

[] Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. *See* Instruction 1(b).

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

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

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 | | | | | | Relationshi | 5. Relationship of Reporting Person(s) to Issuer | | | | |
|---|--|---|---|---|----------------------------|---|--|--|---|---|---|--|--|--|--|
| | | | | | | | | | | | (Check all app | olicable) | | | |
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| | | | | TR | UST, IN | IC. [EPI | RT] | 1 | | | Director | | 10% | Owner | |
|) (Firs | t) (M | iddle) | | 3. D | ate of Ear | liest Transa | ction | n (MM/E | D/YYYY) |) | | | · — | ner (specify l | below) |
| , | | | | | | | | | | | Executive VP | , CFO & | Treasurer | | |
| GIE CE | NTER | | | | | 6/1: | 5/20 |)22 | | | | | | | |
| TE 520 | | | | | | | | | | | | | | | |
| | eet) | | | 4. If | Amendm | ent, Date O | rigin | nal File | d (MM/DI | D/YYYY | 6. Individual o | or Joint/G | roup Filing | Check Appl | icable Line) |
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| N, NJ 08 | 540 | | | | | | | | | | | | | | |
| City) (St | ate) (Zi | p) | | | | | | | | | Form filed by | More than C | me Reporting P | erson | |
| | | | | | | | | | | | | | | | |
| | | Table | I - Non- | Deriv | ative Se | curities Acc | quire | ed, Dis | posed of | f, or B | eneficially Owne | d | | | |
| | | | 2. Trans. I | | | | de | | | | | | | 6. | 7. Nature |
| (Instr. 3) | | | | | | | (Instr. 3, 4 and 5) | |) | | Transaction(s) | | Ownership Form: | nership of Indirect n: Beneficial | |
| | | | | | , , | | | ` | | | | | | | Ownership (Instr. 4) |
| | | | | | | | | | (A) or | | | | | (I) (Instr. | (Insu. 4) |
| | | | | | | Code | V | 1 | t (D) | Price | | | | 4) | |
| | | | 6/15/202 | 22 | | P | | 1000 | A | \$20.76 | | 84453 | | D | |
| | | | | | | | | | | | | | | | |
| Tal | ole II - Dei | rivative | Securit | ies B | eneficial | y Owned (| | • ′ | | rrants | s, options, conver | tible secu | rities) | 1 | 1 |
| 141 | | | | | oda 5 Nun | ber of | 6. D | | | and Amount of | | | 10. | 11. Nature | |
| 2. | 3. Trans. | | emed 4. T | | | | and | Evniratio | n Data | Securit | iae Undarlying | Darivativa | darivativa | Ownerchin | of Indirect |
| 2. Conversion or Exercise | 3. Trans. Date | 3A. Dec Execution Date, if | on (Ins | | Deriva Acquir | ive Securities ed (A) or | and | Expiration | on Date | Deriva | ies Underlying tive Security | | Securities | | Beneficial |
| 2. Conversion or Exercise Price of | | Executi | on (Ins | | Deriva Acquir Dispos | ed (A) or ed of (D) | and | Expiration | on Date | Deriva | | Security | Securities Beneficially | Form of Derivative | Beneficial Ownership |
| 2. Conversion or Exercise | | Executi | on (Ins | | Deriva Acquir Dispos | ive Securities ed (A) or | and | Expiration | on Date | Deriva | tive Security | Security | Securities Beneficially Owned Following | Form of Derivative Security: Direct (D) | Beneficial |
| 2. Conversion or Exercise Price of Derivative | | Executi | on (Ins | | Deriva Acquir Dispos | ed (A) or ed of (D) | and | | Expiration | Deriva (Instr. 3 | tive Security | Security | Securities Beneficially Owned | Form of Derivative Security: Direct (D) or Indirect | Beneficial Ownership |
| | (First CE) (GIE CE) (Street CE | (First) (M GGIE CENTER TE 520 (Street) N, NJ 08540 City) (State) (Zi | (First) (Middle) GGIE CENTER TE 520 (Street) N, NJ 08540 City) (State) (Zip) Table | (First) (Middle) GGIE CENTER TE 520 (Street) N, NJ 08540 City) (State) (Zip) Table I - Non- 2. Trans. I | ESS TR | ESSENTIA TRUST, IN (First) (Middle) 3. Date of Ear GGIE CENTER TE 520 (Street) 4. If Amendment N, NJ 08540 City) (State) (Zip) Table I - Non-Derivative Section 2. Trans. Date Execution Date, if any | ESSENTIAL PROFITATION (Middle) 3. Date of Earliest Transa 6/15 GIE CENTER (Street) (Street) 4. If Amendment, Date O N, NJ 08540 City) (State) (State) 2. Trans. Date 2. Trans. Date Execution Date, if any Code 6/15/2022 P | ESSENTIAL PROPER TRUST, INC. [EPRT] 3. Date of Earliest Transaction (Street) (Street) 4. If Amendment, Date Origin (State) (State) (State) (State) (State) (State) (State) (State) (State) (A. If Amendment, Date Origin (State) (State | ESSENTIAL PROPERTIES TRUST, INC. [EPRT] 3. Date of Earliest Transaction (MM/E GGIE CENTER 6/15/2022 (Street) 4. If Amendment, Date Original Files N, NJ 08540 City) (State) (Zip) Table I - Non-Derivative Securities Acquired, Dis 2. Trans. Date 2A. Deemed 3. Trans. Code 4. Security or Disp (Instr. 8) (Instr. 8) (Instr. 8) (Instr. 3) | ESSENTIAL PROPERTIES REA TRUST, INC. [EPRT] 3. Date of Earliest Transaction (MM/DD/YYYY) GGIE CENTER 6/15/2022 (Street) 4. If Amendment, Date Original Filed (MM/DI N, NJ 08540 City) (State) Table I - Non-Derivative Securities Acquired, Disposed of Execution Date, if any 2. Trans. Date Execution Date, if any ESSENTIAL PROPERTIES REA TRUST, INC. [EPRT] 6/15/2022 4. If Amendment, Date Original Filed (MM/DI City) (State) Code V Amount (A) or (D) Code V Amount (D) 6/15/2022 P 1000 A | ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT] 3. Date of Earliest Transaction (MM/DD/YYYY) GGIE CENTER (Street) (Street) 4. If Amendment, Date Original Filed (MM/DD/YYYY) (N, NJ 08540 (State) (State) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or B 2. Trans. Date Execution Date, if any (Instr. 8) (A) or Disposed of (D) (Instr. 3, 4 and 5) (Code V Amount (D) Price P 1000 A \$20.76 | ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT] Director X_ Officer (gi Executive VP CGIE CENTER (Street) 4. If Amendment, Date Original Filed (MM/DD/YYYY) City) (State) (State) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owner [2. Trans. Date 2. Deemed 2. Trans. Date 3. Trans. Code 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Date 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Date 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Date 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Date 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Date 4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) 5. Amount of Securities Date 4. Sec | ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT] Director X_ Officer (give title below Executive VP, CFO & CGIE CENTER (Street) (Street) (State) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned 2. Trans. Date Execution Date, if any Execution Date, if any Code V Amount (D) Price (Check all applicable) X_ Officer (give title below Executive VP, CFO & X_ Officer (give title below Executive VP, CFO & X_ Form filed by One Reported Transaction (MM/DD/YYYY) (Instr. 3, 4 and 5) (Check all applicable) A Securities Acquired (MM/DD/YYYY) A Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5) (Instr. 3 and 4) | ESSENTIAL PROPERTIES REALTY TRUST, INC. [EPRT] 3. Date of Earliest Transaction (MM/DD/YYYY) (GIE CENTER 10/10/10/10/10/10/10/10/10/10/10/10/10/1 | Check all applicable Check all applicable |

Explanation of Responses:

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 Owners

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

Signatures

/s/ Timothy J. Earnshaw, attorney in-fact 6/16/2022

**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: 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.