
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549**

SCHEDULE 14A
(Rule 14a-101)

**INFORMATION REQUIRED IN PROXY STATEMENT
SCHEDULE 14A INFORMATION**

**Proxy Statement Pursuant to Section 14(a) of the
Securities Exchange Act of 1934**

Filed by the Registrant

Filed by a Party other than the Registrant

Check the appropriate box:

- Preliminary Proxy Statement
- Confidential, for Use of the Commission Only (as permitted by Rule 14a-6(e)(2))**
- Definitive Proxy Statement
- Definitive Additional Materials
- Soliciting Material under Rule 14a-12

ESSENTIAL PROPERTIES REALTY TRUST, INC.

(Name of Registrant as Specified in its Charter)

(Name of Person(s) Filing Proxy Statement, if other than the Registrant)

Payment of Filing Fee (Check the appropriate box):

- No fee required.
- Fee computed on table below per Exchange Act Rules 14a-6(i)(1) and 0-11.

1) Title of each class of securities to which transaction applies:

2) Aggregate number of securities to which transaction applies:

3) Per unit price or other underlying value of transaction computed pursuant to Exchange Act Rule 0-11 (Set forth the amount on which the filing fee is calculated and state how it was determined):

4) Proposed maximum aggregate value of transaction:

5) Total fee paid:

Fee paid previously with preliminary materials.

Check box if any part of the fee is offset as provided by Exchange Act Rule 0-11(a)(2) and identify the filing for which the offsetting fee was paid previously. Identify the previous filing by registration statement number, or the Form or Schedule and the date of its filing.

1) Amount previously paid:

2)

Form, Schedule or Registration No.:

3)

Filing Party:

4)

Date Filed:

Important Notice Regarding the Availability of Proxy Materials for the Essential Properties Realty Trust, Inc. Stockholder Meeting to be held on April 30, 2020

This communication presents only an overview of the more complete proxy materials that are available to you on the Internet. We encourage you to access and review all of the important information contained in the proxy materials before voting. To view the proxy statement and annual report, go to www.proxydocs.com/EPRT. To submit your proxy while visiting this site, you will need the 12 digit control number in the box below.

Under United States Securities and Exchange Commission rules, proxy materials do not have to be delivered in paper. Proxy materials can be distributed by making them available on the Internet. We have chosen to use these procedures for our 2020 Annual Meeting and need YOUR participation.

If you want to receive a paper or e-mail copy of the proxy materials, you must request one. There is no charge to you for requesting a copy. In order to receive a paper package in time for this year's annual meeting, please make this request on or before April 20, 2020.

**For a Convenient Way to VIEW Proxy Materials
— and —
VOTE Online go to: www.proxydocs.com/EPRT**

Proxy Materials Available to View or Receive:

1. Proxy Statement 2. Annual Report

Printed materials may be requested by one of the following methods:


INTERNET
www.investorelections.com/EPRT


TELEPHONE
(866) 648-8133


***E-MAIL**
paper@investorelections.com

You must use the 12 digit control number located in the shaded gray box below.

* If requesting material by e-mail, please send a blank e-mail with the 12 digit control number (located below) in the subject line. No other requests, instructions or other inquiries should be included with your e-mail requesting material.

ACCOUNT NO.

SHARES

Company Notice of Annual Meeting

Date: Thursday, April 30, 2020
Time: 9:30 A.M. (Eastern Time)
Place: The Harvard Room of The Hyatt Regency Princeton
102 Carnegie Center, Princeton, New Jersey 08540*

The purpose of the Annual Meeting is to take action on the following proposals:

The Board of Directors recommends a vote "FOR" the following:

1. Election of Directors

Nominees	01 Paul T. Bossidy	04 Scott A. Estes	07 Heather L. Neary
	02 Joyce DeLucca	05 Peter M. Mavroides	08 Stephen D. Sautel
	03 Anthony K. Dobkin	06 Lawrence J. Minich	09 Janaki Sivanesan

The Board of Directors recommends a vote "FOR" Proposal 2, "EVERY YEAR" for Proposal 3 and "FOR" Proposal 4.

2. To approve, on an advisory basis, the compensation of the Company's named executive officers.
3. To approve, on an advisory basis, the frequency of future advisory votes approving the compensation of the Company's named executive officers.
4. To ratify the appointment of Ernst & Young LLP as the Company's independent registered public accounting firm for the year ending December 31, 2020.

* Due to the emerging public health impact of coronavirus disease 2019 (COVID-19), we are planning for the possibility that the Company's annual stockholder meeting may be held solely by means of remote communication. If we take this step, we will announce the decision to do so in advance, and details on how to participate in the webcast will be set forth in a press release issued by the Company and available at www.essentialproperties.com.