

Check this box if no longer subject to Section 16. Form r Form 5 obligations may continue. See Instruction 1(b).

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

The party	auni to bee	10(u) 01 t	ic Securities	Enteridinge : 1		J . 01 DC	otron 50	(II) 01 III	· 111 · COLII		impany rice of 1910				
Name and Address of Reporting Person *		2. Issuer Nam	e and Ticker or	Trading Symb	ol					5. Re	ationship of Reporting Person(s) to Issuer (Check all applicable	2)			
Seibert Gregg A	ESSENTL	ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]								Director 10% Owner					
(Last) (First) (Middle)		3. Date of Ear	liest Transaction	(MM/DD/YYYY)							X_ Officer (give title below) Other (specify below) Executive VP and COO				
902 CARNEGIE CENTER BLVD., SUITE 520		1/8/2022													
(Street)			4. If Amendment, Date Original Filed (MM/DD/YYYY)							6. Inc	6. Individual or Joint/Group Filing (Check Applicable Line)				
PRINCETON, NJ 08540 (City) (State) (Zip)										_X_F	orm filed by One Reporting Person rm filed by More than One Reporting Person				
		Table I	- Non-Derivati	ve Securities	Acquired,	, Disposed	of, or Be	eneficially	Owned						
1. Title of Security (Instr. 3)		ans. Date	2A. Deemed Execut Date, if any	ion 3. Trans. (Instr. 8)				4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)		nership o n: B	7. Nature of Indirect Beneficial Ownership	
					Code	v	Amount	(A) o	r (D)	Price		(I) (I 4)	.nstr.	11501. 4)	
Common Stock		1/8/2022			F		1408	П) s	28.30	181938		D		
	Table	e II - Derivative	Securities Bene	ficially Owne	d (<i>e.g.</i> , pv	ıts, calls, v	varrants,	options, c	onvertible	securiti	es)				
1. Title of Derivate Security 2. Conversion or Exercise Price of Derivative Security Price of Derivative Security		ecution 4. Trans. Co (Instr. 8)	(Instr. 8) or I		Number of Derivative Securities Acquired (A) Disposed of (D) nstr. 3, 4 and 5)				e and Expiration	on 7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4) Britco of Derivative Security (Instr. 5) Britco of Derivative Security (Instr. 5)		Securities Form Beneficially Deri Owned Secu Following Direct	nership o n of B ivative C urity: (I	1. Nature of Indirect Beneficial Ownership Instr. 4)	
		C-		(4)		(D)	Date	Exercisable	Expiration Date	Title	Amount or Number of Shares	ransaction(s) (I) (I	.nstr.		

Explanation of Responses:

Remarks: Exhibit 24.1 - Power of Attorney

Reporting Owners

Reporting Owner Name / Address	Relationships							
Reporting Owner Name / Address	Director	10% Owner	Officer	Other				
Seibert Gregg A 902 CARNEGIE CENTER BLVD. SUITE 520 PRINCETON, NJ 08540			Executive VP and COO					

Signatures

/s/ Timothy J. Earnshaw, attorney-in-fact 1/11/2022 Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

 $Note: \quad \mbox{File three copies of this Form, one of which must be manually signed. If space is insufficient, {\it see} \ \mbox{Instruction 6 for procedure}.$

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

POWER OF ATTORNEY

Know all by these presents, that the undersigned hereby makes, constitutes and appoints each of Peter M. Mavoides, Mark E. Patten and Timothy J. Earnshaw, or any of them acting individually, and with full power

- (I) prepare, execute in the undersigned's name and on the undersigned's behalf, and submit to the U.S. Securities and Exchange Commission (the "SEC") a Form ID, including amendments thereto, and any other docum
- (2) execute for and on behalf of the undersigned, in the undersigned's capacity as an officer and/or director of Essential Properties Realty Trust, Inc., a Maryland corporation (the "Company"), Forms 3, 4, and the rules and regulations thereunder;
- (3) do and perform any and all acts for and on behalf of the undersigned which may be necessary or desirable to complete and execute any such Form 3, 4, or 5, complete and execute any amendment or amendments the
- (4) take any other action of any type whatsoever in connection with the foregoing which, in the opinion of such attorney-in-fact, may be of benefit to, in the best interest of, or legally required by, the under understood that the documents executed by such attorney-in-fact on behalf of the undersigned pursuant to this Power of Attorney shall be in such form and shall contain such terms and conditions as such attorney

The undersigned hereby grants to each such attorney-in-fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary, or proper to be done in the exercise of any of This Power of Attorney shall remain in full force and effect until the undersigned is no longer required to file Forms 3, 4, and 5 with respect to the undersigned's holdings of and transactions in securities is IN WITNESS WHEREOF, the undersigned has caused this Power of Attorney to be executed as of this 27th day of July, 2021.

/s/ Gregg A. Seibert Signature

Gregg A. Seibert Print Name