
**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**

September 5, 2018

Date of Report (Date of earliest event reported)

Essential Properties Realty Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation)

001-38530
(Commission File Number)

82-4005693
(IRS Employer Identification No.)

47 Hulfish Street, Suite 210
Princeton, New Jersey
(Address of principal executive offices)

08542
(Zip Code)

Registrant's telephone number, including area code: **(609) 436-0610**

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))

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. ☒

Item 8.01 — Other Events.

On September 5, 2018, Essential Properties Realty Trust, Inc. (the “Company”) issued a press release announcing that its Board of Directors declared a cash dividend of \$0.224 per share of common stock. The dividend is comprised of \$0.21 for the third quarter ending September 30, 2018 and \$0.014 for the six days of the second quarter ended June 30, 2018 following the closing of the Company’s initial public offering. The dividend is payable on October 12, 2018 to stockholders of record as of the close of business on September 28, 2018. The portion of the dividend relating to the third quarter represents an annualized dividend of \$0.84 per share. A copy of the press release is attached hereto as Exhibit 99.1 and incorporated herein by reference.

Item 9.01 — Financial Statements and Exhibits.

(d) Exhibits.

Exhibit No.	Description
99.1	Press Release dated September 5, 2018

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.

ESSENTIAL PROPERTIES REALTY TRUST, INC.

Date: September 5, 2018

By: /s/ Hillary P. Hai
Hillary P. Hai
Chief Financial Officer

Essential Properties Realty Trust, Inc. Announces Dividend for the Second Quarter 2018 and Third Quarter 2018

September 5, 2018

PRINCETON, N.J.—(BUSINESS WIRE)—Essential Properties Realty Trust, Inc. (NYSE: EPRT; the “Company”) announced today that its Board of Directors declared a cash dividend of \$0.224 per share of common stock. The dividend is comprised of \$0.21 for the third quarter ending September 30, 2018 and \$0.014 for the six days of the second quarter ended June 30, 2018 following the closing of the Company’s initial public offering. The dividend is payable on October 12, 2018 to stockholders of record as of the close of business on September 28, 2018. The portion of the dividend relating to the third quarter represents an annualized dividend of \$0.84 per share.

About Essential Properties Realty Trust, Inc.

Essential Properties Realty Trust, Inc. is an internally managed real estate company 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 June 30, 2018, our portfolio consisted of 604 freestanding net lease properties with a weighted average lease term of 14.3 years and a weighted average rent coverage ratio of 2.8x. As of the same date, the portfolio was 99.3% leased to 134 tenants operating in 15 distinct industries across 41 states.

Investor/Media:

Essential Properties Realty Trust, Inc.

Daniel Donlan

Senior Vice President, Capital Markets

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Source: Essential Properties Realty Trust, Inc.