:EPRprE):** The Company declared a dividend of \$0.5625 per share payable January 15, 2020 to shareholders of record on December 31, 2019.
- **5.75% Series G Cumulative Redeemable Preferred Shares (NYSE:EPRprG):** The Company declared a dividend of \$0.359375 per share payable January 15, 2020 to shareholders of record on December 31, 2019.

About EPR Properties

EPR Properties (NYSE:EPR) is the leading experiential net lease real estate investment trust (REIT), specializing in select enduring experiential properties in the real estate industry. We focus on real estate venues which create value by facilitating out of home leisure and recreation experiences where consumers choose to spend their discretionary time and money. We have over \$6.6 billion in total investments across 43 states and rank among the top five REITs in 20-year total shareholder return. We adhere to rigorous underwriting and investing criteria centered on key industry, property and tenant level cash flow standards. We believe our focused 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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