

144: Issuer Information

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| Name of Issuer | ESSENTIAL PROPERTIES REALTY TRUST, INC. |
| SEC File Number | 001-38530 |
| Address of Issuer | 902 CARNEGIE CENTER BLVD. SUITE 520 PRINCETON NEW JERSEY 08540 |
| Phone | 6094360619 |
| Name of Person for Whose Account the Securities are To Be Sold | Jenkins Robert M |

See the definition of "person" in paragraph (a) of Rule 144. Information is to be given not only as to the person for whose account the securities are to be sold but also as to all other persons included in that definition. In addition, information shall be given as to sales by all persons whose sales are required by paragraph (e) of Rule 144 to be aggregated with sales for the account of the person filing this notice.

| | |
|------------------------|------------|
| Relationship to Issuer | 1. Officer |
|------------------------|------------|

144: Securities Information

| Record | Title of the Class of Securities To Be Sold | Name and Address of the Broker | Number of Shares or Other Units To Be Sold | Aggregate Market Value | Number of Shares or Other Units Outstanding | Approximate Date of Sale | Name the Securities Exchange |
|--------|---|---|--|------------------------|---|--------------------------|------------------------------|
| #1 | common | Charles Schwab Corp. 3000 Schwab Way westlake TEXAS 76262 | 6,372 | \$185,616.00 | 175,330,314 | 08/07/2024 | NYSE |

144: Securities To Be Sold

Furnish the following information with respect to the acquisition of the securities to be sold and with respect to the payment of all or any part of the purchase price or other consideration therefor:

| Record | Title of the Class | Date you Acquired | Nature of Acquisition Transaction | Name of Person from Whom Acquired | Is this a Gift ? | Date Donor Acquired | Amount of Securities Acquired | Date of Payment | Nature of Payment * |
|--------|--------------------|-------------------|-----------------------------------|-----------------------------------|--------------------------|---------------------|-------------------------------|-----------------|---------------------|
| #1 | Common | 01/18/2023 | Stock Grants | Issuer | <input type="checkbox"/> | — | 2,831 | 01/18/2023 | Equity Compensation |

| | | | | | | | | | |
|-----|--------|------------|-----------------------|--------|--------------------------|---|-------|------------|-----------------------|
| #2 | Common | 01/17/2023 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 11 | 01/17/2023 | Dividend Reinvestment |
| #3 | Common | 10/17/2022 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 13 | 10/17/2022 | Dividend Reinvestment |
| #4 | Common | 07/15/2022 | Dividend Reinvestment | issuer | <input type="checkbox"/> | — | 12 | 07/15/2022 | Dividend Reinvestment |
| #5 | Common | 04/14/2022 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 10 | 04/14/2022 | Dividend Reinvestment |
| #6 | Common | 01/18/2022 | Stock Grants | Issuer | <input type="checkbox"/> | — | 713 | 01/18/2022 | Equity Compensation |
| #7 | Common | 01/14/2022 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 9 | 01/14/2022 | Dividend Reinvestment |
| #8 | Common | 01/07/2022 | Stock Grants | Issuer | <input type="checkbox"/> | — | 1,349 | 01/07/2022 | Equity Compensation |
| #9 | Common | 10/15/2021 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 8 | 10/15/2021 | Dividend Reinvestment |
| #10 | Common | 07/16/2021 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 8 | 07/16/2021 | Dividend Reinvestment |
| #11 | Common | 04/16/2021 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 9 | 04/16/2021 | Dividend Reinvestment |
| #12 | Common | 01/19/2021 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 11 | 01/19/2021 | Dividend Reinvestment |
| #13 | Common | 01/08/2021 | Stock Grants | Issuer | <input type="checkbox"/> | — | 1,360 | 01/08/2021 | Equity Compensation |
| #14 | Common | 10/16/2020 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 11 | 10/16/2020 | Dividend Reinvestment |
| #15 | Common | 07/16/2020 | Dividend Reinvestment | Issuer | <input type="checkbox"/> | — | 14 | 07/16/2020 | Dividend Reinvestment |

* If the securities were purchased and full payment therefor was not made in cash at the time of purchase, explain in the table or in a note thereto the nature of the consideration given. If the consideration consisted of any note or other obligation, or if payment was made in installments describe the arrangement and state when the note or other obligation was discharged in full or the last installment paid.

144: Securities Sold During The Past 3 Months

Nothing to Report



144: Remarks and Signature

Remarks

Note: Client's stock received fractional shares from Dividend Re-investments however unable to enter the fractional share amounts and rounded off the dividend share amount to a whole share

Date of Notice

08/07/2024

ATTENTION:

The person for whose account the securities to which this notice relates are to be sold hereby represents by signing this notice that

he does not know any material adverse information in regard to the current and prospective operations of the Issuer of the securities to be sold which has not been publicly disclosed. If such person has adopted a written trading plan or given trading instructions to satisfy Rule 10b5-1 under the Exchange Act, by signing the form and indicating the date that the plan was adopted or the instruction given, that person makes such representation as of the plan adoption or instruction date.

Signature

Robert Jenkins

ATTENTION: Intentional misstatements or omission of facts constitute Federal Criminal Violations (See 18 U.S.C. 1001)