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

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**SCHEDULE 14A**

**Proxy Statement Pursuant to Section 14(a) of the  
Securities Exchange Act of 1934 (Amendment No. )-**

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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)

Not applicable.

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

Payment of Filing Fee (Check the appropriate box):

- No fee required.
  - Fee paid previously with preliminary materials.
  - Fee computed on table in exhibit required by Item 25(b) per Exchange Act Rules 14a-6(i)(1) and 0-11.
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# Your vote matters!



## Essential Properties Realty Trust, Inc. Annual Meeting of Stockholders

Monday, May 12, 2025, 9:30 AM, Eastern Time

Annual meeting to be held via the internet - please visit [www.proxydocs.com/EPRT](http://www.proxydocs.com/EPRT) for more details.

**For a convenient way to view proxy materials, VOTE, and obtain directions to attend the meeting go to [www.proxydocs.com/EPRT](http://www.proxydocs.com/EPRT)**

**To vote your proxy while visiting this site, you will need the 12 digit control number in the box below.**

This communication presents only an overview of the more complete proxy materials that are available to you on the Internet. This is not a ballot. You cannot use this notice to vote your shares. We encourage you to access and review all of the important information contained in the proxy materials before voting.

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.

If you want to receive a paper or e-mail copy of the proxy material, 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 meeting, you must make this request on or before May 2, 2025.

To be admitted to and vote at the Annual Meeting, you must register at [www.proxydocs.com/EPRT](http://www.proxydocs.com/EPRT) by Sunday, May 11, 2025 at 5:00pm., Eastern Time and provide the control number in the box to the right. Further instructions and a unique link to access the meeting will be emailed to you following registration.

**SEE REVERSE FOR FULL AGENDA**

**Meeting Materials:** Notice of Meeting and Proxy Statement & Annual Report on Form 10-K

**Important Notice Regarding the Availability of Proxy Materials for the Stockholders Meeting To Be Held On May 12, 2025 For Stockholders of record as of the close of business on March 21, 2025**

**To order paper materials, use one of the following methods.**



**Internet:**

[www.investorelections.com/EPRT](http://www.investorelections.com/EPRT)



**Call:**

**1-866-648-8133**



**Email:**

[paper@investorelections.com](mailto:paper@investorelections.com)

\* 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.

Your control number

Have the 12 digit control number located in the box above available when you access the website and follow the instructions.

**THE BOARD OF DIRECTORS RECOMMENDS A VOTE:  
FOR EACH OF THE NOMINEES LISTED BELOW AND FOR ON PROPOSALS 2 AND 3**

**PROPOSALS**

1. To elect seven (7) individuals to the Company's Board of Directors, each to serve until the 2026 Annual Meeting of Stockholders and until their respective successors are duly elected and qualify:
  - 1.01 Joyce DeLucca
  - 1.02 Scott A. Estes
  - 1.03 Peter M. Mavoides
  - 1.04 Lawrence J. Minich
  - 1.05 Heather L. Neary
  - 1.06 Stephen D. Sautel
  - 1.07 Janaki Sivanesan
2. To approve, on an advisory basis, the compensation of the Company's named executive officers, as more particularly described in the Proxy Statement; and
3. To ratify the appointment of Grant Thornton LLP as the Company's independent registered public accounting firm for the year ending December 31, 2025.