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

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**SCHEDULE 14A**  
(Rule 14a-101)

**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)

(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:

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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) 

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Form, Schedule or Registration No.:

3) 

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Filing Party:

4) 

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Date Filed:  

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**ESSENTIAL PROPERTIES REALTY TRUST, INC.**

**902 Carnegie Center Boulevard, Suite 520  
Princeton, New Jersey 08540  
(609) 436-0619**

**ADDITIONAL INFORMATION REGARDING THE ANNUAL MEETING OF STOCKHOLDERS TO BE  
HELD ON THURSDAY, APRIL 30, 2020**

The following Notice of Change of Location relates to the proxy statement (the “Proxy Statement”) of Essential Properties Realty Trust, Inc. (the “Company”), dated March 20, 2020, furnished to stockholders of the Company in connection with the solicitation of proxies by the Board of Directors of the Company for use at the 2020 annual meeting of stockholders (the “Annual Meeting”) to be held on Thursday, April 30, 2020. This Supplement is being filed with the Securities and Exchange Commission and is being made available to stockholders on or about March 31, 2020.

**THE NOTICE SHOULD BE READ IN CONJUNCTION WITH THE PROXY STATEMENT.**

**NOTICE OF CHANGE OF LOCATION  
OF ANNUAL MEETING OF STOCKHOLDERS  
TO BE HELD ON APRIL 30, 2020**

To the Stockholders of ESSENTIAL PROPERTIES REALTY TRUST, INC.:

Due to the emerging public health impact of coronavirus disease 2019 (COVID-19) and to support the health and well-being of our stockholders, employees and directors, NOTICE IS HEREBY GIVEN that the location of the 2020 Annual Meeting of Stockholders of Essential Properties Realty Trust, Inc. (the “Company”) has been changed. As previously announced, the Annual Meeting will be held on Thursday, April 30, 2020 at 9:30 a.m., Eastern Time. In light of public health concerns regarding the coronavirus outbreak, the Annual Meeting will be held in a virtual meeting format only. The Annual Meeting will be accessible solely by means of remote communication.

As described in the proxy materials for the Annual Meeting previously distributed, you are entitled to participate in the Annual Meeting if you were a stockholder as of the close of business on March 9, 2020, the record date, or hold a legal proxy for the meeting provided by your bank, broker, or nominee. To be admitted to the Annual Meeting and vote your shares, you must register by Tuesday, April 28, 2020, 5:00 p.m. Eastern Time (the “Registration Deadline”) and provide the control number as described in the notice or proxy card at [www.proxydocs.com/EPRT](http://www.proxydocs.com/EPRT). After completion of your registration by the Registration Deadline, further instructions, including a unique link to access the Annual Meeting and vote during the meeting, will be emailed to you. Whether or not you plan to attend the Annual Meeting, we urge you to vote and submit your proxy in advance of the meeting by one of the methods described in the proxy materials for the Annual Meeting. The proxy card included with the proxy materials previously distributed will not be updated to reflect the change in location and may continue to be used to vote your shares in connection with the Annual Meeting.

By Order of the Board of Directors,



Gregg A. Seibert  
Executive Vice President, Chief Operating Officer and Secretary

March 31, 2020

**The Annual Meeting will be held on April 30, 2020 at 9:30 a.m. Eastern Time. Details are available at [www.proxydocs.com/EPRT](http://www.proxydocs.com/EPRT).** The proxy statement and Annual Report are available on our Investor Relations website at <http://investors.essentialproperties.com>. Additionally, you may access our proxy materials at <http://www.proxydocs.com/EPRT>, a site that does not have “cookies” that identify visitors to the site.