

Explanatory Note

EPR Properties (the "Company") is filing this Amendment to its Current Report on Form 8-K filed with the SEC on April 29, 2019 ("Original Form 8-K") in order to correct an error in the first sentence of the section "2019 Guidance" in the earnings release that was attached as Exhibit 99.1 to the Original Form 8-K. The phrase "The Company is increasing its guidance for 2019 FFO as adjusted" is now replaced with "The Company is confirming its guidance for 2019 FFO as adjusted...." This Amendment is filed solely to correct this error and no changes to the other information furnished with the Original Form 8-K have been made.

Item 2.02 Results of Operations and Financial Condition.

On April 29, 2019, the Company issued a press release regarding its first quarter 2019 financial results. A copy of the press release, as corrected, is furnished hereto as Exhibit 99.1.

The information set forth in Item 2.02 of this Current Report on Form 8-K, including Exhibit 99.1 is being "furnished" and shall not be deemed "filed" for the purposes of or otherwise subject to liabilities under Section 18 of the Securities Exchange Act of 1934, as amended, and shall not be deemed to be incorporated by reference into the filings of the Company under the Securities Act of 1933, as amended, or the Securities Exchange Act of 1934, as amended.

Item 9.01 Financial Statements and Exhibits.

Exhibit No.	Description
<u>99.1</u>	Press Release dated April 29, 2019 issued by EPR Properties announcing its results of operations and financial condition for the first quarter ended March 31, 2019 (corrected).

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

EPR PROPERTIES

By: /s/ Mark A. Peterson
Mark A. Peterson
Executive Vice President, Treasurer and Chief Financial
Officer

Date: April 30, 2019