

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**

Date of report (Date of earliest event reported) January 29, 2026

JLL Income Property Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland <hr/> (State or other jurisdiction of incorporation)	000-51948 <hr/> (Commission File Number)	20-1432284 <hr/> (IRS employer Identification No.)
333 West Wacker Drive, Chicago, IL <hr/> (Address of principal executive offices)		60606 <hr/> (Zip Code)

Registrant's telephone number, including area code: (312) 897-4000

N/A

(Former name or former address, if changed since last report)

Securities registered pursuant to Section 12(b) of the Act: None

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation 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))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2). 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.

Item 7.01 - Regulation FD Disclosure.

On January 29, 2026, JLL Income Property Trust issued a press release announcing the income tax treatment of its 2025 dividends. For the tax year ended December 31, 2025, approximately 18 percent of the distributions paid will qualify as non-dividend distribution or return of capital (box 3 on Form 1099) and approximately 82 percent of distributions paid will qualify as tax advantaged long-term capital gain (box 2a).

The full text of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated by reference herein.

The information in this Current Report is furnished pursuant to Item 7 and shall not be deemed to be “filed” for the purpose of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that section. This information will not be deemed an admission as to the materiality of any information contained herein that is required to be disclosed solely by Regulation FD.

Item 9.01 - Financial Statements and Exhibits.

(d) Exhibits.

Exhibit Number **Description**

[99.1](#) Press release issued by JLL Income Property Trust on January 29, 2026, announcing the tax treatment of 2025 distributions.

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.

JONES LANG LASALLE INCOME PROPERTY TRUST, INC.

By: /s/ Gregory A. Falk

Name: Gregory A. Falk

Title: Chief Financial Officer and Treasurer

Date: February 2, 2026

EXHIBIT INDEX

Exhibit Number **Description**

99.1 Press release issued by JLL Income Property Trust on January 29, 2026, announcing the tax treatment of 2025 distributions.



INCOME
PROPERTY
TRUST

Exhibit 99.1

JLL Income Property Trust Announces Tax Treatment of 2025 Distributions

Chicago (January 29, 2026) – JLL Income Property Trust, an institutionally managed, daily NAV REIT (NASDAQ: ZIPTAX; ZIPTMX; ZIPIAX; ZIPIMX; ZIPIBX; ZIPSAX; ZIPZAX; ZIPDBX) with approximately \$7 billion in portfolio equity and debt investments, today announced the income tax treatment of its distributions paid in 2025. For the tax year ended December 31, 2025, approximately 18 percent of the distributions paid will qualify as non-dividend distribution or return of capital (box 3 on Form 1099) and approximately 82 percent of distributions paid will qualify as tax advantaged long-term capital gain (box 2a).

“Since JLL Income Property Trust’s inception in 2012, one of our primary objectives has been to be a source of durable and growing distributions,” said Allan Swaringen, President and CEO of JLL Income Property Trust. “In addition to providing 9 distribution increases over our 13-year history, we also seek to maximize the tax efficiency of our distributions and deliver tax-advantaged distributions to our stockholders. We have placed careful focus on optimizing our REIT structure to provide the most benefit for our investors, and are proud that over the last 13 years, 100% of our distributions have been characterized as either return of capital or long-term capital gain.”

The table below summarizes the income tax treatment of distributions paid to Class A stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share ⁽¹⁾	Capital Gain Income ⁽²⁾		Return of Capital		Unrecaptured Section 1250 Gains
3/25/2025	3/28/2025	\$ 0.13315	\$ 0.10892	81.8%	\$ 0.02423	18.2%	\$ 0.06818
6/24/2025	6/27/2025	0.13271	0.10856	81.8%	0.02415	18.2%	0.06796
9/23/2025	9/26/2025	0.13289	0.10870	81.8%	0.02419	18.2%	0.06805
12/23/2025	12/29/2025	0.13272	0.10856	81.8%	0.02416	18.2%	0.06796
Total		\$ 0.53147	\$ 0.43474	81.8%	\$ 0.09673	18.2%	\$ 0.27215

(1) Distributions per share are net of dealer manager fees of 0.85%.

(2) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The table below summarizes the income tax treatment of distributions paid to Class M stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share ⁽¹⁾	Capital Gain Income ⁽²⁾		Return of Capital		Unrecaptured Section 1250 Gains	
3/25/2025	3/28/2025	\$ 0.14894	\$ 0.12183	81.8%	\$ 0.02711	18.2%	\$ 0.07627	
6/24/2025	6/27/2025	0.14887	0.12178	81.8%	0.02709	18.2%		0.07623
9/23/2025	9/26/2025	0.14885	0.12176	81.8%	0.02709	18.2%		0.07622
12/23/2025	12/29/2025	0.14877	0.12169	81.8%	0.02708	18.2%		0.07618
Total		\$ 0.59543	\$ 0.48706	81.8%	\$ 0.10837	18.2%	\$ 0.30490	

(1) Distributions per share are net of dealer manager fees of 0.30%.

(2) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The table below summarizes the income tax treatment of distributions paid to Class A-I stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share ⁽¹⁾	Capital Gain Income ⁽²⁾		Return of Capital		Unrecaptured Section 1250 Gains	
3/25/2025	3/28/2025	\$ 0.14891	\$ 0.12181	81.8%	\$ 0.02710	18.2%	\$ 0.07625	
6/24/2025	6/27/2025	0.14850	0.12147	81.8%	0.02703	18.2%		0.07604
9/23/2025	9/26/2025	0.14894	0.12183	81.8%	0.02711	18.2%		0.07627
12/23/2025	12/29/2025	0.14890	0.12180	81.8%	0.02710	18.2%		0.07625
Total		\$ 0.59525	\$ 0.48691	81.8%	\$ 0.10834	18.2%	\$ 0.30481	

(1) Distributions per share are net of dealer manager fees of 0.30%.

(2) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The table below summarizes the income tax treatment of distributions paid to Class M-I stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share	Capital Gain Income ⁽¹⁾		Return of Capital		Unrecaptured Section 1250 Gains	
3/25/2025	3/28/2025	\$ 0.15750	\$ 0.12884	81.8%	\$ 0.02867	18.2%	\$ 0.08065	
6/24/2025	6/27/2025	0.15750	0.12884	81.8%	0.02867	18.2%		0.08065
9/23/2025	9/26/2025	0.15750	0.12884	81.8%	0.02867	18.2%		0.08065
12/23/2025	12/29/2025	0.15750	0.12884	81.8%	0.02867	18.2%		0.08065
Total		\$ 0.63000	\$ 0.51534	81.8%	\$ 0.11466	18.2%	\$ 0.32260	

(1) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The table below summarizes the income tax treatment of distributions paid to Class I stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share	Capital Gain Income ⁽¹⁾		Return of Capital		Unrecaptured Section 1250 Gains
12/23/2025	12/29/2025	\$ 0.15750	\$ 0.12884	81.8%	\$ 0.02867	18.2%	\$ 0.08065
Total		\$ 0.15750	\$ 0.12884	81.8%	\$ 0.02867	18.2%	\$ 0.08065

(1) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The table below summarizes the income tax treatment of distributions paid to Class N stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share	Capital Gain Income ⁽¹⁾		Return of Capital		Unrecaptured Section 1250 Gains
3/25/2025	3/28/2025	\$ 0.15750	\$ 0.12884	81.8%	\$ 0.02867	18.2%	\$ 0.08065
6/24/2025	6/27/2025	0.15750	0.12884	81.8%	0.02867	18.2%	0.08065
9/23/2025	9/26/2025	0.15750	0.12884	81.8%	0.02867	18.2%	0.08065
12/23/2025	12/29/2025	0.15750	0.12884	81.8%	0.02867	18.2%	0.08065
Total		\$ 0.63000	\$ 0.51534	81.8%	\$ 0.11466	18.2%	\$ 0.32260

(1) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The table below summarizes the income tax treatment of distributions paid to Class S stockholders during the year ended December 31, 2025:

Record Date	Payment Date	Net Distribution per share ⁽¹⁾	Capital Gain Income ⁽²⁾		Return of Capital		Unrecaptured Section 1250 Gains
12/23/2025	12/29/2025	\$ 0.14651	\$ 0.11985	81.8%	\$ 0.02666	18.2%	\$ 0.07502
Total		\$ 0.14651	\$ 0.11985	81.8%	\$ 0.02666	18.2%	\$ 0.07502

(1) Distributions per share are net of dealer manager fees of 0.85%.

(2) Capital gains income include 62.6% of Unrecaptured Section 1250 Gain.

The dollar amount reported on each investor's respective 1099-DIV will depend on the total amount of distributions received throughout the year which can be affected by the share class held and the length of time the shares were owned. This release is based on the preliminary results of work on the company's tax filings and may be subject to adjustment.

The income tax allocation for the distributions discussed above has been calculated using the best available information as of the date of release. The company is releasing information at this time to aid those required to distribute Forms 1099 on the company's distributions. Tax treatment of distributions is dependent on a number of factors and there is no guarantee that future distributions will qualify as a non-dividend distribution, return of capital or long-term capital gain.

JLL Income Property Trust is an institutionally managed, daily NAV REIT that owns a growing portfolio of 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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JLL INCOME PROPERTY TRUST, INC. (NASDAQ: ZIPTAX; ZIPTMX; ZIPIAX; ZIPIMX; ZIPIBX; ZIPSAX; ZIPZAX; ZIPDBX),

JLL Income Property Trust, Inc. is a daily NAV REIT that owns and manages a diversified portfolio of high quality, income-producing residential, industrial, grocery-anchored retail, healthcare and office properties located in 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, a subsidiary of JLL, is a globally integrated, diverse real estate investment manager. On a global basis, LaSalle manages US\$86.4 billion of assets in private and public real estate equity and debt investments as of Q3 2025. LaSalle's client base includes public and private pension funds, insurance companies, governments, corporations, endowments and private individuals from across the globe. LaSalle sponsors a diverse range of investment vehicles, including separate accounts, open- and closed-end funds, public securities and entity-level investments.

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.

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