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ENTERTAINMENT PROPERTIES TRUST

Form 8-K

May 12, 2003

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported):

May 12, 2003

ENTERTAINMENT PROPERTIES TRUST

(Exact Name of Registrant as Specified in its Charter)

Maryland	1-13561	43-1790877
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(State or other jurisdiction of incorporation)	(Commission file number)	(IRS Employer Identification Number)

30 West Pershing Road, Suite 201, Kansas City, Missouri 64108

(Address of Principal Executive Office) (Zip Code)

(816) 472-1700

Registrant's telephone number, including area code:

Not Applicable

(Former name or former address if changed since last report)

Item 7. FINANCIAL STATEMENTS AND EXHIBITS

Exhibit No.	Description of Exhibit
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99	Press Release dated May 7, 2003.

Item 9. INFORMATION BEING PROVIDED UNDER ITEM 12.

On May 7, 2003, Entertainment Properties Trust announced its results of operations and financial condition for the quarter ended March 31, 2003. The public announcement was made by means of a press release, the text of which is set forth in Exhibit 99 hereto. This information is being furnished pursuant to Item 12 of Form 8-K and is being presented under Item 9 as provided in the Commission's final rule and interim guidance regarding Form 8-K Item 11 and Item 12 filing requirements (Release No. 34-47583).

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SIGNATURE

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.

ENTERTAINMENT PROPERTIES TRUST

Date: May 12, 2003

By /s/ Fred L. Kennon
Vice President, Treasurer and Chief
Financial Officer