

**JLL Income Property Trust
Declares 54th Consecutive Quarterly Dividend**

Chicago (May 13, 2025) – JLL Income Property Trust, an institutionally managed daily NAV REIT (NASDAQ:[ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)) with approximately \$6.5 billion in portfolio equity and debt investments, announced that on May 6, 2025 its Board of Directors declared a dividend for the second quarter of 2025 of \$0.1575 per share. This will be the 54th consecutive dividend paid to its stockholders.

The dividend is payable on or around June 27, 2025 to stockholders of record as of June 24, 2025. On an annualized basis, this gross dividend is equivalent to \$0.63 per share and represents a yield of approximately 5.5% on a NAV per share of \$11.41 as of March 31, 2025. All stockholders will receive \$0.1575 per share less applicable share class specific fees and the annualized yield will differ based on the share class.

“We are proud to maintain JLL Income Property Trust’s reputation as a reliable source of consistent income for our stockholders, with this being our 54th consecutive quarterly dividend payable to stockholders,” said JLL Income Property Trust President and CEO Allan Swaringen. “Over our 13-year history, we have increased the dividend nine times for an average annual increase of 4.0% – providing important inflation-hedging income to our stockholders.”

A first quarter 2025 dividend of \$0.1575 per share, less applicable share class specific fees, was paid according to the table below on March 28, 2025 to stockholders of record as of March 25, 2025. Any future dividends will be approved at the discretion of the Board of Directors.

	M-I Share	A-I Share ¹	M Share ²	A Share ³
Q1 Quarterly Gross Dividend per Share	\$0.1575	\$0.1575	\$0.1575	\$0.1575
Less: Dealer Manager Fee per Share	-	(\$0.00859)	(\$0.00856)	(\$0.02435)
Q1 Quarterly Net Dividend per Share	\$0.1575	\$0.14891	\$0.14894	\$0.13315
NAV per Share as of March 31, 2025	\$11.41	\$11.43	\$11.42	\$11.40
Annualized Net Dividend Yield Based on NAV as of March 31, 2025	5.5%	5.2%	5.2%	4.7%

1. A dealer manager fee equal to 1/365th of 0.30% of NAV is allocated to Class A-I stockholders daily and reduces the quarterly dividend paid.
2. A dealer manager fee equal to 1/365th of 0.30% of NAV is allocated to Class M stockholders daily and reduces the quarterly dividend paid.
3. A dealer manager fee equal to 1/365th of 0.85% of NAV is allocated to Class A stockholders daily and reduces the quarterly dividend paid.

JLL Income Property Trust is an institutionally managed, daily NAV REIT that brings to investors a growing portfolio of commercial real estate investments selected by an institutional investment management team and

sponsored by one of the world's leading real estate services firms.

For more information on JLL Income Property Trust, please visit our website at www.jllipt.com.

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About JLL Income Property Trust, Inc. (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)) is a daily NAV REIT that owns and manages a diversified portfolio of high quality, income-producing residential, industrial, grocery-anchored retail, healthcare, office and debt investments throughout the United States. JLL Income Property Trust expects to further diversify its real estate portfolio over time, including on a global basis. For more information, visit www.jllipt.com.

About LaSalle Investment Management | Investing Today. For Tomorrow.

LaSalle Investment Management is one of the world's leading real estate investment managers. On a global basis, LaSalle manages \$82.3 billion of assets in private and public real estate equity and debt investments as of Q4 2024. LaSalle's diverse client base includes public and private pension funds, insurance companies, governments, corporations, endowments and private individuals from across the globe. LaSalle sponsors a complete range of investment vehicles, including separate accounts, open- and closed-end funds, public securities and entity-level investments.

Valuations, Forward Looking Statements and Future Results

This press release may contain forward-looking statements with respect to JLL Income Property Trust.

Forward-looking statements are statements that are not descriptions of historical facts and include statements regarding management's intentions, beliefs, expectations, research, market analysis, plans or predictions of the future. Because such statements include risks, uncertainties and contingencies, actual results may differ materially from those expressed or implied by such forward-looking statements. Past performance is not indicative of future results and there can be no assurance that future dividends will be paid.

Contacts:

Alissa Schachter

LaSalle Investment Management

Telephone: +1 312 228 2048

Email: alissa.schachter@lasalle.com

Doug Allen

Dukas Linden Public Relations

Telephone: +1 646 722 6530

Email: JLLIPT@DLPR.com