



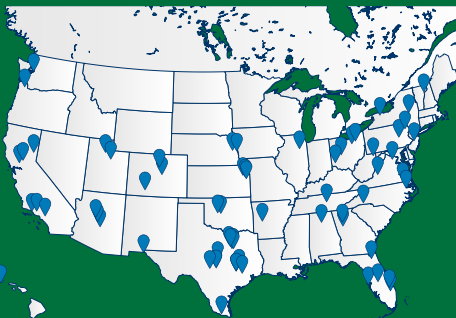
# A PROVEN PARTNER IN RECREATION FINANCING

For over two decades, EPR Properties (NYSE:EPR) has set the standard in providing long-term financing to owners and operators of experiential concepts, including recreation, leisure and active lifestyle properties. We leverage our expertise as a specialty real estate investment trust (REIT) to provide more than a financing solution – we share our expertise and industry knowledge with you to unlock the value of your real estate and grow your business.

**OVER \$2.4B**  
INVESTED IN RECREATION

**20 OPERATORS**

**OUR 83 PROPERTIES  
SPAN 28 STATES**



## OUR CURRENT PROPERTY TYPES:



### SKI AREAS

EPR Properties finances ski areas and resorts across the U.S. that offer a more accessible experience with ski parks close in proximity to metro areas, as well as four-season resorts, transforming skiing and snowboarding from a wintertime event into a frequent choice.

### GOLF ENTERTAINMENT COMPLEXES

Our partner, Topgolf, offers more than a driving range at their locations by combining the game of golf with entertainment, competition, food and fun. Topgolf's revolutionary approach and state-of-the-art facilities provide a highly social experience for families, novice and serious golfers and Millennials alike.



### ATTRACTIONS

From theme parks to museums to waterparks, the attractions industry continues to evolve and innovate with unique concepts and experiences for today's consumers.

### OTHER RECREATION

EPR Properties invests in the variety of experiences found in the recreation industry that are consistent with consumer trends such as increased focus on wellness and fitness, along with participation in new generation activities, including iFly and fitness centers.



## WHAT NEXT?

Contact us at (816) 472-1700 or visit [eprkc.com](http://eprkc.com) to find out how EPR Properties can be a partner to you.



SKI AREAS — NORTHSTAR



GOLF ENTERTAINMENT COMPLEXES — TOPGOLF



ATTRACTIONS — SANTA MONICA PIER



OTHER RECREATION — IFLY

## FINANCING SOLUTIONS TAILORED TO YOU

EPR PROPERTIES OFFERS A NUMBER OF FINANCING OPTIONS:

### ▶ SALE-LEASEBACK

EPR Properties purchases your existing real estate (including land, buildings, major equipment, and other fixed assets) and leases it back to you on a triple-net basis. Our sale-leaseback financing helps property operators free up capital for expansion, acquisition, renovation, or debt reduction, while maintaining operational control of their business.

### ▶ ACQUISITIONS

We offer a variety of acquisition financing options to meet your real estate needs allowing you to expand your business without buying the real estate. We work with you to buy the property from a third-party owner then maintain the lease. Additionally, we can facilitate opco/propco acquisitions by buying the real estate for the acquiring party.

### ▶ DEVELOPMENT FINANCING

We partner with operators to directly fund the development of recreation venues by combining construction financing and a long-term lease into one transaction. This provides for flexibility in site selection and greater control over the construction process.

### ▶ TAILORED FINANCING

At EPR Properties, we understand there isn't a one-size-fits-all financing solution, so our financing can be tailored to meet your specific real estate needs.

## BENEFITS OF AN EPR PARTNERSHIP



IMPROVED  
CASH FLOW



EASE OF  
EXECUTION



CONTINUED  
OPERATIONAL  
CONTROL



READY ACCESS  
TO CAPITAL



LONG-TERM  
COMMITMENTS



PROVEN  
PARTNERSHIPS

EPR Properties is always exploring new recreation concepts. Contact us to learn more about how our financing solutions could work for you.

Data as of 6/30/2019