

PRESS RELEASE



EPR Properties Publishes 2024 Corporate Responsibility Report

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KANSAS CITY, Mo.--(BUSINESS WIRE)-- EPR Properties (NYSE: EPR) today issued its fourth annual Corporate Responsibility Report, showcasing the Company's 2024 progress and achievements in environmental, social, and governance (ESG) initiatives. The report is prepared in alignment with leading global standards including the Task Force on Climate-Related Financial Disclosures (TCFD), the Sustainability Accounting Standards Board (SASB) Real Estate Standard, and the United Nations Sustainable Development Goals (SDGs). The report reflects the Company's dedication to making a positive impact for stakeholders, communities, and the environment.

"We're proud to share our newest Corporate Responsibility Report, highlighting the progress we've made in advancing ESG initiatives across our portfolio," said Greg Silvers, Chairman and CEO. "This year's report not only reflects expanded disclosures and enhanced reporting frameworks, but also the passion and commitment of our team. We believe that sustainable and responsible business practices are essential to building stronger communities, protecting our environment, and delivering long-term value for all stakeholders."

Key highlights from the 2024 Corporate Responsibility Report include:

- Conducted a **portfolio-wide climate risk assessment** and scenario analysis to evaluate climate-related risk exposure
- Awarded the **2024 EPR Impact Grant** to KidsTLC to support children and families in the Kansas City Metro area who are experiencing mental and behavioral health challenges, developmental trauma, or autism
- Elected **two new trustees to our Board of Trustees** in 2024 and early 2025

The Company invites its stakeholders to review the report to learn more about our ongoing corporate responsibility efforts and ESG initiatives. The report is available on the Company's website on the "Overview" page of the "Corporate Responsibility" section, or please visit <https://eprkc.com/corporate-responsibility>.

About EPR Properties

EPR Properties (NYSE:EPR) is the leading diversified 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 total assets of approximately \$5.6 billion (after accumulated depreciation of

approximately \$1.6 billion) across 43 states. 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 stable and attractive returns. Further information is available at www.eprkc.com.

Forward-Looking Statements

With the exception of historical information, certain statements contained or incorporated by reference herein may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended (the “Securities Act”), and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), such as those pertaining to our environmental, social and governance objectives, our reduction of emissions, water and waste, our recycling programs, our ability to obtain pertinent data from our tenants and borrowers, the cost of compliance with legal requirements and investor expectations relating to ESG and the impact of environmental and climate conditions on our results of operations and financial condition. The forward-looking statements presented herein are based on the Company’s current expectations. Forward-looking statements involve numerous risks and uncertainties, and you should not rely on them as predictions of actual events. There is no assurance that the events or circumstances reflected in the forward-looking statements will occur. You can identify forward-looking statements by use of words such as “will be,” “intend,” “continue,” “believe,” “may,” “expect,” “hope,” “anticipate,” “goal,” “forecast,” “pipeline,” “estimates,” “offers,” “plans,” “objectives,” “would” or other similar expressions or other comparable terms or discussions of strategy, plans or intentions contained or incorporated by reference herein. Forward-looking statements necessarily are dependent on assumptions, data or methods that may be incorrect or imprecise. These forward-looking statements represent our intentions, plans, expectations and beliefs and are subject to numerous assumptions, risks and uncertainties. Many of the factors that will determine these items are beyond our ability to control or predict. For further discussion of these factors see “Item 1A. Risk Factors” in our most recent Annual Report on Form 10-K and, to the extent applicable, our Quarterly Reports on Form 10-Q.

For these statements, we claim the protection of the safe harbor for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995. You are cautioned not to place undue reliance on our forward-looking statements, which speak only as of the date hereof or the date of any document incorporated by reference herein. All subsequent written and oral forward-looking statements attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this section. Except as required by law, we do not undertake any obligation to release publicly any revisions to our forward-looking statements to reflect events or circumstances after the date hereof.

EPR Properties
Brian Moriarty
Senior Vice President – Corporate Communications
brianm@eprkc.com | 816-472-1700

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