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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

December 6, 2024  
Date of Report (Date of earliest event reported)

**Essential Properties Realty Trust, Inc.**

(Exact name of registrant as specified in its charter)

<b>Maryland</b> (State or other jurisdiction of incorporation)	<b>001-38530</b> (Commission File Number)	<b>82-4005693</b> (IRS Employer Identification No.)
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<b>902 Carnegie Center Blvd., Suite 520</b> <b>Princeton, New Jersey</b> (Address of principal executive offices)	<b>08540</b> (Zip Code)
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Registrant's telephone number, including area code: **(609) 436-0619**

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligations 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))

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of Each Class</u>	<u>Trading Symbol(s)</u>	<u>Name of Each Exchange on Which Registered</u>
Common stock, \$0.01 par value	EPRT	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act

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**Item 8.01. Other Events.**

On December 6, 2024, the Board of Directors of Essential Properties Realty Trust, Inc. declared a quarterly cash dividend of \$0.295 per share of common stock for the fourth quarter of 2024. The fourth quarter 2024 dividend represents an annualized dividend of \$1.18 per share of common stock. The dividend is payable on January 14, 2025 to stockholders of record as of the close of business on December 31, 2024. A copy of the related press release is attached hereto as Exhibit 99.1 and incorporated herein by reference.

**Item 9.01 — Financial Statements and Exhibits.**

(d) Exhibits.

<b>Exhibit No.</b>	<b>Description</b>
<a href="#">99.1</a>	Press Release dated December 9, 2024
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

**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.

Date: December 9, 2024

**ESSENTIAL PROPERTIES REALTY TRUST, INC.**

By: \_\_\_\_\_  
/s/ Mark E. Patten  
**Mark E. Patten**  
**Executive Vice President, Chief Financial Officer, Treasurer**  
**and Corporate Secretary**

**Essential Properties Realty Trust, Inc. Increases Quarterly Dividend to \$0.295 per Share, an Increase of Approximately 2% Over Prior Quarter**

December 9, 2024

PRINCETON, N.J.—(BUSINESS WIRE)— Essential Properties Realty Trust, Inc. (NYSE: EPRT; the “Company”) announced today that its Board of Directors declared a quarterly cash dividend of \$0.295 per share of common stock for the fourth quarter of 2024. On an annualized basis the fourth quarter 2024 dividend of \$0.295 equals \$1.18 per share, an increase of \$0.02 per share compared to the previous annualized dividend. The dividend is payable on January 14, 2025, to stockholders of record as of the close of business on December 31, 2024.

**About Essential Properties Realty Trust, Inc.**

Essential Properties Realty Trust, Inc. is an internally managed REIT that acquires, owns and manages primarily single-tenant properties that are net leased on a long-term basis to companies operating service-oriented or experience-based businesses. As of September 30, 2024, the Company’s portfolio consisted of 2,053 freestanding net lease properties with a weighted average lease term of 14.1 years and a weighted average rent coverage ratio of 3.6x. In addition, as of September 30, 2024, the Company’s portfolio was 99.9% leased to 407 tenants operating 583 different concepts in 16 industries across 49 states.

Investor/Media:

Essential Properties Realty Trust, Inc.

Robert W. Salisbury, CFA

Senior Vice President, Head of Capital Markets

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Source: Essential Properties Realty Trust, Inc.