
**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**

March 5, 2021
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.)
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902 Carnegie Center Blvd., Suite 520 Princeton, New Jersey (Address of principal executive offices)	08540 (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

Item 8.01. Other Events.

On March 5, 2021, the Board of Directors of Essential Properties Realty Trust, Inc. (the "Company") declared a quarterly cash dividend of \$0.24 per share of common stock for the first quarter of 2021. This represents an annualized dividend of \$0.96 per share of common stock. The dividend is payable on April 15, 2021 to stockholders of record as of the close of business on March 31, 2021. In addition, the Company announced that it will be hosting its 2021 Annual Meeting of Stockholders on May 17, 2021, at which common stockholders of record as of March 25, 2021 will be entitled to vote on matters presented at the meeting. 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.

Exhibit No.	Description
99.1	Press Release dated March 9, 2021
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

Essential Properties Realty Trust, Inc. Announces Quarterly Dividend of \$0.24 per Share for the First Quarter of 2021 and Date of 2021 Annual Meeting of Stockholders

March 9, 2021

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 \$0.24 per share of common stock for the first quarter of 2021. This represents an annualized dividend of \$0.96 per share of common stock. The dividend is payable on April 15, 2021 to stockholders of record as of the close of business on March 31, 2021.

In addition, the Company announced that it will be hosting its 2021 Annual Meeting of Stockholders on May 17, 2021, at which common stockholders of record as of March 25, 2021 will be entitled to vote on matters presented at the meeting.

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 December 31, 2020, the Company’s portfolio consisted of 1,181 freestanding net lease properties with a weighted average lease term of 14.5 years and a weighted average rent coverage ratio of 2.9x. As of the same date, the Company’s portfolio was 99.7% leased to 238 tenants operating 336 different concepts in 17 industries across 43 states.

Investor/Media:

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Source: Essential Properties Realty Trust, Inc.