

ENTERTAINMENT PROPERTIES TRUST  
Form 8-K  
February 25, 2010

**UNITED STATES**  
**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): February 25, 2010**

**Entertainment Properties Trust**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction

of incorporation)

**001-13561**  
(Commission File Number)

**30 West Pershing Road, Suite 201**

**43-1790877**  
(I.R.S. Employer

Identification No.)

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**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)**

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))

**Item 2.02. Results of Operations and Financial Condition.**

On February 25, 2010, Entertainment Properties Trust (the Company ) announced its results of operations and financial condition for the fourth quarter and year ended December 31, 2009. The public announcement was made by means of a press release, the text of which is set forth in Exhibit 99.1 hereto and is hereby incorporated by reference herein.

In addition, on February 25, 2010, the Company made available on its website supplemental operating and financial data for the fourth quarter and year ended December 31, 2009, the text of which is set forth in Exhibit 99.2 hereto and is hereby incorporated by reference herein.

The information in this current report on Form 8-K, including the exhibits, 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**

<b>No.</b>	<b>Description</b>
Exhibit 99.1	Press Release dated February 25, 2010 issued by Entertainment Properties Trust announcing its results of operations and financial condition for the fourth quarter and year ended December 31, 2009.
Exhibit 99.2	Supplemental Operating and Financial Data for the fourth quarter and year ended December 31, 2009 made available by Entertainment Properties Trust on February 25, 2010.

**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.

ENTERTAINMENT PROPERTIES TRUST

By: */s/* MARK A. PETERSON  
Name: **Mark A. Peterson**  
Title: **Vice President, Treasurer and  
Chief Financial Officer**

Date: February 25, 2010

**INDEX TO EXHIBITS**

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