



ANNUAL REPORT 2015

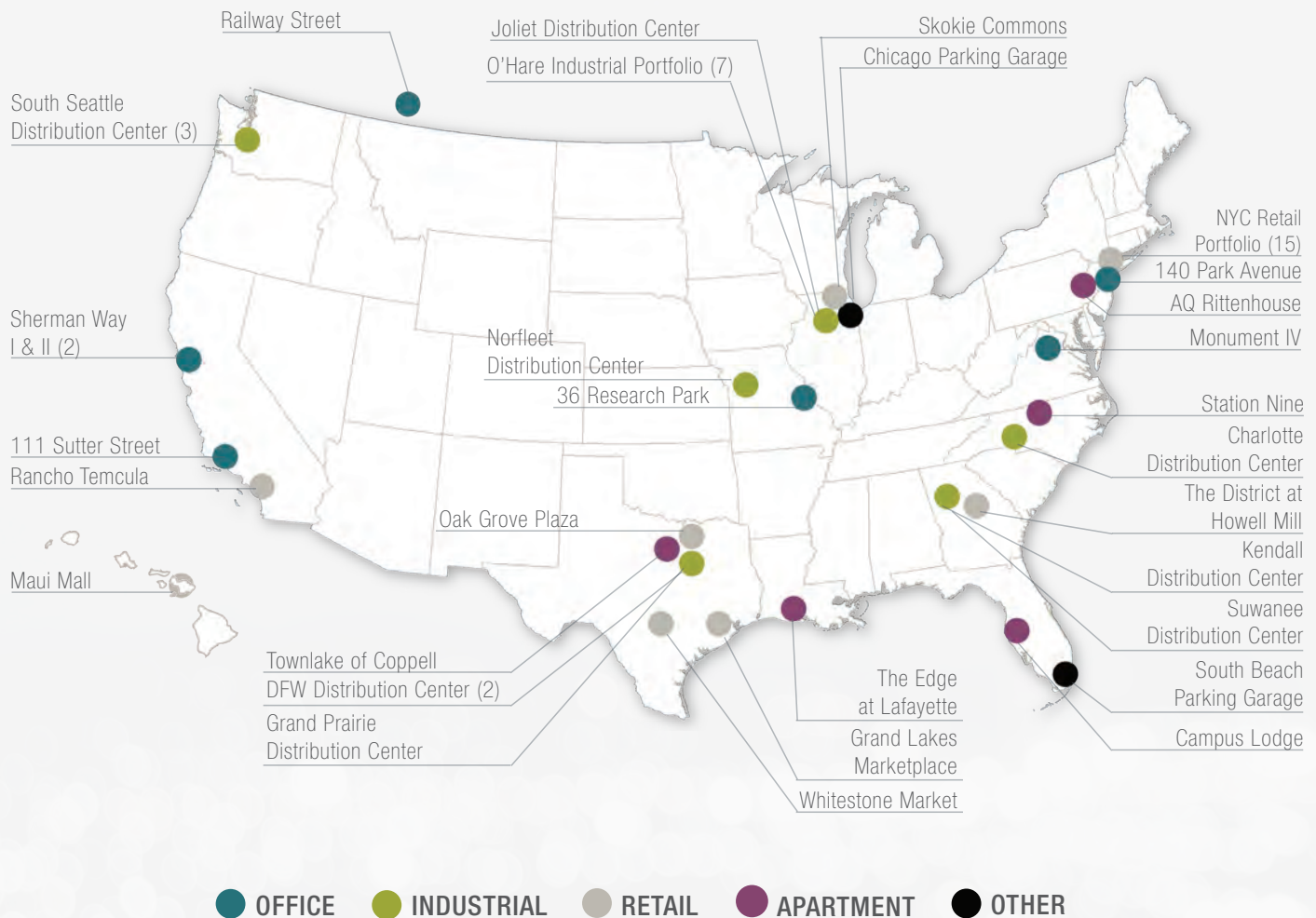
This sales and advertising literature is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus. **This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering.** No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of our common stock, determined if the prospectus is truthful or complete, or passed on or endorsed the merits of this offering. Any representation to the contrary is a criminal offense. A copy of the prospectus for the JLL Income Property Trust offering can be obtained or viewed at www.jllipt.com.

FOR INVESTMENT PROFESSIONAL USE ONLY | NOT FOR CLIENT DISTRIBUTION | SEE PAGE 6 FOR IMPORTANT DISCLOSURE INFORMATION

JLL Income Property TrustSM

CURRENT PORTFOLIO: 54 PROPERTIES ACROSS 14 STATES & CANADA

22 RETAIL CENTERS, 18 INDUSTRIAL WAREHOUSES, 7 OFFICE BUILDINGS, 5 APARTMENT COMPLEXES
AND 2 PARKING GARAGES



Portfolio as of December 31, 2015
For property details, visit jllipt.com

Dear Fellow Stockholders:

I am pleased to report that 2015 was a year of exceptional growth and accomplishments for **JLL Income Property Trust**.

In 2015 we acquired 30 new properties, nearly doubling the net asset value of our portfolio. We owned interests in 28 properties at the end of 2014 and grew to 54 properties at the end of 2015. We disposed of four non-strategic assets, all closing within a very narrow range of their most recent independently determined appraised values. We repaid one loan to reduce our leverage and financing costs, as well as extended and expanded our working capital line of credit. At a company level, we reduced our overall leverage ratio from 45% at the end of 2014 to 39% at the end of 2015. Our asset management teams signed new leases or renewed existing leases totaling approximately 594,000 square feet; and, in keeping with our core asset management strategy, we renewed or released nearly 85% of our 2015 commercial lease expirations. Our accomplishments reflect the strength of our vision, passion and ability to execute on our strategic plan to position **JLL Income Property Trust** for continued and long-lasting growth.

ASSETS UNDER MANAGEMENT (IN MILLIONS)



ANNUAL CAPITAL RAISED (IN MILLIONS)



COMPANY LEVERAGE



NET ASSET VALUE (IN MILLIONS)



SHARE PRICE (CLASS M)



Investment performance is the most important measure of success for an investment manager; however, an investment manager's success in attracting new capital is a critical barometer of the market's receptivity and confidence in a manager's offering. During 2015 financial advisors chose to allocate over \$400 million of new capital to our strategy, a dramatic increase from the \$150 million of capital raised in 2014. **JLL Income Property Trust** remains the preferred daily NAV core real estate offering in the marketplace, attracting more capital than all of our competitors combined. We continue to see strong inflows as other asset classes struggle and real estate market conditions remain favorable.

It is a daunting responsibility managing the wealth of others, and ever more so in the current economic environment. The equity and bond markets have recently exhibited extraordinary volatility. The Fed is trying to increase its benchmark borrowing rates; however, global economies continue to conspire against it. Last year I wrote that Washington had never been more dysfunctional and would likely remain gridlocked through the next election. Now it looks like that may have been the understatement of the year! On the surface, the dramatic collapse of oil is generally favorable to the broader US economy; but certain energy-oriented sectors and markets are headed toward regionally-oriented mini-recessions.

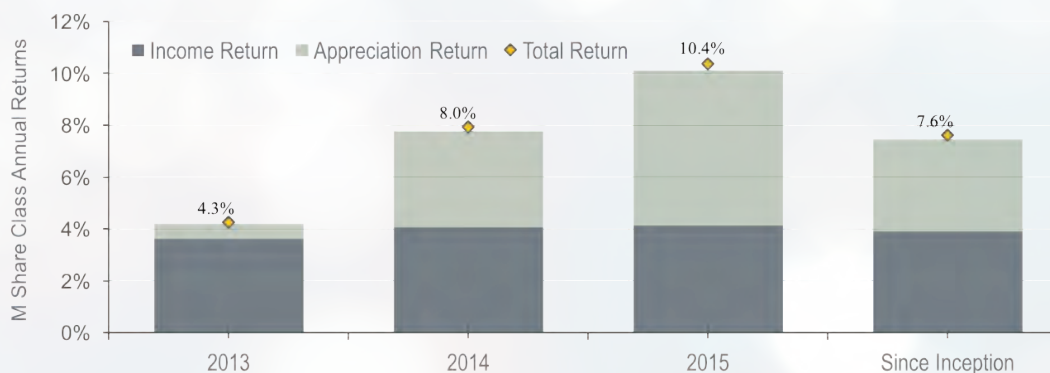
A DIVERSIFIED PORTFOLIO

In an extraordinarily complex world, **JLL Income Property Trust** is offering investors unique simplicity—investment in a growing portfolio of high quality, well-located office buildings, shopping centers, warehouses, apartments and parking garages—conservatively financed and principally located in major markets such as San Francisco, Seattle, Chicago, New York, Washington, Atlanta and Miami. We own properties that we all work in, shop at, ship to and from, live in and park in. We have a uniquely simple strategy—own high-quality, well-located, income generating real estate (as compared to owning more stocks listed on an exchange) for the long term.

Fundamentally, the management of **JLL Income Property Trust** consider ourselves to be long-term investors. And you, our stockholders, should aspire to also be long-term investors. This long-term perspective is critically important when one understands that the strategy and underlying investment decisions that most impacted our outperformance in 2015 were made years ago; and similarly, the strategy shifts and tactical portfolio decisions we implemented last year will ideally bear fruit over time horizons measured in years, many years—certainly not in a handful of quarters as is typical for most public companies. Our strategies evolve over longer periods of time than do businesses that are less rooted in the realm of real assets, brick and mortar, and land usage—all factors of production for which the underwritten time horizon is typically ten years. In our business, strategies can't turn on a dime. They take years to execute and even longer to prove themselves out to be good ones, or not so good ones.

2015 PERFORMANCE

So let's talk about that 2015 outperformance—a 10.4% total return (net of fees) on our M share class comprised of a 4.1% income return and 6% share appreciation. And 100% tax efficiency on \$24.4 million in dividends paid out to stockholders. We've paid dividends now for 17 consecutive quarters with an average annualized growth rate of 6% over that time period. Since we launched our initial public offering in October of 2012, we've delivered net of fees annualized total returns for our Class A and M shares of 7% and 7.6%, respectively. Simply put, the reasons behind this strong investment performance is that our repositioning and deleveraging efforts that began in 2012 have produced a portfolio of higher-quality properties in stronger markets that benefited from (and we believe will continue to benefit from) positive macro-economic factors and improving underlying property market fundamentals, and we believe will be more resilient to economic downturns in the future.



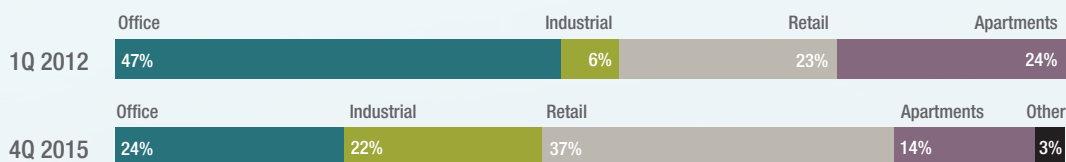
ASSET ALLOCATIONS

A unique aspect of our strategy, and we believe one of its greatest strengths, is our ability to shift property type weightings and geographic concentrations as our research and strategy team (our in-house intellectual capital) guides us towards (and sometimes directs us to avoid) certain property sectors and geographic markets that are likely to outperform (or underperform) given their outlook for the current and future environment. To demonstrate this, since 2012:

- ▶ In our office portfolio, we've disposed of 17 properties, acquired one new medical office property fully leased for 15 years, reducing our portfolio allocation to this sector from 47% to 24%;
- ▶ In our industrial portfolio, we've disposed of one property, acquired 16 new warehouse properties, increasing our portfolio allocation to this sector from 6% to 22%;
- ▶ In our retail portfolio, we've disposed of three properties, acquired interests in 21 new retail properties, increasing our portfolio allocation to this sector from 23% to 37%;
- ▶ In our apartment portfolio, we've disposed of four properties (all in the student housing subsector), acquired two new conventional apartment properties, reducing our portfolio allocation to this sector from 24% to 14%.

All of our 42 new property acquisitions over the last four years met our carefully developed investment criteria and each one raised the quality of our portfolio. We believe property type and market selection will continue to be one of the greatest contributors to our strengthening investment performance. We aspire for **JLL Income Property Trust** to grow to become a fortress for investors – a fortress of enduring value.

THEN AND NOW—PORTFOLIO DIVERSIFICATION BY PROPERTY TYPE*



*Based on property value

Since 2012, we have raised nearly \$900 million of new capital. We have disposed of 25 non-strategic properties generating \$435 million in sale proceeds. With this capital we have acquired interests in 42 new properties (all of these more in keeping with our go-forward strategy) investing approximately \$950 million. We also repaid or refinanced over \$340 million in higher interest rate and higher loan-to-value loans and repurchased nearly \$150 million in shares at their daily NAV, returning capital to stockholders that desired liquidity or choose to reduce their allocations to core real estate.

NUMBER OF PROPERTIES



ANNUAL PROPERTY APPRECIATION (IN MILLIONS)



PORTFOLIO OCCUPANCY



2016 OUTLOOK

Our investment outlook for 2016 combines elements of stability and risk aversion. The stability factors are tied to property fundamentals which currently exhibit positive momentum and generally improving metrics of increasing rental rates and occupancies and declining vacancies across most core markets and property sectors. The risk factors are tied to the capital markets, where the **triple-low**—low economic growth, low inflation and low interest rates—environment has created a **triple-high**—higher capital flows, higher capital values and higher returns—for core real estate. Our research and strategy teams do not foresee an immediate sharp reversal of these macroeconomic conditions. Our strategy is not one based upon fundamental market timing theories, at least not in the context of being a “long-only” perpetual life fund that offers investors exposure to the broad asset class of core real estate. However, we are acutely aware of the inherent risks in what we do and we work tirelessly to manage and mitigate those risks through all means available to us. And at this later stage in the US economic recovery, taking appropriate precautions—possibly buying “cycle insurance”, to the extent it is available—seems prudent and will influence our investment themes in the coming year.

While many macroeconomic indicators tell a mixed story around the world today, those most related to our business largely point to a continued favorable environment for **JLL Income Property Trust's** conservative bias in 2016. Our target acquisitions remain well-located industrial warehouses and grocery-anchored neighborhood and community shopping centers along with urban core infill retail and conventional apartments in either urban and transit-oriented locations or suburban, supply-constrained markets with highly-rated school districts.

We are very pleased with the growth and accomplishments of **JLL Income Property Trust** over the last four years and believe we are well positioned to take advantage of opportunities in 2016 and beyond. We realize that our success is directly attributable to our loyal and patient stockholders, our incredibly talented and committed colleagues across LaSalle and JLL, our expanding roster of supportive distribution partners and the growing community of financial advisors that place their trust in us and continue to recommend us to their clients—and we are grateful for your support.

Our annual meeting is scheduled for 11:30 a.m. Eastern time on Tuesday, May 10, 2016 at the offices of Jones Lang LaSalle Incorporated, 330 Madison Avenue, 4th floor boardroom, New York, New York, 10017.

Sincerely,



C. Allan Swaringen
President and Chief Executive Officer
March 31, 2016



42nd St. Retail & Entertainment, NYC Retail Portfolio—Property included in JLLIPT's portfolio.



111 Sutter Street, San Francisco, CA—Property included in JLLIPT's portfolio.

SUMMARY OF RISK FACTORS

You should read the prospectus carefully for a description of the risks associated with an investment in JLL Income Property Trust. Some of these risks include but are not limited to the following:

- Since there is no public trading market for shares of our common stock, repurchases of shares by us after a one-year minimum holding period will likely be the only way to dispose of your shares.
- After a required one-year holding period, we limit the amount of shares that may be repurchased under our repurchase plan to approximately 5% of our net asset value (NAV) per quarter and 20% of our NAV per annum. Because our assets will consist primarily of properties that generally cannot be readily liquidated, we may not have sufficient liquid resources to satisfy repurchase requests. Further, our board of directors may modify or suspend our repurchase plan if it deems such action to be in the best interest of our stockholders. As a result, our shares have limited liquidity and at times may be illiquid.
- The purchase and redemption price for shares of our common stock will be based on the NAV of each class of common stock and will not be based on any public trading market. Because valuation of properties is inherently subjective, our NAV may not accurately reflect the actual price at which our assets could be liquidated on any given day.
- We are dependent on our advisor to conduct our operations. We will pay substantial fees to our advisor, which increases your risk of loss.
- We have a history of operating losses and cannot assure you that we will achieve profitability.
- Our advisor will face conflicts of interest as a result of, among other things, time constraints, allocation of investment opportunities, and the fact that the fees it will receive for services rendered to us will be based on our NAV, which it is responsible for calculating.
- The amount of distributions we make is uncertain and there is no assurance that future distributions will be made. We may pay distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, or offering proceeds.
- Our use of leverage increases the risk of your investment.
- If we fail to maintain our status as a REIT, and no relief provisions apply, we would be subject to serious adverse tax consequences that would cause a significant reduction in our cash available for distribution to our stockholders and potentially have a negative impact on our NAV.

FORWARD-LOOKING STATEMENT DISCLOSURE

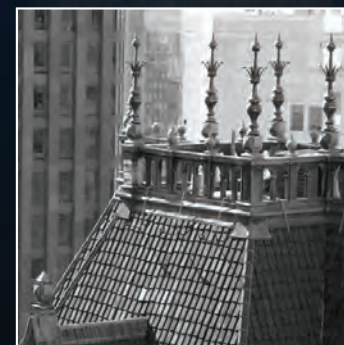
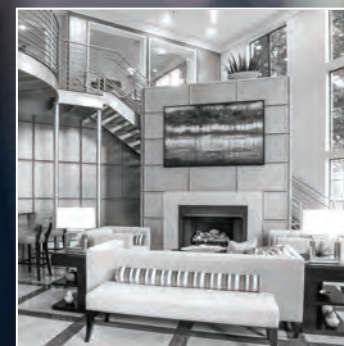
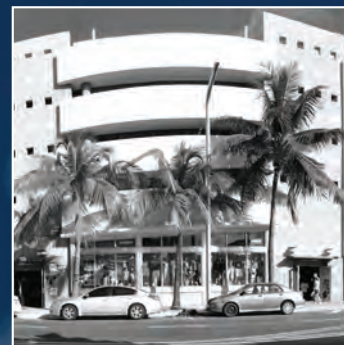
This literature contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms such as “anticipate,” “believe,” “continue,” “could,” “estimate,” “expect,” “intend,” “may,” “plan,” “predict,” “project,” “should,” “will,” and other similar terms, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks, uncertainties, and contingencies include, but are not limited to, the following: our ability to effectively raise capital in our offering; uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our investment strategy; and other risk factors as outlined in our registration statement on Form S-11 (Registration No. 333-196886) and periodic reports filed with the Securities and Exchange Commission. Although we believe the expectations reflected in such forward-looking statements are based upon reasonable assumptions, we can give no assurance that the expectations will be attained or that any deviation will not be material. We undertake no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in our expectations.

FOR DETAILS, TALK WITH YOUR INVESTMENT ADVISOR OR VISIT WWW.JLLIPT.COM TODAY.

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