

EPR PROPERTIES  
Form 8-K/A  
April 30, 2019

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Form 8-K/A  
AMENDMENT NO. 1

CURRENT REPORT  
Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934  
Date of Report (Date of earliest event reported): April 29, 2019

EPR Properties  
(Exact name of registrant as specified in its charter)

Maryland                              001-13561      43-1790877  
(State or other jurisdiction of   (Commission (I.R.S. Employer  
incorporation)                      File Number) Identification No.)  
909 Walnut Street, Suite 200  
Kansas City, Missouri 64106  
(Address of principal executive office)(Zip Code)  
(816) 472-1700  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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). |

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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: April 30, 2019