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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

July 28, 2022  
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)  
  
**902 Carnegie Center Blvd., Suite 520**  
**Princeton, New Jersey**  
(Address of principal executive offices)

**001-38530**  
(Commission File Number)

**82-4005693**  
(IRS Employer Identification No.)

**08540**  
(Zip Code)

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 ☐

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**Item 2.02 — Results of Operations and Financial Condition.**

On July 28, 2022, Essential Properties Realty Trust, Inc. (the “Company”) issued a press release announcing the Company’s financial results for the three and six months ended June 30, 2022. The press release is furnished hereto as Exhibit 99.1 and incorporated herein by reference.

**Item 7.01— Regulation FD Disclosure.**

On July 28, 2022, the Company issued its Supplemental Operating & Financial Data—Second Quarter Ended June 30, 2022. The Supplemental Operating & Financial Data is furnished hereto as Exhibit 99.2 and incorporated herein by reference.

The foregoing information is furnished pursuant to Item 2.02, “Results of Operations and Financial Condition,” and Item 7.01, “Regulation FD Disclosure.” The information in Items 2.02 and 7.01 of this Current Report on Form 8-K and the exhibits furnished therewith shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that Section, and shall not be or be deemed to be incorporated by reference in any filing under the Securities Act of 1933 or the Securities Exchange Act of 1934, regardless of any general incorporation language in such filing.

**Item 9.01 — Financial Statements and Exhibits.**

(d) Exhibits.

Exhibit No.	Description
<a href="#">99.1</a>	Earnings Press Release dated July 28, 2022 for the quarter ended June 30, 2022
<a href="#">99.2</a>	Supplemental Operating & Financial Data—Second Quarter Ended June 30, 2022
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

**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.

Date: July 28, 2022

**ESSENTIAL PROPERTIES REALTY TRUST, INC.**

By:

/s/ Mark E. Patten

**Mark E. Patten**

**Executive Vice President, Chief Financial Officer, Treasurer, and Secretary  
(Principal Financial Officer)**



## Essential Properties Announces Second Quarter 2022 Results

- Second Quarter Net Income per Share of \$0.27 and AFFO per Share of \$0.38 -
- Closed Investments of \$175.7 million at a 7.0% Weighted Average Cash Cap Rate -
- Increases 2022 AFFO Guidance to \$1.52 to \$1.54 per Share -

July 28, 2022

PRINCETON, N.J.--(BUSINESS WIRE)--Essential Properties Realty Trust, Inc. (NYSE: EPRT; "Essential Properties" or the "Company") today announced operating results for the three and six months ended June 30, 2022.

### Second Quarter 2022 Financial and Operating Highlights:

Operating Results (compared to Second Quarter 2021):

• Investments (39 properties)	\$ Invested	\$175.7 million
	Weighted Avg Cash Cap Rate	7.0%
• Dispositions (8 properties)	Net Proceeds	\$26.1 million
	Weighted Avg Cash Cap Rate	6.2%
• Net Income per Share	Increased by 35%	\$0.27
• Funds from Operations ("FFO") per Share	Increased by 28%	\$0.41
• Core Funds from Operations ("Core FFO") per Share	Increased by 17%	\$0.41
• Adjusted Funds from Operations ("AFFO") per Share	Increased by 12%	\$0.38

Equity Activity:

• Equity Raised (Gross) - ATM Program	\$21.74/share	\$32.6 million
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### Year to Date 2022 Financial and Operating Highlights:

Operating Results (compared to YTD Second Quarter 2021):

• Investments (144 properties)	\$ Invested	\$413.5 million
	Weighted Avg Cash Cap Rate	7.0%
• Dispositions (14 properties)	Net Proceeds	\$44.5 million
	Weighted Avg Cash Cap Rate	6.6%
• Net Income per share	Increased by 41%	\$0.48
• FFO per share	Increased by 32%	\$0.79
• Core FFO per share	Increased by 27%	\$0.81
• AFFO per share	Increased by 23%	\$0.76

Equity Activity:

• Equity Raised (Gross) - ATM Program	\$24.39/share	\$192.3 million
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### Highlights Subsequent to Second Quarter 2022:

• Investments (6 properties)	\$ Invested	\$45.7 million
Equity & Debt Activity:		
• Equity Raised (Gross) - ATM Program	\$21.57/share	\$20.5 million
• New 2028 Term Loan	5.5 Year Tenor; Adjusted Term SOFR + 95 bps	\$400.0 million

## CEO Comments

Commenting on the second quarter 2022 results, the Company's President and Chief Executive Officer, Pete Mavoides, said, "The portfolio's strong operating performance continued into the second quarter with high occupancy, solid same-store rent growth, and increased unit-level coverage." Mr. Mavoides continued, "Despite a challenging capital market environment, our established tenant relationships and direct origination process allowed us to invest at favorable yields once again this quarter. With a robust investment pipeline and our well-priced debt execution recharging our low-levered balance sheet for growth, we are increasing our 2022 AFFO per share guidance to \$1.52 to \$1.54."

## Portfolio Update

### Investments

The Company's investment activity during the three and six months ended June 30, 2022 is summarized as follows:

	Quarter Ended June 30, 2022	Year to Date June 30, 2022
<b>Investments:</b>		
\$ Invested	\$175.7 million	\$413.5 million
# of Properties	39	144
# of Separate Transactions	23	46
Weighted Average Cash / GAAP Cap Rate	7.0%/8.0%	7.0%/7.9%
Weighted Average Lease Term (WALT)	17.2 years	15.9 years
% Sale-Leaseback Transactions	100%	100%
% Subject to Master Lease	86%	84%
% Required Financial Reporting (tenant/guarantor)	100%	100%

### Dispositions

The Company's disposition activity during the three and six months ended June 30, 2022 is summarized as follows:

	Quarter Ended June 30, 2022	Year to Date June 30, 2022
<b>Dispositions:</b>		
Net Proceeds	\$26.1 million	\$44.5 million
# of Properties Sold	8	14
Net Gain / (Loss)	\$10.1 million	\$11.8 million
Weighted Average Cash Cap Rate (excluding vacant properties and sales subject to a tenant purchase option )	6.2%	6.6%

### Loan Repayments

Loan repayments to the Company during the three and six months ended June 30, 2022 are summarized as follows:

	Quarter Ended June 30, 2022	Year to Date June 30, 2022
Proceeds—Principal	\$37.8 million	\$48.4 million
Proceeds—Prepayment Penalties	\$0.3 million	\$0.4 million
# of Properties	15	20

### Portfolio Highlights

The Company's investment portfolio as of June 30, 2022 is summarized as follows:

Number of properties	1,561
WALT	13.8 years
Weighted average rent coverage ratio	4.0x
Number of tenants	322
Number of states	46
Number of industries	16
Weighted average occupancy	99.9%
Total square feet of rentable space	14,401,377
Cash ABR - service-oriented or experience-based	93.1%
Cash ABR - properties subject to master lease	63.8%

### Leverage and Balance Sheet and Liquidity

The Company's leverage, balance sheet and liquidity are summarized in the following table.

	June 30, 2022
<b>Leverage:</b>	
Net debt to Annualized Adjusted EBITDA <sup>re</sup>	4.7x
<b>Balance Sheet and Liquidity:</b>	
Cash and cash equivalents and restricted cash	\$26.2 million
Unused borrowing capacity	\$382.0 million
Total available liquidity	\$408.2 million
<b>ATM Program:</b>	
2022 ATM Program initial availability	\$500.0 million
Aggregate gross sales under the 2022 ATM Program	\$32.6 million
Availability remaining under the 2022 ATM Program	\$467.4 million
Average price per share of gross sales to date	\$21.74

### Subsequent Debt Activity

In July 2022, the Company entered into a new term loan permitting up to \$400.0 million of borrowings. The below table provides a summary of this new debt agreement.

	2028 Term Loan
Maturity Date	January 2028
Initial Principal Drawn	\$250.0 million
Maximum Available Principal	\$400.0 million
Delayed Draw Period	90 Days
Interest Rate	Adjusted Term SOFR + 95 bps <sup>(1)</sup>

1. Includes 10 bps SOFR premium adjustment.

### Dividend Information

As previously announced, on June 2, 2022 Essential Properties' board of directors declared a cash dividend of \$0.27 per share of common stock for the quarter ended June 30, 2022. The dividend was paid on July 14, 2022 to stockholders of record as of the close of business on June 30, 2022.

## **Guidance**

### **2022 Guidance**

The Company is increasing its expectation that 2022 AFFO per share on a fully diluted basis will be within a range of \$1.52 to \$1.54 from its previously announced range of \$1.50 to \$1.53.

Note: The Company does not provide guidance for the most comparable GAAP financial measure, net income, or a reconciliation of the forward-looking non-GAAP financial measure of AFFO to net income computed in accordance with GAAP, because it is unable to reasonably predict, without unreasonable efforts, certain items that would be contained in the GAAP measure, including items that are not indicative of the Company's ongoing operations, such as, without limitation, potential impairments of real estate assets, net gain/loss on dispositions of real estate assets, changes in allowance for credit losses and stock-based compensation expense. These items are uncertain, depend on various factors, and could have a material impact on the Company's GAAP results for the guidance periods.

### **Conference Call Information**

In conjunction with the release of Essential Properties' operating results, the Company will host a conference call on Friday, July 29, 2022 at 11:00 a.m. EDT to discuss the results. To access the conference, dial 877-407-9208 (International: 201-493-6784). A live webcast will also be available in listen-only mode by clicking on the webcast link in the Investor Relations section at [www.essentialproperties.com](http://www.essentialproperties.com).

A telephone replay of the conference call can also be accessed by calling 844-512-2921 (International: 412-317-6671) and entering the access code: 13731457. The telephone replay will be available through August 12, 2022.

A replay of the conference call webcast will be available on our website approximately two hours after the conclusion of the live broadcast. The webcast replay will be available for 90 days. No access code is required for this replay.

### **Supplemental Materials**

The Company's Supplemental Operating & Financial Data—Second Quarter Ended June 30, 2022 is available on Essential Properties' website at [investors.essentialproperties.com](http://investors.essentialproperties.com).

### **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 June 30, 2022, the Company's portfolio consisted of 1,561 freestanding net lease properties with a weighted average lease term of 13.8 years and a weighted average rent coverage ratio of 4.0x. In addition, as of June 30, 2022, the Company's portfolio was 99.9% leased to 322 tenants operating 469 different concepts in 16 industries across 46 states.

### **Forward-Looking Statements**

This press release contains forward-looking statements within the meaning of the federal securities laws. When used in this press release, the words "estimate," "anticipate," "expect," "believe," "intend," "may," "will," "should," "seek," "approximately" or "plan," or the negative of these words and phrases or similar words or phrases that are predictions of or indicate future events or trends and that do not relate solely to historical matters are intended to identify forward-looking statements. You can also identify forward-looking statements by discussions of strategy, plans or intentions of management. Forward-looking statements involve numerous risks and uncertainties and you should not rely on them as predictions of future events. Forward-looking statements depend on assumptions, data or methods that may be incorrect or imprecise and the Company may not be able to realize them. The Company does not guarantee that the transactions and events described will happen as described (or that they will happen at all). You are cautioned not to place undue reliance on forward-looking statements, which speak only as of the date of this press release. While forward-looking statements reflect the Company's good faith beliefs, they are not guarantees of future performance. The Company

undertakes no obligation to publicly release the results of any revisions to these forward-looking statements that may be made to reflect events or circumstances after the date of this press release or to reflect the occurrence of unanticipated events, except as required by law. In light of these risks and uncertainties, the forward-looking events discussed in this press release might not occur as described, or at all.

Additional information concerning factors that could cause actual results to differ materially from these forward-looking statements is contained in the company's Securities and Exchange Commission (the "Commission") filings, including, but not limited to, the Company's most recent Annual Report on Form 10-K and subsequent Quarterly Reports on Form 10-Q. Copies of each filing may be obtained from the Company or the Commission. Such forward-looking statements should be regarded solely as reflections of the Company's current operating plans and estimates. Actual operating results may differ materially from what is expressed or forecast in this press release.

The results reported in this press release are preliminary and not final. There can be no assurance that these results will not vary from the final results reported in the Company's Quarterly Report on Form 10-Q for the quarter ended June 30, 2022 that it will file with the Commission.

#### **Non-GAAP Financial Measures and Certain Definitions**

The Company's reported results are presented in accordance with GAAP. The Company also discloses the following non-GAAP financial measures: FFO, Core FFO, AFFO, earnings before interest, taxes, depreciation and amortization ("EBITDA"), EBITDA further adjusted to exclude gains (or losses) on sales of depreciable property and real estate impairment losses ("EBITDA<sub>re</sub>"), adjusted EBITDA<sub>re</sub>, annualized adjusted EBITDA<sub>re</sub>, net debt, net operating income ("NOI") and cash NOI ("Cash NOI"). The Company believes these non-GAAP financial measures are industry measures used by analysts and investors to compare the operating performance of REITs.

##### *FFO, Core FFO and AFFO*

The Company computes FFO in accordance with the definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"). NAREIT defines FFO as GAAP net income or loss adjusted to exclude extraordinary items (as defined by GAAP), net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and real estate-related depreciation and amortization (excluding amortization of deferred financing costs and depreciation of non-real estate assets), including the pro rata share of such adjustments of unconsolidated subsidiaries. FFO is used by management, and may be useful to investors and analysts, to facilitate meaningful comparisons of operating performance between periods and among the Company's peers primarily because it excludes the effect of real estate depreciation and amortization and net gains and losses on sales (which are dependent on historical costs and implicitly assume that the value of real estate diminishes predictably over time, rather than fluctuating based on existing market conditions).

The Company computes Core FFO by adjusting FFO, as defined by NAREIT, to exclude certain GAAP income and expense amounts that it believes are infrequent and unusual in nature and/or not related to its core real estate operations. Exclusion of these items from similar FFO-type metrics is common within the equity REIT industry, and management believes that presentation of Core FFO provides investors with a metric to assist in their evaluation of our operating performance across multiple periods and in comparison to the operating performance of our peers, because it removes the effect of unusual items that are not expected to impact our operating performance on an ongoing basis.

Core FFO is used by management in evaluating the performance of our core business operations. Items included in calculating FFO that may be excluded in calculating Core FFO include certain transaction related gains, losses, income or expense or other non-core amounts as they occur.

To derive AFFO, the Company modifies its computation of Core FFO to include other adjustments to GAAP net income related to certain items that it believes are not indicative of the Company's operating performance, including straight-line rental revenue, non-cash interest expense, non-cash compensation expense, other amortization expense, other non-cash charges (including changes to our provision for loan losses following the adoption of ASC 326), capitalized interest expense and transaction costs. Such items may cause short-term fluctuations in net income but have no impact on



operating cash flows or long-term operating performance. The Company believes that AFFO is an additional useful supplemental measure for investors to consider when assessing the Company's operating performance without the distortions created by non-cash items and certain other revenues and expenses.

FFO, Core FFO and AFFO do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, our computation of FFO, Core FFO and AFFO may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

#### *EBITDA and EBITDAre*

The Company computes EBITDA as earnings before interest, income taxes and depreciation and amortization. In 2017, NAREIT issued a white paper recommending that companies that report EBITDA also report EBITDAre. The Company computes EBITDAre in accordance with the definition adopted by NAREIT. NAREIT defines EBITDAre as EBITDA (as defined above) excluding gains (or losses) from the sales of depreciable property and real estate impairment losses. The Company presents EBITDA and EBITDAre as they are measures commonly used in its industry and the Company believes that these measures are useful to investors and analysts because they provide supplemental information concerning its operating performance, exclusive of certain non-cash items and other costs. The Company uses EBITDA and EBITDAre as measures of its operating performance and not as measures of liquidity.

EBITDA and EBITDAre do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, the Company's computation of EBITDA and EBITDAre may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

#### *Net Debt*

The Company calculates its net debt as its gross debt (defined as total debt plus net deferred financing costs on its secured borrowings) less cash and cash equivalents and restricted cash available for future investment. The Company believes excluding cash and cash equivalents and restricted cash available for future investment from gross debt, all of which could be used to repay debt, provides an estimate of the net contractual amount of borrowed capital to be repaid, which it believes is a beneficial disclosure to investors and analysts.

#### *NOI and Cash NOI*

The Company computes NOI as total revenues less property expenses. NOI excludes all other items of expense and income included in the financial statements in calculating net income or loss. Cash NOI further excludes non-cash items included in total revenues and property expenses, such as straight-line rental revenue and other amortization and non-cash charges. The Company believes NOI and Cash NOI provide useful information because they reflect only those revenue and expense items that are incurred at the property level and present such items on an unlevered basis.

NOI and Cash NOI are not measures of financial performance under GAAP. You should not consider the Company's NOI and Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. Additionally, the Company's computation of NOI and Cash NOI may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

*Adjusted EBITDAre / Adjusted NOI / Adjusted Cash NOI*

The Company further adjusts EBITDAre, NOI and Cash NOI i) based on an estimate calculated as if all investment and disposition activity that took place during the quarter had occurred on the first day of the quarter; ii) to exclude certain GAAP income and expense amounts that the Company believes are infrequent and unusual in nature and iii) to eliminate the impact of lease termination or loan prepayment fees and contingent rental revenue from its tenants which is subject to sales thresholds specified in the lease. The Company then annualizes these estimates for the current quarter by multiplying them by four, which it believes provides a meaningful estimate of the Company's current run rate for all investments as of the end of the current quarter. You should not unduly rely on these measures, as they are based on assumptions and estimates that may prove to be inaccurate. The Company's actual reported EBITDAre, NOI and Cash NOI for future periods may be significantly less than these estimates of current run rates.

*Cash ABR*

Cash ABR means annualized contractually specified cash base rent in effect as of the end of the current quarter for all of the Company's leases (including those accounted for as direct financing leases) commenced as of that date and annualized cash interest on its mortgage loans receivable as of that date.

*Cash Cap Rate*

Cash Cap Rate means annualized contractually specified cash base rent for the first full month after investment or disposition divided by the purchase or sale price, as applicable, for the property.

*GAAP Cap Rate*

GAAP Cap Rate means annualized rental income computed in accordance with GAAP for the first full month after investment divided by the purchase price, as applicable, for the property.

*Rent Coverage Ratio*

Rent coverage ratio means the ratio of tenant-reported or, when unavailable, management's estimate based on tenant-reported financial information, annual EBITDA and cash rent attributable to the leased property (or properties, in the case of a master lease) to the annualized base rental obligation as of a specified date.

*Disclaimer*

Essential Properties Realty Trust, Inc. and the Essential Properties Realty Trust REIT are not affiliated with or sponsored by Griffin Capital Essential Asset Operating Partnership, L.P. or the Griffin Capital Essential Asset REIT, information about which can be obtained at (<https://www.gcear.com>).

**Essential Properties Realty Trust, Inc.**  
**Consolidated Statements of Operations**

(in thousands, except share and per share data)	Three months ended June 30,		Six months ended June 30,	
	2022	2021	2022	2021
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
<b>Revenues:</b>				
Rental revenue <sup>1,2</sup>	\$ 67,089	\$ 53,150	\$ 133,201	\$ 98,582
Interest on loans and direct financing lease receivables	3,949	3,879	7,771	6,984
Other revenue	408	37	595	52
<b>Total revenues</b>	<b>71,446</b>	<b>57,066</b>	<b>141,567</b>	<b>105,618</b>
<b>Expenses:</b>				
General and administrative	7,026	6,470	15,089	12,901
Property expenses <sup>3</sup>	828	1,174	1,837	2,588
Depreciation and amortization	22,074	17,184	42,387	32,830
Provision for impairment of real estate	6,258	398	10,193	6,120
Change in provision for loan losses	107	(166)	167	(128)
<b>Total expenses</b>	<b>36,293</b>	<b>25,060</b>	<b>69,673</b>	<b>54,311</b>
<b>Other operating income:</b>				
Gain on dispositions of real estate, net	10,094	3,710	11,752	7,498
<b>Income from operations</b>	<b>45,247</b>	<b>35,716</b>	<b>83,646</b>	<b>58,805</b>
<b>Other (expense)/income:</b>				
Loss on debt extinguishment <sup>4</sup>	—	(4,461)	(2,138)	(4,461)
Interest expense	(9,190)	(7,811)	(18,350)	(15,489)
Interest income	30	17	48	37
<b>Income before income tax expense</b>	<b>36,087</b>	<b>23,461</b>	<b>63,206</b>	<b>38,892</b>
Income tax expense	275	61	576	117
<b>Net income</b>	<b>35,812</b>	<b>23,400</b>	<b>62,630</b>	<b>38,775</b>
Net income attributable to non-controlling interests	(159)	(116)	(278)	(196)
<b>Net income attributable to stockholders</b>	<b>\$ 35,653</b>	<b>\$ 23,284</b>	<b>\$ 62,352</b>	<b>\$ 38,579</b>
<b>Basic weighted-average shares outstanding</b>	<b>131,271,882</b>	<b>116,318,386</b>	<b>129,068,197</b>	<b>111,678,562</b>
<b>Basic net income per share</b>	<b>\$ 0.27</b>	<b>\$ 0.20</b>	<b>\$ 0.48</b>	<b>\$ 0.34</b>
<b>Diluted weighted-average shares outstanding</b>	<b>132,019,501</b>	<b>117,513,344</b>	<b>129,983,198</b>	<b>112,770,501</b>
<b>Diluted net income per share</b>	<b>\$ 0.27</b>	<b>\$ 0.20</b>	<b>\$ 0.48</b>	<b>\$ 0.34</b>

- Includes contingent rent (based on a percentage of the tenant's gross sales at the leased property) of \$159, \$62, \$315 and \$231 for the three and six months ended June 30, 2022 and 2021, respectively.
- Includes reimbursable income from the Company's tenants of \$501, \$399, \$1,054 and \$852 for the three and six months ended June 30, 2022 and 2021, respectively.
- Includes reimbursable expenses from the Company's tenants \$500, \$399, \$1,054 and \$852 for the three and six months ended June 30, 2022 and 2021, respectively.
- During the six months ended June 30, 2022, includes debt extinguishment costs associated with the Company's restructuring of its credit and term loan facilities and, during the three and six months ended June 30, 2021, includes debt extinguishment costs associated with the full repayment of the Company's remaining secured debt.

**Essential Properties Realty Trust, Inc.**  
**Consolidated Balance Sheets**

(in thousands, expect share and per share amounts)

	June 30, 2022	December 31, 2021
	(Unaudited)	(Audited)
<b>ASSETS</b>		
Investments:		
Real estate investments, at cost:		
Land and improvements	\$ 1,124,147	\$ 1,004,154
Building and improvements	2,212,212	2,035,919
Lease incentive	14,005	13,950
Construction in progress	22,147	8,858
Intangible lease assets	86,575	87,959
Total real estate investments, at cost	3,459,086	3,150,840
Less: accumulated depreciation and amortization	(238,402)	(200,152)
Total real estate investments, net	3,220,684	2,950,688
Loans and direct financing lease receivables, net	194,963	189,287
Real estate investments held for sale, net	21,787	15,434
Net investments	3,437,434	3,155,409
Cash and cash equivalents	17,993	59,758
Restricted cash	8,221	—
Straight-line rent receivable, net	70,741	57,990
Derivative assets	27,645	—
Rent receivables, prepaid expenses and other assets, net	25,442	25,638
Total assets	<u>\$ 3,587,476</u>	<u>\$ 3,298,795</u>
<b>LIABILITIES AND EQUITY</b>		
Unsecured term loans, net of deferred financing costs	\$ 628,209	\$ 626,983
Senior unsecured notes, net	395,005	394,723
Revolving credit facility	218,000	144,000
Intangible lease liabilities, net	12,305	12,693
Dividend payable	36,066	32,610
Derivative liabilities	123	11,838
Accrued liabilities and other payables	29,794	32,145
Total liabilities	<u>1,319,502</u>	<u>1,254,992</u>
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, \$0.01 par value; 150,000,000 authorized; none issued and outstanding as of June 30, 2022 and December 31, 2021	—	—
Common stock, \$0.01 par value; 500,000,000 authorized; 132,669,947 and 124,649,053 issued and outstanding as of June 30, 2022 and December 31, 2021, respectively	1,327	1,246
Additional paid-in capital	2,346,037	2,151,088
Distributions in excess of cumulative earnings	(110,969)	(100,982)
Accumulated other comprehensive loss	24,134	(14,786)
Total stockholders' equity	<u>2,260,529</u>	<u>2,036,566</u>
Non-controlling interests	7,445	7,237
Total equity	<u>2,267,974</u>	<u>2,043,803</u>
Total liabilities and equity	<u>\$ 3,587,476</u>	<u>\$ 3,298,795</u>

**Essential Properties Realty Trust, Inc.**  
**Reconciliation of Non-GAAP Financial Measures**

(unaudited, in thousands except per share amounts)	Three months ended June 30,		Six months ended June 30,	
	2022	2021	2022	2021
<b>Net income</b>	\$ 35,812	\$ 23,400	\$ 62,630	\$ 38,775
Depreciation and amortization of real estate	22,048	17,158	42,335	32,779
Provision for impairment of real estate	6,258	398	10,193	6,120
Gain on dispositions of real estate, net	(10,094)	(3,710)	(11,752)	(7,498)
<b>Funds from Operations</b>	<u>54,024</u>	<u>37,246</u>	<u>103,406</u>	<u>70,176</u>
Other non-recurring expenses <sup>1</sup>	—	4,461	2,138	4,461
<b>Core Funds from Operations</b>	<u>54,024</u>	<u>41,707</u>	<u>105,544</u>	<u>74,637</u>
Adjustments:				
Straight-line rental revenue, net	(6,535)	(5,220)	(12,801)	(8,864)
Non-cash interest expense	689	417	1,350	896
Non-cash compensation expense	2,188	1,856	5,024	3,451
Other amortization expense	208	1,315	402	2,420
Other non-cash charges	104	(168)	160	(132)
Capitalized interest expense	(61)	(15)	(127)	(35)
<b>Adjusted Funds from Operations</b>	<u>\$ 50,617</u>	<u>\$ 39,892</u>	<u>\$ 99,552</u>	<u>\$ 72,373</u>
<b>Net income per share<sup>2</sup>:</b>				
Basic	\$ 0.27	\$ 0.20	\$ 0.48	\$ 0.34
Diluted	<u>\$ 0.27</u>	<u>\$ 0.20</u>	<u>\$ 0.48</u>	<u>\$ 0.34</u>
<b>FFO per share<sup>2</sup>:</b>				
Basic	\$ 0.41	\$ 0.32	\$ 0.80	\$ 0.60
Diluted	<u>\$ 0.41</u>	<u>\$ 0.32</u>	<u>\$ 0.79</u>	<u>\$ 0.60</u>
<b>Core FFO per share<sup>2</sup>:</b>				
Basic	\$ 0.41	\$ 0.35	\$ 0.81	\$ 0.64
Diluted	<u>\$ 0.41</u>	<u>\$ 0.35</u>	<u>\$ 0.81</u>	<u>\$ 0.64</u>
<b>AFFO per share<sup>2</sup>:</b>				
Basic	\$ 0.38	\$ 0.34	\$ 0.77	\$ 0.62
Diluted	<u>\$ 0.38</u>	<u>\$ 0.34</u>	<u>\$ 0.76</u>	<u>\$ 0.62</u>

- During the six months ended June 30, 2022, includes debt extinguishment costs associated with the Company's restructuring of its credit and term loan facilities and, during the three and six months ended June 30, 2021, includes debt extinguishment costs associated with the full repayment of the Company's remaining secured debt.
- Calculations exclude \$97, \$68, \$187 and \$187 from the numerator for the three and six months ended June 30, 2022 and 2021, respectively, related to dividends paid on unvested restricted share awards and restricted share units.

**Essential Properties Realty Trust, Inc.**  
**Reconciliation of Non-GAAP Financial Measures**

(in thousands)	Three months ended June 30, 2022
<b>Net income</b>	<b>\$ 35,812</b>
Depreciation and amortization	22,074
Interest expense	9,190
Interest income	(30)
Income tax expense	275
<b>EBITDA</b>	<b>67,321</b>
Provision for impairment of real estate	6,258
Gain on dispositions of real estate, net	(10,094)
<b>EBITDAre</b>	<b>63,485</b>
Adjustment for current quarter re-leasing, acquisition and disposition activity <sup>1</sup>	2,497
Adjustment to exclude other non-core or non-recurring activity <sup>2</sup>	(58)
Adjustment to exclude termination/prepayment fees and certain percentage rent <sup>3</sup>	(276)
<b>Adjusted EBITDAre - Current Estimated Run Rate</b>	<b>65,648</b>
General and administrative	7,026
<b>Adjusted net operating income ("NOI")</b>	<b>72,674</b>
Straight-line rental revenue, net <sup>1</sup>	(5,787)
Other amortization expense	208
<b>Adjusted Cash NOI</b>	<b>\$ 67,095</b>
<b>Annualized EBITDAre</b>	<b>\$ 253,940</b>
<b>Annualized Adjusted EBITDAre</b>	<b>\$ 262,592</b>
<b>Annualized Adjusted NOI</b>	<b>\$ 290,696</b>
<b>Annualized Adjusted Cash NOI</b>	<b>\$ 268,380</b>

1. These adjustments are made to reflect EBITDAre, NOI and Cash NOI as if all investments, dispositions and re-leasing activity of real estate made during the three months ended June 30, 2022 had occurred on April 1, 2022.
2. Adjustment is made to exclude non-core expenses added back to compute Core FFO, our provision for loan losses and to eliminate the impact of seasonal fluctuation in certain non-cash compensation expense recorded in the period.
3. Adjustment excludes contingent rent (based on a percentage of the tenant's gross sales at the leased property) where payment is subject to exceeding a sales threshold specified in the lease and lease termination or loan prepayment fees, if any.

**Essential Properties Realty Trust, Inc.**  
**Reconciliation of Non-GAAP Financial Measures**

(dollars in thousands, except share and per share amounts)

June 30, 2022

<b>Unsecured debt:</b>	
2024 term loan	\$ 200,000
2027 term loan	430,000
Senior unsecured notes	400,000
Revolving credit facility <sup>1</sup>	218,000
<b>Total unsecured debt</b>	<b>1,248,000</b>
<b>Gross debt</b>	<b>1,248,000</b>
Less: cash & cash equivalents	(17,993)
Less: restricted cash available for future investment	(8,221)
<b>Net debt</b>	<b>1,221,786</b>
<b>Equity:</b>	
Preferred stock	—
Common stock & OP units (133,223,794 shares @ \$21.49/share as of 6/30/22) <sup>2</sup>	2,862,979
<b>Total equity</b>	<b>2,862,979</b>
<b>Total enterprise value ("TEV")</b>	<b>\$ 4,084,765</b>
<b>Net Debt / TEV</b>	<b>29.9 %</b>
<b>Net Debt / Annualized Adjusted EBITDA</b>	<b>4.7x</b>

1. The Company's revolving credit facility provides a maximum aggregate initial original principal amount of up to \$600 million and includes an accordion feature to increase, subject to certain conditions, the maximum availability of the facility by up to an additional \$600 million.
2. Common equity & units as of June 30, 2022, based on 132,669,947 common shares outstanding (including unvested restricted share awards) and 553,847 OP units held by non-controlling interests.

**Investor/Media:**

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Source: Essential Properties Realty Trust, Inc.





## ESSENTIAL PROPERTIES



## Supplemental Operating & Financial Data

Second Quarter Ended June 30, 2022

# Table of Contents



## Financial Summary

Consolidated Statements of Operations	2
Funds from Operations and Adjusted Funds from Operations	3
Consolidated Balance Sheets	4
GAAP Reconciliations to EBITDAre, GAAP NOI and Cash NOI	5
Market Capitalization, Debt Summary and Leverage Metrics	6

## Net Investment Activity

Investment Summary	7
Disposition Summary	8

## Portfolio Summary

Portfolio Highlights	9
Tenant and Industry Diversification	10
Portfolio Health	11

## Leasing Summary

Leasing Expiration Schedule, Leasing Activity and Statistics	12
Same-Store Analysis	13
Lease Escalations	14

Glossary	15-17
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# Financial Summary

## Consolidated Statements of Operations

(in thousands, except share and per share data)	Three Months Ended June 30,		Six Months Ended June 30,	
	2022	2021	2022	2021
	(unaudited)	(unaudited)	(unaudited)	(unaudited)
Revenues:				
Rental revenue <sup>1,2</sup>	\$ 67,089	\$ 53,150	\$ 133,201	\$ 98,582
Interest on loans and direct financing lease receivables	3,949	3,879	7,771	6,984
Other revenue, net	408	37	595	52
Total revenues	71,446	57,066	141,567	105,618
Expenses:				
General and administrative	7,026	6,470	15,089	12,901
Property expenses <sup>3</sup>	828	1,174	1,837	2,588
Depreciation and amortization	22,074	17,184	42,387	32,830
Provision for impairment of real estate	6,258	398	10,193	6,120
Change in provision for loan losses	107	(166)	167	(128)
Total expenses	36,293	25,060	69,673	54,311
Other operating income:				
Gain on dispositions of real estate, net	10,094	3,710	11,752	7,498
Income from operations	45,247	35,716	83,646	58,805
Other (expense)/income:				
Loss on debt extinguishment <sup>4</sup>	—	(4,461)	(2,138)	(4,461)
Interest expense	(9,190)	(7,811)	(18,350)	(15,489)
Interest income	30	17	48	37
Income before income tax expense	36,087	23,461	63,206	38,892
Income tax expense	275	61	576	117
Net income	35,812	23,400	62,630	38,775
Net income attributable to non-controlling interests	(159)	(116)	(278)	(196)
Net income attributable to stockholders	\$ 35,653	\$ 23,284	\$ 62,352	\$ 38,579
Basic weighted-average shares outstanding	131,271,882	116,318,386	129,068,197	111,678,562
Basic net income per share	\$ 0.27	\$ 0.20	\$ 0.48	\$ 0.34
Diluted weighted-average shares outstanding	132,019,501	117,513,344	129,983,198	112,770,501
Diluted net income per share	\$ 0.27	\$ 0.20	\$ 0.48	\$ 0.34

1. Includes contingent rent (based on a percentage of the tenant's gross sales at the leased property) of \$159, \$62, \$315 and \$231 for the three and six months ended June 30, 2022 and 2021, respectively.

2. Includes reimbursable income from the Company's tenants of \$501, \$399, \$1,054 and \$852 for the three and six months ended June 30, 2022 and 2021, respectively.

3. Includes reimbursable expenses from the Company's tenants of \$500, \$399, \$1,054, and \$852 for the three and six months ended June 30, 2022 and 2021, respectively.

4. During the six months ended June 30, 2022, includes debt extinguishment costs associated with the Company's restructuring of its credit and term loan facilities and, during the three and six months ended June 30, 2021, includes debt extinguishment costs associated with the full repayment of the Company's remaining secured debt.

# Financial Summary

## Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO)

(unaudited, in thousands except per share amounts)	Three months ended June 30,		Six months ended June 30,	
	2022	2021	2022	2021
Net income	\$ 35,812	\$ 23,400	\$ 62,630	\$ 38,775
Depreciation and amortization of real estate	22,048	17,158	42,335	32,779
Provision for impairment of real estate	6,258	398	10,193	6,120
Gain on dispositions of real estate, net	(10,094)	(3,710)	(11,752)	(7,498)
Funds from Operations	54,024	37,246	103,406	70,176
Other non-recurring expenses <sup>1,2</sup>	—	4,461	2,138	4,461
Core Funds from Operations	54,024	41,707	105,544	74,637
Adjustments:				
Straight-line rental revenue, net	(6,535)	(5,220)	(12,801)	(8,864)
Non-cash interest expense	689	417	1,350	896
Non-cash compensation expense	2,188	1,856	5,024	3,451
Other amortization expense	208	1,315	402	2,420
Other non-cash charges	104	(168)	160	(132)
Capitalized interest expense	(61)	(15)	(127)	(35)
Adjusted Funds from Operations	\$ 50,617	\$ 39,892	\$ 99,552	\$ 72,373
Net income per share <sup>3</sup> :				
Basic	\$ 0.27	\$ 0.20	\$ 0.48	\$ 0.34
Diluted	\$ 0.27	\$ 0.20	\$ 0.48	\$ 0.34
FFO per share <sup>3</sup> :				
Basic	\$ 0.41	\$ 0.32	\$ 0.80	\$ 0.60
Diluted	\$ 0.41	\$ 0.32	\$ 0.79	\$ 0.60
Core FFO per share <sup>3</sup> :				
Basic	\$ 0.41	\$ 0.35	\$ 0.81	\$ 0.64
Diluted	\$ 0.41	\$ 0.35	\$ 0.81	\$ 0.64
AFFO per share <sup>3</sup> :				
Basic	\$ 0.38	\$ 0.34	\$ 0.77	\$ 0.62
Diluted	\$ 0.38	\$ 0.34	\$ 0.76	\$ 0.62

1. During the six months ended June 30, 2022, includes debt extinguishment costs associated with the Company's restructuring of its credit and term loan facilities and, during the three and six months ended June 30, 2021, includes debt extinguishment costs associated with the full repayment of the Company's remaining secured debt.

2. Calculations exclude \$97, \$68, \$187 and \$187 from the numerator for the three and six months ended June 30, 2022 and 2021, respectively, related to dividends paid on unvested restricted share awards and restricted share units.



# Financial Summary

## Consolidated Balance Sheets

(in thousands, except share and per share amounts)

	June 30, 2022	December 31, 2021
	(unaudited)	(audited)
<b>ASSETS</b>		
Investments:		
Real estate investments, at cost:		
Land and improvements	\$ 1,124,147	\$ 1,004,154
Building and improvements	2,212,212	2,035,919
Lease incentive	14,005	13,950
Construction in progress	22,147	8,858
Intangible lease assets	86,575	87,959
Total real estate investments, at cost	3,459,086	3,150,840
Less: accumulated depreciation and amortization	(238,402)	(200,152)
Total real estate investments, net	3,220,684	2,950,688
Loans and direct financing lease receivables, net	194,963	189,287
Real estate investments held for sale, net	21,787	15,434
Net investments	3,437,434	3,155,409
Cash and cash equivalents	17,993	59,758
Restricted cash	8,221	—
Straight-line rent receivable, net	70,741	57,990
Derivative assets	27,645	—
Rent receivables, prepaid expenses and other assets, net	25,442	25,638
Total assets	\$ 3,587,476	\$ 3,298,795
<b>LIABILITIES AND EQUITY</b>		
Unsecured term loans, net of deferred financing costs	628,209	626,983
Senior unsecured notes, net	395,005	394,723
Revolving credit facility	218,000	144,000
Intangible lease liabilities, net	12,305	12,693
Dividend payable	36,066	32,610
Derivative liabilities	123	11,838
Accrued liabilities and other payables	29,794	32,145
Total liabilities	1,319,502	1,254,992
Commitments and contingencies	—	—
Stockholders' equity:		
Preferred stock, \$0.01 par value; 150,000,000 authorized; none issued and outstanding as of 6/30/22 and 12/31/21	—	—
Common stock, \$0.01 par value; 500,000,000 authorized; 132,669,947 and 124,649,053 issued and outstanding as of 6/30/22 and 12/31/21, respectively	1,327	1,246
Additional paid-in capital	2,346,037	2,151,088
Distributions in excess of cumulative earnings	(110,969)	(100,982)
Accumulated other comprehensive loss	24,134	(14,786)
Total stockholders' equity	2,260,529	2,036,566
Non-controlling interests	7,445	7,237
Total equity	2,267,974	2,043,803
Total liabilities and equity	\$ 3,587,476	\$ 3,298,795

## Financial Summary

### GAAP Reconciliations to EBITDAre, GAAP NOI, Cash NOI and Estimated Run Rate Metrics

(unaudited, in thousands)	Three Months Ended June 30, 2022
Net income	\$ 35,812
Depreciation and amortization	22,074
Interest expense	9,190
Interest income	(30)
Income tax expense	275
EBITDA	67,321
Provision for impairment of real estate	6,258
Gain on dispositions of real estate, net	(10,094)
EBITDAre	63,485
Adjustment for current quarter re-leasing, acquisition and disposition activity <sup>1</sup>	2,497
Adjustment to exclude other non-core and non-recurring activity <sup>2</sup>	(58)
Adjustment to exclude termination/prepayment fees and certain percentage rent <sup>3</sup>	(276)
Adjusted EBITDAre - Current Estimated Run Rate	65,648
General and administrative	7,026
Adjusted net operating income ("NOI")	72,674
Straight-line rental revenue, net <sup>1</sup>	(5,787)
Other amortization expense	208
Adjusted Cash NOI	\$ 67,095
Annualized EBITDAre	\$ 253,940
Annualized Adjusted EBITDAre	\$ 262,592
Annualized Adjusted NOI	\$ 290,696
Annualized Adjusted Cash NOI	\$ 268,380

1. These adjustments are made to reflect EBITDAre, NOI and Cash NOI as if all re-leasing activity, investments in and dispositions of real estate made during the three months ended June 30, 2022 had occurred on April 1, 2022.

2. Adjustment is made to exclude non-core expenses added back to compute Core FFO, our provision for loan losses and to eliminate the impact of seasonal fluctuation in certain non-cash compensation expense recorded in the period.

3. Adjustment excludes contingent rent (based on a percentage of the tenant's gross sales at the leased property) where payment is subject to exceeding a sales threshold specified in the lease and lease termination or loan prepayment fees, if any.

# Financial Summary

## Market Capitalization, Debt Summary and Leverage Metrics

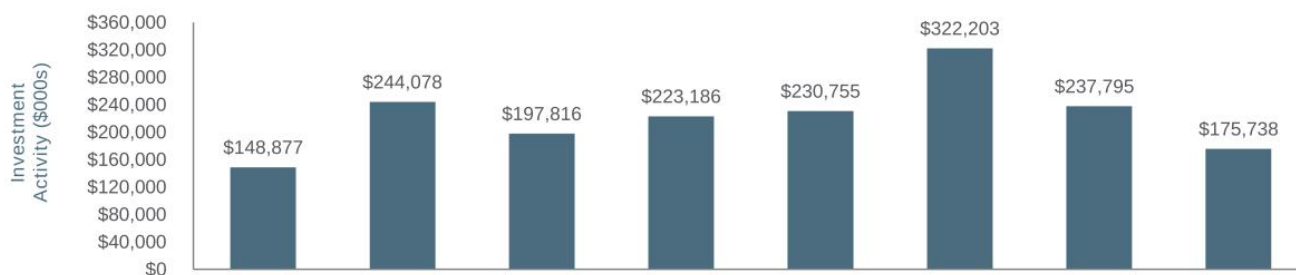
(dollars in thousands, except share and per share amounts)	June 30, 2022	Rate	Maturity
Unsecured debt:			
\$200mm term loan	\$ 200,000	3.3%	1.8 years
\$430mm term loan	430,000	2.5%	4.6 years
Senior Unsecured Notes	400,000	3.1%	9.0 years
Revolving credit facility <sup>1</sup>	218,000	2.5%	3.6 years
Total unsecured debt	\$ 1,248,000	2.8%	5.4 years
Gross debt	\$ 1,248,000	2.8%	5.4 years
Less: cash & cash equivalents	(17,993)		
Less: restricted cash available for future investment	(8,221)		
Net debt	\$ 1,221,786		
Equity:			
Preferred stock	\$ —		
Common stock & OP units (133,223,794 shares @ \$21.49/share as of 6/30/22) <sup>2</sup>	2,862,979		
Total equity	\$ 2,862,979		
Total enterprise value ("TEV")	\$ 4,084,765		
Net Debt / TEV	29.9%		
Net Debt / Annualized Adjusted EBITDAre	4.7x		

1. Our revolving credit facility provides a maximum aggregate initial original principal amount of up to \$600 million and includes an accordion feature to increase, subject to certain conditions, the maximum availability of the facility by up to \$600 million.

2. Common equity & units as of June 30, 2022, based on 132,669,947 common shares outstanding (including unvested restricted share awards) and 553,847 OP units held by non-controlling interests.

## Net Investment Activity

### Investment Summary



Investments <sup>1</sup>	3Q'20	4Q'20	1Q'21	2Q'21	3Q'21	4Q'21	1Q'22	2Q'22
Number of Transactions	19	33	22	34	31	55	23	23
Property Count	50	108	74	94	85	96	105	39
Avg. Investment per Unit (in 000s)	\$2,866	\$2,218	\$2,650	\$2,354	\$2,676	\$3,230	\$2,187	\$3,870
Cash Cap Rates <sup>2</sup>	7.1%	7.1%	7.0%	7.1%	7.0%	6.9%	7.0%	7.0%
GAAP Cap Rates <sup>3</sup>	7.9%	7.7%	7.9%	7.8%	7.9%	7.8%	7.8%	8.0%
Master Lease % <sup>4,5</sup>	79%	89%	79%	83%	80%	59%	83%	86%
Sale-Leaseback % <sup>4,6</sup>	92%	88%	85%	88%	84%	96%	100%	100%
Existing Relationship % <sup>4</sup>	98%	89%	81%	97%	81%	89%	83%	79%
% of Financial Reporting <sup>4</sup>	100%	100%	100%	100%	100%	98%	100%	100%
Rent Coverage Ratio	2.8x	3.6x	3.0x	2.7x	2.8x	3.0x	3.3x	2.7x
Lease Term Years	17.6	16.3	16.1	13.5	16.4	16.3	15.0	17.2

1. Includes investments in mortgage loans receivable.

2. Cash ABR for the first full month after the investment divided by the gross investment in the property plus transaction costs.

3. GAAP rent and interest income for the first twelve months after the investment divided by the gross investment in the property plus transaction costs.

4. As a percentage of cash ABR for the quarter.

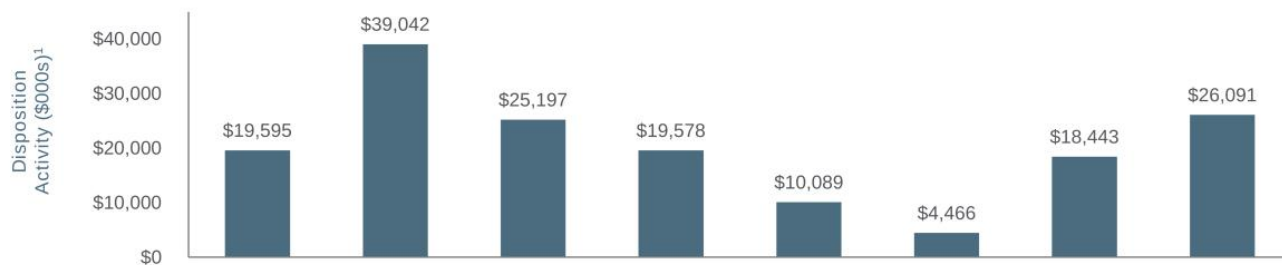
5. Includes investments in mortgage loan receivables collateralized by more than one property.

6. Includes investments in mortgage loans receivable made in support of sale-leaseback transactions.



## Net Investment Activity

### Disposition Summary



Dispositions	3Q'20	4Q'20	1Q'21	2Q'21	3Q'21	4Q'21	1Q'22	2Q'22
Realized Gain/(Loss) <sup>1,2</sup>	(4.5%)	(10.2%)	4.5%	(7.3%)	29.8% <sup>5</sup>	7.5%	0.4%	38.6%
Cash Cap Rate on Leased Assets <sup>3</sup>	7.0%	7.4%	7.1%	7.1%	6.5% <sup>5</sup>	6.0%	7.1% <sup>5</sup>	6.2%
Leased Properties Sold <sup>4</sup>	11	21	15	6	11	2	6	8
Vacant Properties Sold <sup>4</sup>	3	2	1	1	--	--	--	--
Rent Coverage Ratio	2.2x	2.3x	1.8x	1.8x	1.2x	0.0x	2.5x <sup>5</sup>	1.1x

1. Includes the impact of transaction costs.

2. Gains/(losses) based on our initial purchase price.

3. Cash ABR at time of sale divided by gross sale price (excluding transaction costs) for the property.

4. Property count excludes dispositions of undeveloped land parcels or dispositions where only a portion of the owned parcel is sold.

5. Excludes properties sold pursuant to an existing tenant purchase option.

# Portfolio Summary

## Portfolio Highlights

As of June 30, 2022

Investment Properties (#) <sup>1</sup>	1,561
Square Footage (mm)	14.4
Tenants (#)	322
Concepts (#)	469
Industries (#)	16
States (#)	46
Weighted Average Remaining Lease Term (Years)	13.8
Triple-Net Leases (% of Cash ABR)	94.8%
Master Leases (% of Cash ABR)	63.8%
Sale-Leaseback (% of Cash ABR) <sup>2,3</sup>	86.5%
Unit-Level Rent Coverage	4.0x
Unit-Level Financial Reporting (% of Cash ABR)	98.5%
Leased (%)	99.9%
Top 10 Tenants (% of Cash ABR)	19.0%
Average Investment Per Property (\$mm)	\$2.3
Total Cash ABR (\$mm)	\$267.1

1. Includes 162 properties that secure mortgage loans receivable.

2. Exclusive of our Initial Portfolio.

3. Includes investments in mortgage loans receivable made in support of sale-leaseback transactions.



## Portfolio Summary

### Tenant and Industry Diversification

#### Top 10 Tenants

Top 10 Tenants <sup>1</sup>	Properties <sup>2</sup>	% of Cash ABR
 Equipment Share	28	3.2%
 Captain D's	75	2.0%
 Whitewater Park	16	1.8%
 Cadence	23	1.8%
 Track	9	1.7%
 Festival	5	1.7%
 Mammoth Holdings	17	1.7%
 Spare Time	6	1.7%
 Mister	13	1.7%
 Chicken N Pickle	5	1.7%
<b>Top 10 Tenants</b>	<b>197</b>	<b>19.0%</b>
<b>Total</b>	<b>1,559</b>	<b>100.0%</b>

#### Diversification by Industry

Tenant Industry	Type of Business	Cash ABR (\$'000s)	% of Cash ABR	# of Properties <sup>2</sup>	Building SqFt	Rent Per SqFt <sup>3</sup>
Early Childhood Education	Service	\$ 36,528	13.7%	165	1,741,814	\$ 20.84
Quick Service	Service	34,398	12.9%	416	1,152,111	29.89
Car Washes	Service	31,166	11.7%	107	569,963	54.68
Medical / Dental	Service	30,062	11.3%	181	1,225,768	24.52
Automotive Service	Service	22,990	8.6%	176	1,101,491	20.70
Casual Dining	Service	16,263	6.1%	98	574,882	27.42
Convenience Stores	Service	14,811	5.5%	133	507,873	29.32
Equipment Rental and Sales	Service	11,532	4.3%	45	812,666	13.56
Other Services	Service	5,409	2.0%	24	282,390	19.15
Pet Care Services	Service	4,849	1.8%	46	371,069	14.35
Family Dining	Service	4,665	1.7%	32	179,942	25.94
<b>Service Subtotal</b>		<b>\$ 212,673</b>	<b>79.6%</b>	<b>1,423</b>	<b>8,519,969</b>	<b>\$ 24.93</b>
Entertainment	Experience	19,989	7.5%	38	1,074,782	19.51
Health and Fitness	Experience	11,544	4.3%	28	1,045,772	10.29
Movie Theatres	Experience	4,301	1.6%	6	293,206	14.67
<b>Experience Subtotal</b>		<b>\$ 35,834</b>	<b>13.4%</b>	<b>72</b>	<b>2,413,760</b>	<b>\$ 14.86</b>
Grocery	Retail	9,610	3.6%	28	1,341,200	7.17
Home Furnishings	Retail	2,049	0.8%	4	217,339	9.42
<b>Retail Subtotal</b>		<b>\$ 11,659</b>	<b>4.4%</b>	<b>32</b>	<b>1,558,539</b>	<b>\$ 7.48</b>
Building Materials	Industrial	3,801	1.4%	23	1,257,017	3.02
Other Industrial	Industrial	3,142	1.2%	9	647,533	4.85
<b>Industrial Subtotal</b>		<b>\$ 6,943</b>	<b>2.6%</b>	<b>32</b>	<b>1,904,550</b>	<b>\$ 3.65</b>
<b>Total</b>		<b>\$ 267,109</b>	<b>100.0%</b>	<b>1,559</b>	<b>14,396,818</b>	<b>\$ 18.52</b>

1. Represents tenant, guarantor or parent company.

2. Property count includes 162 properties that secure mortgage loans receivable and excludes two vacant properties.

3. Calculation excludes properties with no annualized base rent and properties under construction.

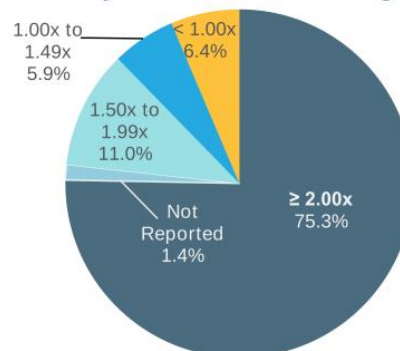
# Portfolio Summary

## Portfolio Health

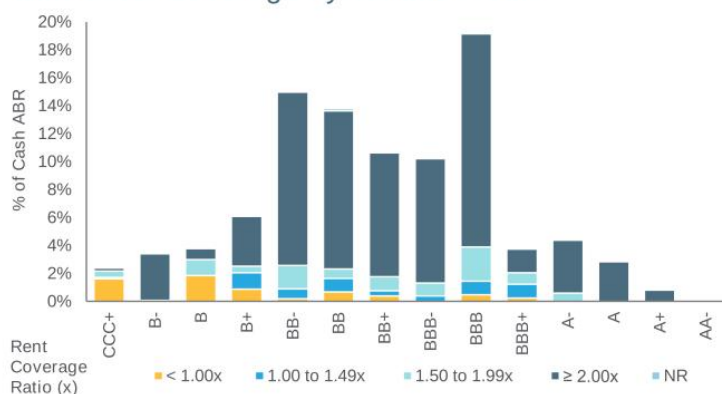
### Tenant Financial Reporting Requirements

Reporting Requirements	% of Cash ABR
Unit-Level Financial Information	98.5%
Corporate-Level Financial Reporting	98.8%
Both Unit-Level and Corporate-Level Financial Information	98.4%
No Financial Information	1.1%

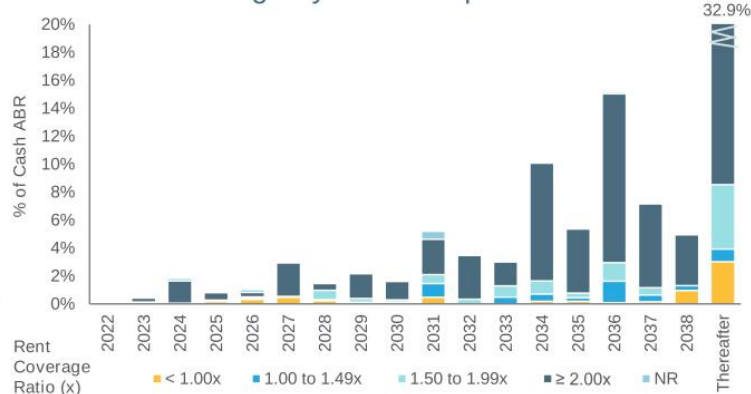
### % of Cash ABR by Unit-Level Coverage Tranche<sup>1</sup>



### Unit-Level Coverage by Tenant Credit<sup>2</sup>



### Unit-Level Coverage by Lease Expiration



Note: 'NR' means not reported.

1. Certain tenants, whose leases do not require unit-level financial reporting, provide the Company with unit-level financial information. The data shown includes unit-level coverage for these leases.

2. The chart illustrates the portions of annualized base rent as of June 30, 2022, attributable to leases with tenants having specified implied credit ratings based on their Moody's RiskCalc scores. Moody's equates the EDF scores generated using RiskCalc with a corresponding credit rating.

## Leasing Summary

### Leasing Expiration Schedule, Leasing Activity and Statistics

#### Annual Lease Expiration by Cash ABR

Year <sup>1</sup>	Cash ABR	% of Cash ABR	# of Properties <sup>2</sup>	Wgt. Avg. Coverage <sup>3</sup>
2022	492	0.2%	5	3.0x
2023	1,434	0.5%	15	2.9x
2024	4,881	1.8%	47	5.8x
2025	2,236	0.8%	19	2.1x
2026	2,719	1.0%	17	1.6x
2027	7,639	2.9%	80	2.7x
2028	3,915	1.5%	12	1.9x
2029	5,906	2.2%	80	4.2x
2030	4,396	1.6%	48	7.0x
2031	13,864	5.2%	85	2.7x
2032	9,430	3.5%	39	4.9x
2033	8,022	3.0%	26	3.5x
2034	26,863	10.1%	206	6.2x
2035	14,439	5.4%	98	4.8x
2036	40,497	15.2%	180	3.6x
2037	19,407	7.3%	96	8.7x
2038	13,223	5.0%	81	2.1x
2039	20,772	7.8%	104	3.8x
2040	32,348	12.1%	152	2.9x
2041	22,104	8.3%	113	2.4x
Thereafter	12,522	4.6%	56	2.6x
Total	\$267,109	100.0%	1,559	4.0x

#### Leasing Activity – Trailing 12 Months

\$(000)s	Lease Renewals	Terminated Leases Re-Leased		Total Leasing
		Without Vacancy	After Vacancy	
Prior Cash ABR	\$ 212	\$ 693	1,548	\$ 2,452
New Cash ABR <sup>4</sup>	214	801	751	1,764
Recovery Rate	100.0%	115.6%	48.5%	71.9%
Number of Leases	1	12	4	17
Average Months Vacant	—	—	6.9	—
% of Total Cash ABR <sup>5</sup>	0.1%	0.3%	0.3%	0.7%

#### Leasing Statistics

Vacant Properties at March 31, 2022	0
Expiration Activity	—
Lease Termination	+9
Vacant Property Sales	—
Lease Activity	-7
Vacant Properties at June 30, 2022	2

1. Expiration year of contracts in place as of June 30, 2022, excluding any tenant option renewal periods that have not been exercised.

2. Property count includes 162 properties that secure mortgage loans receivable but excludes two vacant properties.

3. Weighted by cash ABR as of June 30, 2022.

4. New cash ABR reflects full lease rental rate without giving effect to free rent or discounted rent periods.

5. New cash ABR divided by total cash ABR as of June 30, 2022.



## Leasing Summary

### Same-Store Analysis

#### Defined Terms

##### Same-Store Portfolio:

All properties owned, excluding new sites under construction, for the entire same-store measurement period, which is March 31, 2021, through June 30, 2022. The same-store portfolio for 2Q'22 is comprised of 1,225 properties and represents 74% of our total portfolio as measured by contractual cash rent and interest divided by our cash ABR at June 30, 2022.

##### Contractual Cash Rent:

The amount of cash rent and interest our tenants are contractually obligated to pay per the in-place lease or mortgage as of June 30, 2022; excludes 1.) percentage rent that is subject to sales breakpoints per the lease and 2.) redevelopment properties in a free rent period.

#### Same-Store Portfolio Performance

Type of Business	Contractual Cash Rent (\$000s)		% Change
	2Q'22	2Q'21	
Service	\$ 41,296	\$ 40,605	1.7%
Experience	5,710	5,507	3.7%
Retail	1,754	1,741	0.7%
Industrial	950	937	1.4%
Total Same-Store Rent	\$ 49,709	\$ 48,790	1.9%



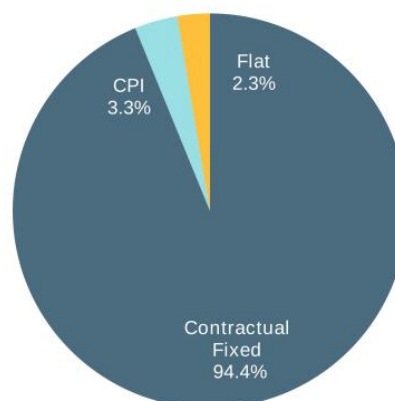
## Leasing Summary

### Lease Escalations

#### Lease Escalation Frequency

Lease Escalation Frequency	% of Cash ABR	Weighted Average
		Annual Escalation Rate <sup>1,2</sup>
Annually	78.3%	1.5%
Every 2 years	1.5	1.5
Every 3 years	0.5	0.2
Every 4 years	0.3	1.0
Every 5 years	11.5	1.9
Other escalation frequencies	5.5	1.1
Flat	2.3	0.0
Total / Weighted Average	100.0%	1.5%

#### Lease Escalation Type



1. Based on cash ABR as of June 30, 2022.

2. Represents the weighted average annual escalation rate of the entire portfolio as if all escalations occur annually. For leases in which rent escalates by the greater of a stated fixed percentage or CPI, we have assumed an escalation equal to the stated fixed percentage in the lease. As any future increase in CPI is unknowable at this time, we have not included an increase in the rent pursuant to these leases in the weighted average annual escalation rate presented.

# Glossary

## Supplemental Reporting Measures

### FFO, Core FFO and AFFO

Our reported results are presented in accordance with U.S. generally accepted accounting principles ("GAAP"). We also disclose funds from operations ("FFO"), core funds from operations ("Core FFO") and adjusted funds from operations ("AFFO"), each of which is a non-GAAP financial measure. We believe these non-GAAP financial measures are industry measures used by analysts and investors to compare the operating performance of REITs.

We compute FFO in accordance with the definition adopted by the Board of Governors of the National Association of Real Estate Investment Trusts ("NAREIT"). NAREIT defines FFO as GAAP net income or loss adjusted to exclude extraordinary items (as defined by GAAP), net gain or loss from sales of depreciable real estate assets, impairment write-downs associated with depreciable real estate assets and real estate-related depreciation and amortization (excluding amortization of deferred financing costs and depreciation of non-real estate assets), including the pro rata share of such adjustments of unconsolidated subsidiaries. FFO is used by management, and may be useful to investors and analysts, to facilitate meaningful comparisons of operating performance between periods and among our peers primarily because it excludes the effect of real estate depreciation and amortization and net gains and losses on sales (which are dependent on historical costs and implicitly assume that the value of real estate diminishes predictably over time, rather than fluctuating based on existing market conditions).

We compute Core FFO by adjusting FFO, as defined by NAREIT, to exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature and/or not related to our core real estate operations. Exclusion of these items from similar FFO-type metrics is common within the equity REIT industry, and management believes that presentation of Core FFO provides investors with a metric to assist in their

evaluation of our operating performance across multiple periods and in comparison to the operating performance of our peers, because it removes the effect of unusual items that are not expected to impact our operating performance on an ongoing basis. Core FFO is used by management in evaluating the performance of our core business operations. Items included in calculating FFO that may be excluded in calculating Core FFO include items like certain transaction related gains, losses, income or expense or other non-core amounts as they occur.

To derive AFFO, we modify the NAREIT computation of FFO to include other adjustments to GAAP net income related to certain items that we believe are not indicative of our operating performance, including straight-line rental revenue, non-cash interest expense, non-cash compensation expense, other amortization and non-cash charges, capitalized interest expense and transaction costs. Such items may cause short-term fluctuations in net income but have no impact on operating cash flows or long-term operating performance. We believe that AFFO is an additional useful supplemental measure for investors to consider to assess our operating performance without the distortions created by non-cash and certain other revenues and expenses.

FFO, Core FFO and AFFO do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities, and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, our computation of FFO, Core FFO and AFFO may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.



## Glossary

### Supplemental Reporting Measures

We also present our earnings before interest, taxes and depreciation and amortization for real estate ("EBITDA"), EBITDA further adjusted to exclude gains (or losses) on sales of depreciable property and real estate impairment losses ("EBITDAre"), net debt, net operating income ("NOI") and cash NOI ("Cash NOI"), all of which are non-GAAP financial measures. We believe these non-GAAP financial measures are accepted industry measures used by analysts and investors to compare the operating performance of REITs.

#### EBITDA and EBITDAre

We compute EBITDA as earnings before interest, income taxes and depreciation and amortization. In 2017, NAREIT issued a white paper recommending that companies that report EBITDA also report EBITDAre. We compute EBITDAre in accordance with the definition adopted by NAREIT. NAREIT defines EBITDAre as EBITDA (as defined above) excluding gains (or losses) from the sales of depreciable property and real estate impairment losses. We present EBITDA and EBITDAre as they are measures commonly used in our industry and we believe that these measures are useful to investors and analysts because they provide important supplemental information concerning our operating performance, exclusive of certain non-cash and other costs. We use EBITDA and EBITDAre as measures of our operating performance and not as measures of liquidity.

EBITDA and EBITDAre do not include all items of revenue and expense included in net income, they do not represent cash generated from operating activities and they are not necessarily indicative of cash available to fund cash requirements; accordingly, they should not be considered alternatives to net income as a performance measure or cash flows from operations as a liquidity measure and should be considered in addition to, and not in lieu of, GAAP financial measures. Additionally, our computation of EBITDA and EBITDAre may differ from the methodology for calculating these metrics used by other equity REITs and, therefore,

may not be comparable to similarly titled measures reported by other equity REITs.

#### Net Debt

We calculate our net debt as our gross debt (defined as total debt plus net deferred financing costs on our secured borrowings) less cash and cash equivalents and restricted cash available for future investment.

We believe excluding cash and cash equivalents and restricted cash available for future investment, all of which could be used to repay debt, provides an estimate of the net contractual amount of borrowed capital to be repaid, which we believe is a beneficial disclosure to investors and analysts.

#### NOI and Cash NOI

We compute NOI as total revenues less property expenses. NOI excludes all other items of expense and income included in the financial statements in calculating net income or loss. Cash NOI further excludes non-cash items included in total revenues and property expenses, such as straight-line rental revenue and other amortization and non-cash charges. We believe NOI and Cash NOI provide useful and relevant information because they reflect only those income and expense items that are incurred at the property level and present such items on an unlevered basis.

NOI and Cash NOI are not measurements of financial performance under GAAP. You should not consider our NOI and Cash NOI as alternatives to net income or cash flows from operating activities determined in accordance with GAAP. Additionally, our computation of NOI and Cash NOI may differ from the methodology for calculating these metrics used by other equity REITs and, therefore, may not be comparable to similarly titled measures reported by other equity REITs.

# Glossary

## Supplemental Reporting Measures

### Adjusted EBITDAre / Adjusted NOI / Adjusted Cash NOI

We further adjust EBITDAre, NOI and Cash NOI i) based on an estimate calculated as if all re-leasing, investment and disposition activity that took place during the quarter had been made on the first day of the quarter, ii) to exclude certain GAAP income and expense amounts that we believe are infrequent and unusual in nature and iii) to eliminate the impact of lease termination or loan prepayment fees and contingent rental revenue from our tenants which is subject to sales thresholds specified in the lease. We then annualize these estimates for the current quarter by multiplying them by four, which we believe provides a meaningful estimate of our current run rate for all investments as of the end of the current quarter. You should not unduly rely on these measures, as they are based on assumptions and estimates that may prove to be inaccurate. Our actual reported EBITDAre, NOI and Cash NOI for future periods may be significantly less than these estimates of current run rates.

### Cash ABR

Cash ABR means annualized contractually specified cash base rent in effect as of the end of the current quarter for all of our leases (including those accounted for as direct financing leases) commenced as of that date and annualized cash interest on our mortgage loans receivable as of that date.

### Rent Coverage Ratio

Rent coverage ratio means the ratio of tenant-reported or, when unavailable, management's estimate based on tenant-reported financial information, annual EBITDA and cash rent attributable to the leased property (or properties, in the case of a master lease) to the annualized base rental obligation as of a specified date.

### Initial Portfolio

Initial Portfolio means our acquisition of a portfolio of 262 net leased properties on June 16, 2016, consisting primarily of restaurants, that were being sold as part of the liquidation of General Electric Capital Corporation for an aggregate purchase price of \$279.8 million (including transaction costs).

### GAAP Cap Rate

GAAP Cap Rate means annualized rental income computed in accordance with GAAP for the first full month after investment divided by the purchase price, as applicable, for the property.

### Cash Cap Rate

Cash Cap Rate means annualized contractually specified cash base rent for the first full month after investment or disposition divided by the purchase or sale price, as applicable, for the property.

### Disclaimer

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