

Earnest Morgan G II
Form 4
May 20, 2013

FORM 4

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

Check this box
if no longer
subject to
Section 16.
Form 4 or
Form 5
obligations
may continue.
See Instruction
1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF
SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,
Section 17(a) of the Public Utility Holding Company Act of 1935 or Section
30(h) of the Investment Company Act of 1940

OMB APPROVAL

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(Print or Type Responses)

1. Name and Address of Reporting Person *
Earnest Morgan G II

2. Issuer Name **and** Ticker or Trading
Symbol
EPR PROPERTIES [EPR]

5. Relationship of Reporting Person(s) to
Issuer

(Check all applicable)

(Last) (First) (Middle)

909 WALNUT, SUITE 200

3. Date of Earliest Transaction
(Month/Day/Year)
05/16/2013

____ Director ____ 10% Owner
__X__ Officer (give title ____ Other (specify
below) below)
SVP and CIO

(Street)

4. If Amendment, Date Original
Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check
Applicable Line)
__X__ Form filed by One Reporting Person
____ Form filed by More than One Reporting
Person

KANSAS CITY, MO 64106

(City) (State) (Zip)

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Common Shares of Beneficial Interest	05/16/2013		S	2,000 D	\$ 59.15 65,965	D	
Common Shares of Beneficial Interest	05/16/2013		P	2,750 A	\$ 59.239 69,715	D	
Common Shares of Beneficial Interest	05/16/2013		P	250 A	\$ 59.24 68,965	D	

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Common Shares of Beneficial Interest	05/16/2013	S	2,000	D	\$ 59.25	66,965	D
Common Shares of Beneficial Interest	05/16/2013	S	2,000	D	\$ 59.35	64,965	D
Common Shares of Beneficial Interest	05/17/2013	S	3,000	D	\$ 59.85	61,965	D
Common Shares of Beneficial Interest	05/17/2013	S	2,885	D	\$ 60.11	59,080	D
Common Shares of Beneficial Interest	05/17/2013	S	115	D	\$ 60.11	58,965	D

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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(9-02)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Price or Derivative Security (Instr. 5)		
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	
Option to Purchase Common Shares of	(1)	05/17/2013		J(1)	0(1)	(1)	(1)	Common Shares of Beneficial Interest	(1)	(1)

Beneficial
Interest

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
Earnest Morgan G II 909 WALNUT SUITE 200 KANSAS CITY, MO 64106			SVP and CIO	

Signatures

/s/ Morgan G.
Earnest II

05/20/2013

__Signature of Reporting Person Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) These shares have already been reported and do not reflect any change.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.
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