

**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) July 8, 2026

JLL Income Property Trust, Inc.

(Exact name of registrant as specified in its charter)

Maryland
(State or other jurisdiction
of incorporation)

000-51948
(Commission
File Number)

20-1432284
(IRS employer
Identification No.)

333 West Wacker Drive, Chicago, IL
(Address of principal executive offices)

60606
(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 July 8, 2026, JLL Income Property Trust issued a press release announcing that as of July 1, 2026, its Board of Directors declared a monthly dividend of \$0.0525 per share for July 2026.

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.

<u>Exhibit Number</u>	<u>Description</u>
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<u>99.1</u>	Press release issued by JLL Income Property Trust on July 8, 2026 announcing the declaration of a dividend for July 2026.
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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.

JLL INCOME PROPERTY TRUST, INC.

By: /s/ Gregory A. Falk

Name: Gregory A. Falk

Title: Chief Financial Officer and Treasurer

Date: July 9, 2026

EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
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JLL Income Property Trust

Declares Monthly Distribution to Investors

Chicago (July 8, 2026) – JLL Income Property Trust, an institutionally managed, daily NAV REIT (NASDAQ: ZIPTAX; ZIPTMX; ZIPIAX; ZIPIMX; ZIPIBX; ZIPSAX; ZIPZAX; ZIPDBX) with approximately \$6.9 billion in portfolio equity and debt investments, announced that as of July 1, 2026, its Board of Directors declared a distribution for July 2026 of \$0.0525 per share and unit. The fund switched from quarterly to monthly distributions in March 2026, which better serves investors by providing the same total distribution more frequently.

The distribution is payable on or around July 24, 2026 to stockholders and unitholders of record as of July 23, 2026. On an annualized basis, this gross distribution is equivalent to \$0.63 per share and represents a distribution rate of approximately 5.6% on a NAV per share of \$11.27 as of the date of approval. All stockholders and unitholders will receive \$0.0525 per share less applicable share class specific fees. The distribution rate will differ based on the share and unit class.

“Monthly distributions now deliver cash and shares to our stockholders faster and more frequently, which is a meaningful benefit for investors,” said JLL Income Property Trust President and CEO Allan Swaringen. “We strive to be a reliable source of growing income for our stockholders, with a track record of nine dividend increases over our 14-year history. Our monthly distributions enhance our long track record of providing reliable cash flow and tax efficient income to our investors.”

Monthly distributions for the second quarter 2026 totaled \$0.1575 per share and unit. Any future distributions will be approved at the discretion of the Board of Directors. JLL Income Property Trust is an institutionally managed, daily NAV REIT that brings to investors a growing portfolio of core real estate investments selected by an institutional investment management team and sponsored by one of the world's leading real estate services firms.

	M-I Share			A-I Share ¹			M Share ²			A Share ³		
	April	May	June	April	May	June	April	May	June	April	May	June
Q2 Quarterly Gross Distribution per Share	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525	\$0.0525
Less: Investor Servicing Fee per Share	-	-	-	\$0.00278	\$0.00287	\$0.00278	\$0.00279	\$0.00287	\$0.00278	\$0.00788	\$0.00815	\$0.00788
Q2 Quarterly Net Distribution per Share	\$0.05250	\$0.05250	\$0.05250	\$0.04972	\$0.04963	\$0.04972	\$0.04971	\$0.04963	\$0.04972	\$0.04462	\$0.04435	\$0.04462

¹ A investor servicing 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 investor servicing 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 investor servicing fee equal to 1/365th of 0.85% of NAV is allocated to Class A stockholders daily and reduces the quarterly dividend paid.

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\$86.8 billion of assets in private and public real estate equity and debt investments as of Q1 2026. 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 distributions will be paid.

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