



JLL | INCOME
PROPERTY
TRUST

2021



Annual Report



Note: All properties pictured are included in the JLL Income Property Trust portfolio.

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 OHIO RESIDENTS.

Dear Fellow Stockholders:

We are pleased to report that 2021 represented our strongest performance in our near 10-year history, having generated nearly a 22% annual return for investors, of which 4.5% represented income. These results are due, in large part, to a deliberate strategy of increasing both our pace of acquisitions (38 new properties across 23 transactions exceeding \$2.1 billion) and our leverage (moving from 33% to 43% LTV) – while maintaining our bias for capturing historically low, long-term fixed interest rates (80% of our borrowings are at fixed-rates, with a weighted average debt maturity of five years across our portfolio).

By the end of 2021, our portfolio reached \$5.9 billion in portfolio assets, with 120 properties diversified across 27 states, comprising over 17.4 million commercial square feet and nearly 9,700 residential units. Our portfolio is currently 73% weighted to industrial and residential, two high-performing sectors where we believe growth will continue to outpace inflation. Our portfolio has proven to be not only resilient in the face of lingering COVID-19 headwinds, but we believe well-positioned to capitalize on the current, somewhat unstable market environment.

Although 2021 proved to be a prolific year for portfolio growth, one signature investment warrants special mention:

- **Single-Family Rental Portfolio** (\$1.2 billion portfolio, of which we own 47%) is a stabilized, core, geographically diverse single-family rental portfolio. The existing portfolio of over 4,000 homes is diversified across fourteen major markets in 11 different states with homes spread across multiple locations within these markets. This was a unique and attractive opportunity for us to enter the single-family rental market at scale – which we believe is a ‘near-core’ property sector poised for accelerating institutional capital inflows along with an attractive risk adjusted return profile.

At year end, we declared our 40th consecutive quarterly distribution, with a 3.7% annualized growth rate for ten years. Our tax efficiency this year well-exceeded our long-term average expectations, with approximately 99.5% of distributions being treated as return of capital. Since 2012, our cumulative distributions paid has been over \$544 million, with 77% being return of capital and 23% being long-term capital gains. Providing durable tax efficient income to our stockholders is one of our primary objectives.



Now in 2022, we recently announced our seventh distribution increase for the first quarter, representing a 3.7% increase from the prior quarter and continuing our tradition of regular distribution increases for our stockholders.

This year, we will celebrate our 10th anniversary since the launch of JLL Income Property Trust – marking a decade of delivering consistent, attractive total returns while focusing on core, stabilized, lower-risk investments. As the longest-tenured daily NAV REIT in the industry, we are proud of our history, yet keenly focused on the future as we seek to enhance performance and results for you, our valued and loyal stockholders. I continue to be extremely proud of our team's tireless efforts focused on preserving and protecting our portfolio during what has proven to be challenging working conditions. I thank them for their unwavering dedication, creativity, and professionalism.

We hope you and your families are safe and healthy, and from the entire JLL Income Property Trust family, thank you for the responsibility and trust you have placed with us – we take it very seriously.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Allan Swaringen'.

Allan Swaringen
President and Chief Executive Officer

Reminder: Vote your Shares

Please visit www.jllipt.com for the most up-to-date information on our portfolio, performance, and proxy voting schedule. Vote online, over the phone, or through the mail.

Key Highlights

\$5.9^B
Total Asset Value¹

\$2.1^B
New Investments

21.9%
2021 Net Return
for Class-M-I

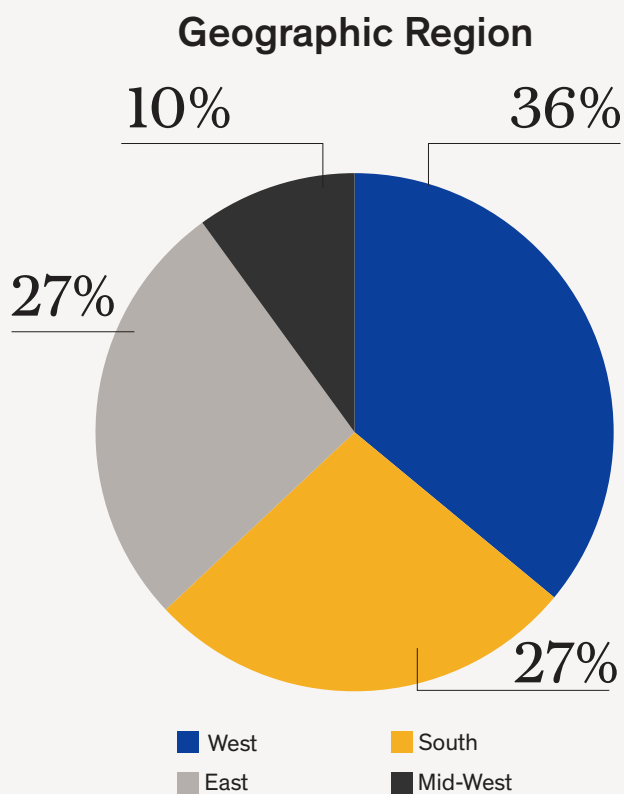
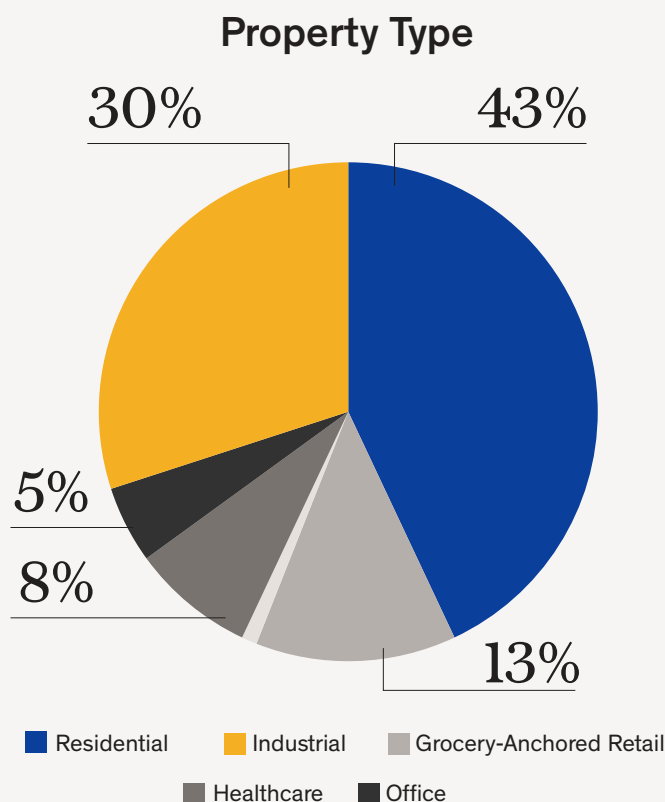
\$3.3^B
NAV

43%
Leverage

40
Consecutive Quarterly
Distributions

Distribution payments are not guaranteed and may be modified at the Company's discretion. The amount of distributions JLLIPT may make is uncertain. JLLIPT may pay distributions from sources other than operational cash flow, including, without limitation, the sale of assets, borrowings, or offering proceeds. The advisor may defer reimbursements and fees otherwise due, in order to pay these distributions, and when these amounts are paid back to the advisor, that will result in a decrease in cash flow from operations. To date, cumulative distributions have been funded by cash flow from operations.

Current Portfolio



Source: JLL Income Property Trust as of December 31, 2021

¹ Total assets at fair value are reported at pro-rata share for properties with joint ownership.

NAV CALCULATION AND RECONCILIATION

This sales material contains references to our NAV. NAV is calculated in accordance with the valuation guidelines approved by our board of directors. NAV is not a measure used under generally accepted accounting principles in the United States ("GAAP"), and you should not consider NAV to be equivalent to stockholders' equity or any other GAAP measure. As of September 30, 2021, our NAV per share was \$12.74, \$12.73, \$12.75, \$12.71 and \$12.72 per Class M-I, Class M, Class A-I, Class A and Class D shares, respectively, and total stockholders' equity per share was \$8.31, \$8.31, \$8.32, \$8.30 and \$8.30 per Class M-I, Class M, Class A-I, Class A share and Class D shares, respectively. For a full reconciliation of NAV to stockholders' equity, please see the "Management's Discussion and Analysis of Financial Condition and Results of Operation—Net Asset Value" section of our annual and quarterly reports filed with the SEC, which are available at <http://jllipt.com/sec-filings>. For information on how we calculate NAV, see the "Net Asset Value Calculation and Valuation Guidelines" section of our prospectus.

Research-Led Investing

We leverage the data and insights developed by our industry-leading research teams at both LaSalle and JLL to help inform and guide our investment strategy.

\$2.1^B

Real Estate investments acquired in 2021

38

Properties

Investment Highlights



Single-Family Rental Portfolio
\$560M | 14 Major Markets, 11 States
Residential



Princeton North Andover
\$73M | 192 units
Residential



5 & 47 National Way
\$67M | 375,000 Square Feet
Healthcare



The Rockwell
\$84M | 204 units
Residential



Miramont Apartments
\$58M | 210 units
Residential



Duke Medical Plaza
\$37M | 60,000 Square Feet
Healthcare



Friendship Distribution Center
\$95M | 649,000 Square Feet
Industrial



Elgin Distribution Center
\$47M | 407,000 Square Feet
Industrial



9101 Stony Point Drive
\$52M | 87,000 Square Feet
Healthcare

Source: JLL Income Property Trust as of December 31, 2021

Note: Not all properties pictured in the Single-Family Rental Portfolio are included in the JLL Income Property Trust portfolio. All other properties pictured are included.

Portfolio Summary

Our strategy involves acquiring and managing a diversified portfolio of income producing properties to achieve portfolio stability, asset-type and geographic diversification, and favorable risk-adjusted returns.

120

Properties

97%

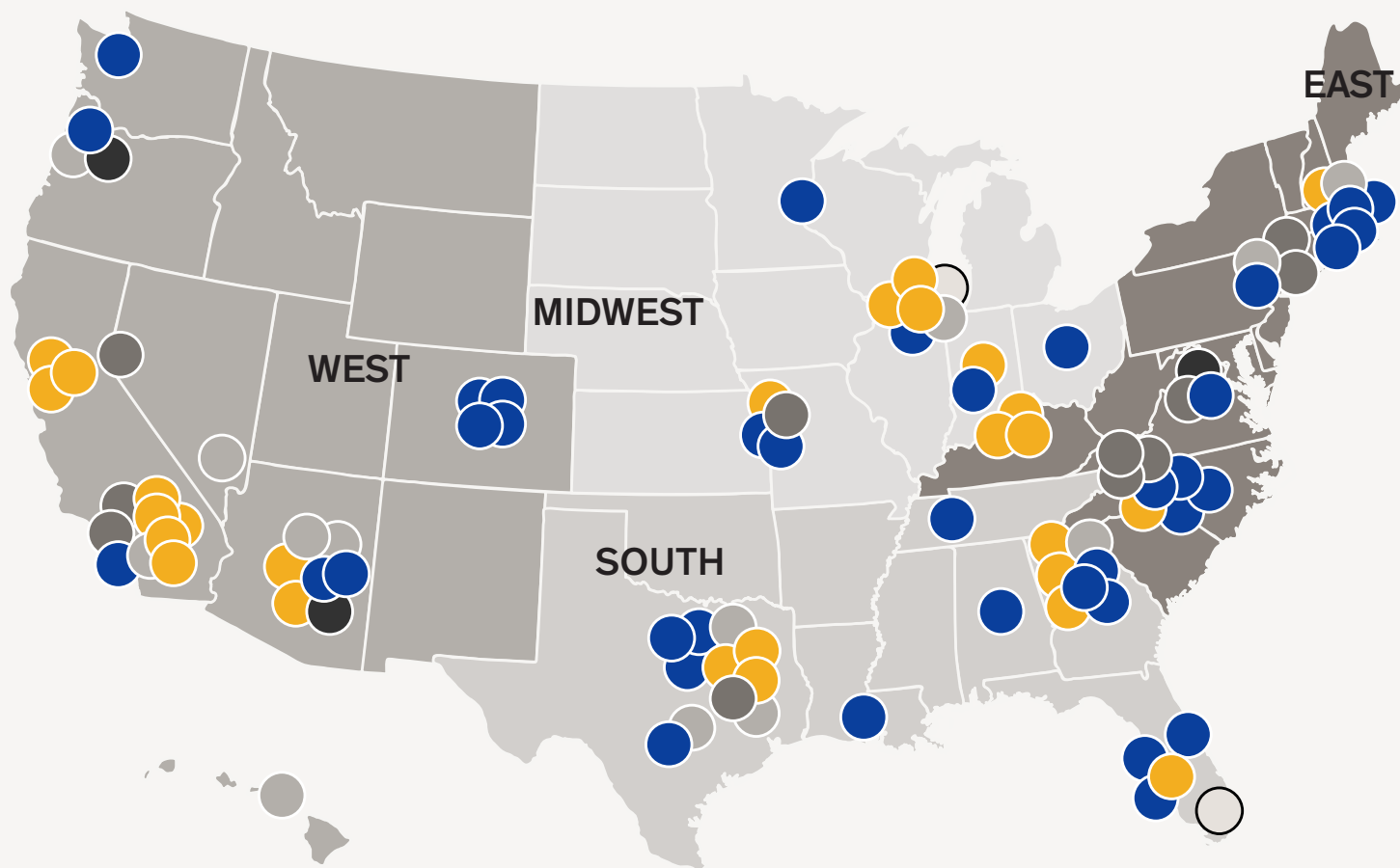
Occupancy¹

9,695

Residential Units

17.4^M

Commercial Sq.Ft.



● **Residential**
25 Properties
\$2.5^B Portfolio Value

● **Industrial**
54 Properties
\$1.7^B Portfolio Value

● **Grocery-Anchored Retail**
20 Properties
\$773^M Portfolio Value

● **Healthcare**
15 Properties
\$451^M Portfolio Value

● **Office**
4 Properties
\$283^M Portfolio Value

○ **Parking Garages**
2 Properties
\$36^M Portfolio Value

Source: JLL Income Property Trust as of December 31, 2021

¹ Stabilized portfolio occupancy excludes newly constructed properties during lease up.

Performance Summary

RETURN SUMMARY (NET OF FEES)	CLASS M-I (ZIPIX)	CLASS M (ZIPTMX)	CLASS A-I (ZIPIAX)	CLASS A (ZIPTAX)
Q4 RETURN NET	7.65%	7.67%	7.58%	7.56%
1-YEAR RETURN NET	21.99%	21.67%	21.66%	21.15%
3-YEAR ANNUAL RETURN NET	8.65%	8.39%	8.39%	7.90%
5-YEAR ANNUAL RETURN NET	8.54%	8.27%	8.27%	7.73%
SINCE INCEPTION ANNUAL RETURN NET ¹	8.38%	7.64%	8.11%	7.05%
DISTRIBUTION SUMMARY				
Q4 DISTRIBUTION PER SHARE (NET)	\$0.13500	\$0.12634	\$0.12675	\$0.11093
YTD DISTRIBUTION PER SHARE (NET)	\$0.54000	\$0.50711	\$0.50759	\$0.44909
NAV				
NAV PER SHARE ² (on 12/31/2021)	\$13.58	\$13.58	\$13.59	\$13.56

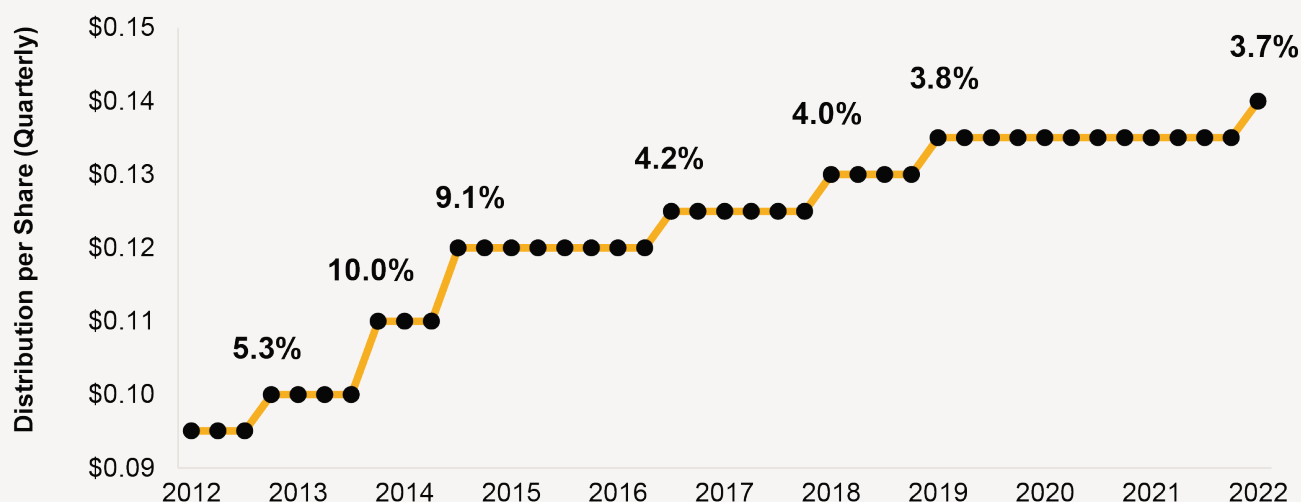


Distribution growth can help offset cost-of-living increases we are all experiencing.

- Allan Swaringen | President and Chief Executive Officer



Historical Distribution Increases³



³ Refer to page 3 for Distribution Information.

¹ Class M and A shares went effective with the SEC on October 1, 2012 at an initial offering price of \$10.00 per share. The inception date for Class M-I and A-I shares was July 1, 2014. Since inception returns are annualized.

² NAV is reported based on the fair value of assets less liabilities. Our daily NAV can be found on our website at www.jllipt.com and our toll-free line, 855.652.0277.

Sustainability

We know that leading edge environmental practices, social responsibility activities and strong corporate governance (ESG) factors can have a positive impact on investment performance - through both enhancing asset values and decreasing future environmental risks. We measure the success of our socially responsible investing endeavors by:

- Incorporating ESG factors in our investment decision-making processes
- Implementing ESG initiatives within our active asset management activities

2021 Accomplishments

3

★★★★☆
GRESB score
First NAV REIT to
appear in GRESB

63%

of sq.ft.
reporting
energy data

47%

of sq.ft. with an
operational ESG
certification

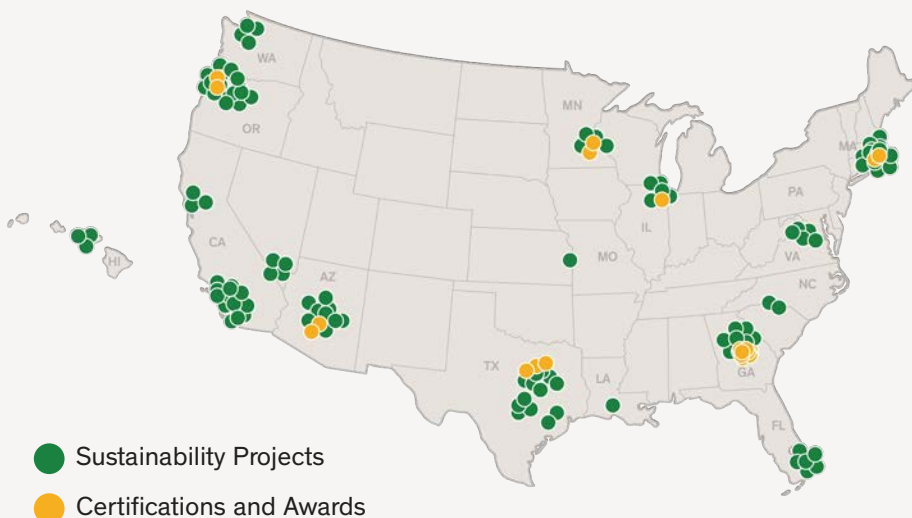
2022 Plans

27

Industrial & Retail
BREEAM Assessments

3

Multifamily &
Office Audits



20 Properties

Received WELL Health-Safety seal across
residential, medical office and office properties.

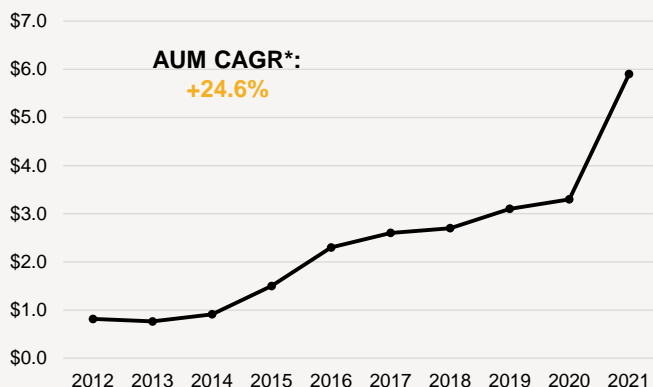
BREEAM®

7 Properties

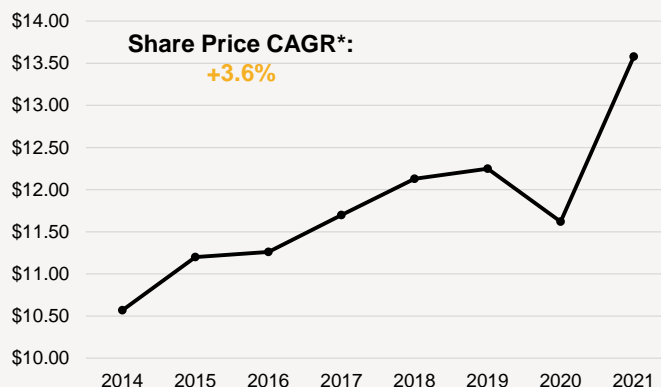
Received
BREEAM certifications

A Decade of Growth

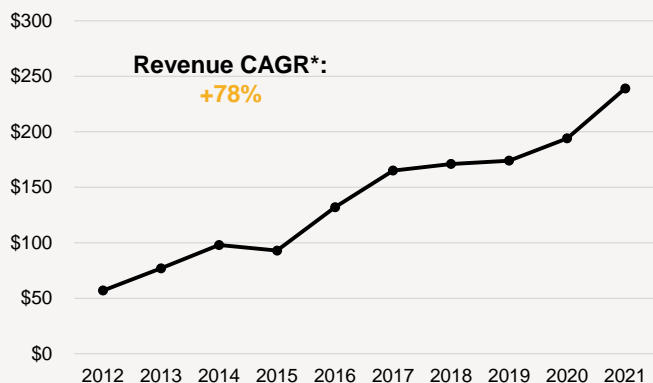
**Assets Under Management
(in \$ Billions)**



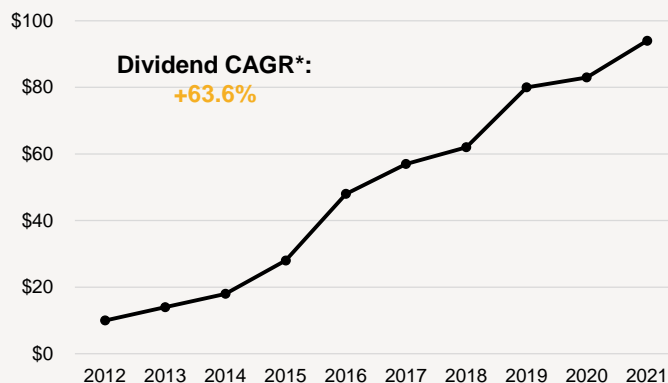
**Share Price
(Class M-I)**



**Revenue
(in \$ Millions)**



**Total Net Dividends Paid
(in \$ Millions)**



* Compound Annual Growth Rate

Holistic Contributions to Growth



Investment Performance

- GAV increased by \$2.6B (+81%) YoY
- \$2.1B of gross acquisitions



Balance Sheet Management

- Increased leverage 10 points YoY
- Decreased weighted average interest rate 69 bps YoY
- Increased credit facility by \$250M plus \$100M short-term bridge loan



Operating Results

- Achieved 103% of budgeted NOI
- Collections improved to 98% (up from 96% in 2020)



Returns Performance

- M-I return of 8.38% with a 2.74% standard deviation since inception
- M return 7.64% with a 2.63% standard deviation since inception



Asset Management

- 1.2m sq.ft. new/renewal leases executed at a weighted average increase of 6.1%
- 6 years of WALT* (up from 5.5 at YE 2020)
- Signed over 925,000 sq.ft. of industrial leases with a 14% increase in rental rates

* Weighted Average Lease Term

Distinctive Research Capabilities

A unique aspect of our investment strategy, and we believe one of its greatest strengths, is our ability to use detailed market data to inform our property sector weightings and geographic market concentrations. This is made possible by the depth of resources in our in-house Research & Strategy team. This group guides us toward certain sectors and markets we expect to outperform given their outlook for operating

fundamentals, supply and demand dynamics and market liquidity. At other times, Research & Strategy may direct us to avoid certain markets or sectors. Annually, this group facilitates a robust portfolio review which further guides our investment decisions and helps to hone our investment strategy towards achieving our investment goals of delivering stable value and income for our stockholders.



Our Research & Strategy team is a true differentiator for us. The use of innovative and emerging technologies is also notable. For example, this team uses over 26 distinct data analytics tools—across all layers of market data granularity—to identify locations where outperformance is more likely and to avoid key risks that can lead to under-performance. The data covers metrics important to real estate investors, including new construction, access to transit, top schools, and customer traffic.

Using established and alternative data sources the team has developed tools that specifically benchmark

and evaluate underlying metrics like demographics and traffic patterns to inform which locations and properties are better positioned for superior long-term performance. The rigor, detail and speed with which we are able to conduct these evaluations represents an improvement over simply “driving the trade area” or “walking the local neighborhood.” New data analytics tools quantify what was historically just observed anecdotally and help refine predictive models of critical investment performance metrics such as rent growth and occupancy.

2022 Outlook

The recovery from the COVID-19 recession peaked in the first half of 2021. Even though the strongest phase of the economic recovery in terms of jobs, GDP, consumer spending and government stimulus has already occurred, this choppy, but swift replacement of lost productive power will likely propel the economy forward in the next few years. The momentum of the recovery will slow, but it will still push real estate fundamentals forward.



Research-Led Investing

Our regional research and strategy teams work closely with our investment team to align the outlook for secular trends, real estate fundamentals, and capital markets with deal flow, investment opportunities, and micro threats. For the last decade, this team has guided our focused investment strategy around four secular trends – demographics, technology, urbanization and environmental factors. These top-down secular forces are paired with bottoms-up market and property analytics to guide our investing activities.



Active Investing in Favored Sectors

In 2021, picking the right property sectors was the key to out-performance. The return gap between apartments and industrial on one side as compared to office and retail on the other meant that a ten percent allocation shift to the leading versus the lagging sectors delivered over 300 basis points of out-performance. Disparate returns across property sectors is not a new phenomenon. We have successfully managed our property sector over- and underweights through active portfolio management and a disciplined hold/sell strategy.



Disciplined Core Investment Strategy

Fundamentally, an investment in core real estate is designed to preserve and protect invested capital, provide a reliable and growing source of income for distribution, deliver modest appreciation over the long-term and enable the use of real estate as a diversifier in a mixed asset portfolio. Core real estate is a “hold-through” strategy often up-weighted or down-weighted based upon an investors’ risk/return objectives but generally has a permanent allocation within a portfolio no different than equities or fixed income. We will continue to be the one true core NAV REIT offering available to investors.

Board of Directors

Our accomplished and diverse board of directors proudly represent the best interests of our stockholders. Consisting of a majority of independent directors, they help guide our long-term investment strategy along with our policies on valuations, governance and risk management.



Lynn C. Thurber
DIRECTOR & CHAIRMAN
OF THE BOARD



Jonathan B. Bulkeley
LEAD INDEPENDENT DIRECTOR
& NOMINATING COMMITTEE
MEMBER



Virginia G. Breen
INDEPENDENT DIRECTOR &
NOMINATING COMMITTEE
CHAIRPERSON



R. Martel Day
INDEPENDENT DIRECTOR &
AUDIT COMMITTEE MEMBER



Jacques N. Gordon
DIRECTOR & GLOBAL HEAD OF
RESEARCH & STRATEGY



Kristy Heuberger
DIRECTOR & CO-HEAD OF LASALLE
AMERICAS & HEAD OF U.S. ASSET
MANAGEMENT



William E. Sullivan
INDEPENDENT DIRECTOR & AUDIT
COMMITTEE CHAIRPERSON &
NOMINATING COMMITTEE MEMBER



Robin Zeigler
INDEPENDENT DIRECTOR &
AUDIT COMMITTEE MEMBER

SUMMARY OF RISK FACTORS

This communication may contain forward-looking statements. 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.

You should read the prospectus carefully for a description of the risks associated with an investment in JLL Income Property Trust (JLLIPT). 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, JLLIPT limits 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, JLLIPT 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.
- ▶ JLLIPT is dependent on our advisor to conduct our operations. JLLIPT will pay substantial fees to our advisor, which increases your risk of loss. JLLIPT has a history of operating losses and cannot assure you that JLLIPT 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 JLLIPT makes is uncertain and there is no assurance that future distributions will be made. JLLIPT 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 JLLIPT fails to maintain our status as a REIT, and no relief provisions apply, JLLIPT 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.
- ▶ While JLLIPT's investment strategy is to invest in stabilized commercial real estate properties diversified by sector with a focus on providing current income to investors, an investment in JLLIPT is not an investment in fixed income. Fixed income has material differences from an investment in a non-traded REIT, including those related to vehicle structure, investment objectives and restrictions, risks, fluctuation of principal, safety, guarantees or insurance, fees and expenses, liquidity and tax treatment.
- ▶ Investing in commercial real estate assets involves certain risks, including but not limited to: tenants' inability to pay rent; increases in interest rates and lack of availability of financing; tenant turnover and vacancies; and changes in supply of or demand for similar properties in a given market.
- ▶ You should carefully review the "Risk Factors" section of our prospectus for a discussion of the risks and uncertainties that we believe are material to our business, operating results, prospects and financial condition. Except as otherwise required by federal securities laws, we do not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.
- ▶ This sales material must be read in conjunction with the prospectus in order to fully understand all the implications and risks of the offering of securities to which it relates. This sales material is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus.
- ▶ Investors could lose all or a substantial amount of their investment. Alternative investments are appropriate only for eligible, long-term investors who are willing to forgo liquidity and put capital at risk for an indefinite period of time.
- ▶ This material is not to be reproduced or distributed to any other persons (other than professional advisors of the investors or prospective investors, as applicable, receiving this material) and is intended solely for the use of the persons to whom it has been delivered.
- ▶ JLLIPT may be subject to adverse legislative, regulatory, or administrative and judicial interpretative changes concerning taxes, which could increase its tax liability, reduce its operating flexibility and reduce the price of JLLIPT's common stock. Such changes may be enacted with retroactive effect. We cannot assure you that any such changes will not adversely affect the taxation of JLLIPT's stockholders. Any such changes could have an adverse effect on an investment in JLLIPT or on the market value or the resale potential of JLLIPT's assets. You should consult with your tax advisor with respect to the impact of any legislative, regulatory, or administrative and judicial interpretive changes concerning taxes on your investment in JLLIPT and the status of legislative, regulatory or other tax developments and proposals and their potential effect on an investment in shares of JLLIPT's common stock.

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 prospectus and periodic reports filed with the Securities and Exchange Commission. Although JLLIPT believes 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. JLLIPT undertakes no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in our expectations.

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Recognition We're Proud Of



World's Most Admired
Companies Fortune Magazine,
4th consecutive year



Pensions & Investments
Best Place to Work in
Money Management.
6th consecutive year



Dow Jones Sustainability
Index North America
Member



Demonstrates commitment
to transparency in gender-
related data reporting



In its 2020 submissions to
UN PRI, LaSalle achieved
a score of A+ in Strategy
& Governance and an A+
Property score



World's Most Ethical
Companies, Ethisphere
Institute, 15th consecutive year

**Awards and recognition received by JLL Income Property Trust;
our sponsor, JLL; and our advisor, LaSalle.**

Source: LaSalle Investment Management and JLL as of 2021 and 2022.