



Item 2.02 Results of Operations and Financial Condition.

On February 25, 2019, the Company announced its results of operations and financial condition for the fourth quarter and year ended December 31, 2018. The public announcement was made by means of a press release, the text of which is set forth in Exhibit 99.1 hereto and is hereby incorporated by reference herein.

In addition, on February 25, 2019, the Company made available on its website an investor slide presentation and supplemental operating and financial data for the fourth quarter and year ended December 31, 2018, the text of which are set forth in Exhibits 99.2 and 99.3 hereto, respectively, and are hereby incorporated by reference herein.

The information set forth in Item 2.02 of this Current Report on Form 8-K, including Exhibits 99.1, 99.2 and 99.3, 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 February 25, 2019 issued by EPR Properties announcing its results of operations and financial condition for the fourth quarter and year ended December 31, 2018.
<u>99.2</u>	Investor slide presentation for the fourth quarter and year ended December 31, 2018, made available by EPR Properties on February 25, 2019.
<u>99.3</u>	Supplemental Operating and Financial Data for the fourth quarter and year ended December 31, 2018, made available by EPR Properties on February 25, 2019.

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**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: February 25, 2019