### FORM 4

☐ Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b). ☐ Check this box to indicate that a transaction was made pursuant to a contract, instruction or written plan that is intended to satisfy the affirmative defense conditions

of Rule 10b5-1(c). See Instruction 10.

### OMB APPROVAL OMB Number: 3235-0287 Estimated average burden hours per response... 0.5

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

## 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

1. Name and Address of Reporting Person *				2. Issuer Name and Ticker or Trading Symbol							ol	<ol><li>Relationship</li></ol>	5. Relationship of Reporting Person(s) to Issuer				
	1 0									(Check all applicable)							
E				ESS	SENTIA	L PR	OP	PERT	TE	S REA	LTY						
Patten Mark E				TRUST, INC. [ EPRT ]								Director	Director 10% Owner				
(Last) (First) (Middle)				3. Date of Earliest Transaction (MM/DD/YYYY)							X Officer (give title below) Other (specify below)			pelow)			
(1112	(111	iddic)						`			,	Executive VP.	CFO &	Treasurer			
GIE CE	NTER					2	/20	0/202	5								
	TVILLIE																
	reet)			4 If	Amendme	nt Date	- O	rioinal	File	ed (MM/D	D/VVVV)	6 Individual o	r Ioint/Gi	roun Filing (	Check Appl	icable Line)	
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PRINCETON, NJ 08540												_X _ Form filed by One Reporting Person					
City) (St	tate) (Zi	p)										Form filed by	More than C	one Reporting P	erson		
												•					
		Table I	- Non-l	Deri	vative Secu	ırities A	Acq	quired	, Di	sposed o	of, or Bei	neficially Owne	d				
		2	2. Trans. D	ate 2	A. Deemed	3. Trans.	. Coc	de 4.	. Seci	urities Acqu	aired (A) 5	5. Amount of Securiti	es Beneficia	lly Owned	6.	7. Nature	
1.Title of Security (Instr. 3)				Execution (Instr. 8)			)	or Disposed of (D) Fo							of Indirect Beneficial		
					Jaic, ii aliy			(1	msu.	3, 4 and 3)	(	msu. 3 and 4)			Direct (D)	Ownership	
										(A) o						(Instr. 4)	
						Code	:	V A	Amou		Price				(1) (IIISu. 4)		
		<u>,                                      </u>						•									
Tal	ble II - Dei	rivative S	Securiti	ies B	eneficially	Owne	d ( <i>e</i>	<i>e.g.</i> , pı	uts,	calls, wa	arrants,	options, conver	tible secu	rities)			
2.	3. Trans.			ns.				6. Date l	Exer							11. Nature	
Conversion or Exercise	Date			8)			s								Ownership of	of Indirect Beneficial	
Price of		Date, ii aii	iny (msu. o)		Disposed of	of (D)								Beneficially	Derivative C	Ownership	
					(Instr. 3, 4	and 5)										(Instr. 4)	
Security								Date		Expiration	TC: -1	Amount or		Reported	or Indirect		
			Code	le '	V (A)	(I	(D) E	Exercisa	able	Date	litle	Shares		Transaction(s) (Instr. 4)			
(1)(2)	2/20/2025		A		ì			(1)(2)(	(3)	<u>(3)</u>	Common Stock	13,029 (1)(2)	\$0	13,029	D		
	(First GIE CE FE 520 (Str. N, NJ 08 (Str. V) (St	(First) (M  GIE CENTER  FE 520  (Street)  N, NJ 08540  Sity) (State) (Zi  Table II - Der  2.  Conversion or Exercise Price of Derivative Security	(First) (Middle)  GIE CENTER FE 520 (Street)  N, NJ 08540  Sity) (State) (Zip)  Table I  2. Conversion or Exercise Price of Derivative Security  Security (Middle)  Table I - Derivative Security	(First) (Middle)  GIE CENTER FE 520 (Street)  N, NJ 08540  City) (State) (Zip)  Table I - Non-l  2. Trans. E  Table II - Derivative Securiti  2. Conversion or Exercise Price of Derivative Security  A Table II - Code Code Code Code Code Code Code Code	(First) (Middle) 3. D  GIE CENTER  FE 520  (Street) 4. If  N, NJ 08540  City) (State) (Zip)  Table I - Non-Deriv  2. Trans. Date 2  Conversion or Exercise Price of Derivative Security  Security Code  Code  Code  Code  Code  Code  Code  Code	ESSENTIA TRUST, IN  (First) (Middle)  GIE CENTER FE 520 (Street)  N, NJ 08540  City) (State) (Zip)  Table I - Non-Derivative Securities  2. Trans. Date Execution Date, if any  Table II - Derivative Securities Beneficially  2. Conversion or Exercise Price of Derivative Security  Code V (A)	ESSENTIAL PROTRUST, INC. [ENTER TRUST, INC. Security (Middle)  Table I - Non-Derivative Securities Beneficially Owner of Derivative Security  Table II - Derivative Securities Beneficially Owner Security Security (Instr. 8)  Table II - Derivative Securities Beneficially Owner of Date, if any Date Security Security (Instr. 8)  ESSENTIAL PROTRUST, INC. [ENTER TRUST, INC. [EN	ESSENTIAL PROFERUST, INC. [EPI 3. Date of Earliest Transa 2/20 (Street)  N, NJ 08540  Sity) (State) (Zip)  Table I - Non-Derivative Securities Accurate Securities Securities Accurate Securities Securities Accurate Securities Securities Securities Accurate (Instr. 8)  ESSENTIAL PROFER TRUST, INC. [EPI 3. Date Of Earliest Transa Accurate Securities Accurate Securities Accurate Securities Accurate Securities Accurate Securities Accurate (Instr. 8)  Code (Instr. 8)  Code (Instr. 3, 4 and 5)  Code (Instr. 3, 4 and 5)	ESSENTIAL PROPERT TRUST, INC. [EPRT]  (First) (Middle) 3. Date of Earliest Transaction (  2/20/202  (Street) 4. If Amendment, Date Original  N, NJ 08540  (State) (Zip)  Table I - Non-Derivative Securities Acquired  2. Trans. Date Execution Date, if any  Table II - Derivative Securities Beneficially Owned (e.g., properties of Date Execution Date, if any  Table II - Derivative Securities Acquired (A) or Disposed of (D) (Instr. 8)  Code V (A) (D) Date Exercise Price of Derivative Security  Code V (A) (D) Date Exercise Price of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)  Code V (A) (D) Date Exercise Exercise Price of Derivative Security	ESSENTIAL PROPERTIE TRUST, INC. [EPRT]  3. Date of Earliest Transaction (MM.  GIE CENTER TE 520  (Street)  4. If Amendment, Date Original Fil  N, NJ 08540  Sity) (State) (Zip)  Table I - Non-Derivative Securities Acquired, Diate, if any  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Name Code Conversion Date, if any  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Conversion Date, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Conversion Date, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Code Conversion Date, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Code Conversion Date, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Code Conversion Date, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, Code Conversion Date, if any)  Code V (A) (D) Date Exercisable	ESSENTIAL PROPERTIES REA TRUST, INC. [EPRT]  3. Date of Earliest Transaction (MM/DD/YYYY  GIE CENTER TE 520  (Street)  4. If Amendment, Date Original Filed (MM/D  N, NJ 08540  (State)  Table I - Non-Derivative Securities Acquired, Disposed of Execution Date, if any  Table II - Derivative Securities Acquired, Disposed of (Instr. 8)  Code  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, was acquired, Disposed of (Dollar, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, was acquired (A) or Disposed of (Dollar, if any)  Code  V (A) (D)  Date Exercisable Expiration Date  Code V (A) (D)  Date Exercisable Expiration Date  Exercisable Date  Code V (A) (D)  Date Exercisable Expiration Date  Expiration Date  Expiration Date  Expiration Date	ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]  3. Date of Earliest Transaction (MM/DD/YYYY)  GIE CENTER TE 520  (Street)  4. If Amendment, Date Original Filed (MM/DD/YYYY)  N, NJ 08540  Table I - Non-Derivative Securities Acquired, Disposed of, or Bereiting Execution Date, if any  2. Trans. Date  2. Trans. Date Execution Date, if any  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, captive (Instr. 3, 4 and 5)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, captive (Instr. 3)  2. Conversion or Exercise Price of Derivative Securities Date  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, captive (Instr. 3)  Code  V (A) (D)  Date Expertion Date Expiration Date Title  Code V (A) (D)  Date Exercisable Expiration Date Title  Title  Code Title  Code V (A) (D)  Common	ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]  (First) (Middle)  3. Date of Earliest Transaction (MM/DD/YYYY)  GIE CENTER TE 520  (Street)  4. If Amendment, Date Original Filed (MM/DD/YYYY)  Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned (Instr. 8)  2. Trans. Date Execution Date, if any  2. Trans. Date Code V Amount (A) or Code V Amount (D) Price  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, conver (Instr. 3 and 4)	ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]  3. Date of Earliest Transaction (MM/DD/YYYY)  (Street)  4. If Amendment, Date Original Filed (MM/DD/YYYY)  (State)  (Street)  4. If Amendment, Date Original Filed (MM/DD/YYYY)  (State)  (State)  (State)  (State)  (State)  (State)  Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned  (Execution Date, if any)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, convertible security Securities  (Instr. 3, 4 and 5)  Table II - Derivative Securities Beneficially Owned (e.g., puts, calls, warrants, options, convertible security (Instr. 3 and 4)  (Instr. 3)  (Instr. 4)  (Instr. 5)  (Instr. 5)  (Instr. 5)  (Instr. 5)	Check all applicable	ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT]  3. Date of Earliest Transaction (MM/DD/YYYY)  GIE CENTER FE 520  (Street)  4. If Amendment, Date Original Filed (MM/DD/YYYY)  (State)  (State)  4. If Amendment, Date Original Filed (MM/DD/YYYY)  (State)  (St	

#### **Explanation of Responses:**

- (1) The OP Units ("OP Units") are units of limited partnership interest issued by Essential Properties, L.P., a Delaware limited partnership and the entity through which Essential Properties Realty Trust, Inc. (the "Company") holds substantially all of its assets and conducts its operations. The OP Units are redeemable by the holder for cash or, at the Company's election, may be exchanged for shares of the Company's common stock at a one-to-one ratio, subject to anti-dilution adjustments.
- (2) Represents a special class of OP Units issued by Essential Properties, L.P. pursuant to its Partnership Agreement and the Company's Long-Term Incentive Plan ("LTIP Units"). Each LTIP Unit represents the contingent right to receive one OP Unit upon vesting, conditioned upon minimum allocations to the capital accounts of the LTIP Units for federal income tax purposes.
- (3) These LTIP Units vest ratably on the first, second, third and fourth anniversaries of January 18, 2025, subject to the reporting person's continued employment by the Company through the applicable vesting date. There is no expiration date for the LTIP Units or OP Units.

#### Remarks:

Exhibit 24.1 - Power of Attorney (incorporated by reference to the Power of Attorney filed as Exhibit 24.1 to the Form 3 filed by the reporting person on August 12, 2020.)

Reporting Owner Name / Address	Relationships							
Reporting Owner Name / Address	Director	10% Owner	Officer	Other				
Patten Mark E 902 CARNEGIE CENTER BLVD. SUITE 520 PRINCETON, NJ 08540			Executive VP, CFO & Treasurer					

### Signatures

/s/ Timothy J. Earnshaw, attorney-in-fact	2/24/2025		
**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: File three copies of this Form, one of which must be manually signed. If space is insufficient, see 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.