

**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) November 12, 2025

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 November 12, 2025, JLL Income Property Trust issued a press release announcing that on November 4, 2025 its Board of Directors declared a dividend for the fourth quarter of 2025 of \$0.1575 per share. This will be the 56th consecutive dividend paid to its stockholders.

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 November 12, 2025 announcing the declaration of a dividend for the fourth quarter of 2025.
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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: November 13, 2025

EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
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99.1	Press release issued by JLL Income Property Trust on November 12, 2025 announcing the declaration of a dividend for the fourth quarter of 2025.
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**JLL Income Property Trust
Declares 56th Consecutive Quarterly Dividend**

Chicago (November 12, 2025) – JLL Income Property Trust, an institutionally managed, daily NAV REIT (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)) with approximately \$6.9 billion in portfolio equity and debt investments, announced that on November 4, 2025 its Board of Directors declared a distribution for the fourth quarter of 2025 of \$0.1575 per share. This will be the 56th consecutive distribution paid to its stockholders.

The distribution is payable on or around December 29, 2025 to stockholders of record as of December 23, 2025. 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 \$11.30 as of September 30, 2025. All stockholders will receive \$0.1575 per share less applicable share class specific fees and the annualized distribution rate 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 56th consecutive quarterly distribution payable to stockholders,” said JLL Income Property Trust President and CEO Allan Swaringen. “Over our 13-year history, we have increased the distribution nine times for an average annual increase of 3.8% – providing important inflation-hedging income to our stockholders.”

A third quarter 2025 distribution of \$0.1575 per share, less applicable share class specific fees, was paid according to the table below on September 26, 2025 to stockholders of record as of September 23, 2025. 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.

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

	M-I Share	A-I Share ¹	M Share ²	A Share ³
Q3 Quarterly Gross Distribution per Share	\$0.1575	\$0.1575	\$0.1575	\$0.1575
Less: Dealer Manager Fee per Share	—	\$(0.00856)	\$(0.00865)	\$(0.02461)
Q3 Quarterly Net Distribution per Share	\$0.1575	\$0.14894	\$0.14885	\$0.13289
NAV per Share as of September 30, 2025	\$11.30	\$11.32	\$11.31	\$11.29
Annualized Net Distribution Yield Based on NAV as of September 30, 2025	5.6%	5.3%	5.3%	4.7%

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

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JLL INCOME PROPERTY TRUST, INC. (NASDAQ: ZIPTAX; ZIPTMX; ZIPIAX; ZIPIMX),

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 is one of the world's leading real estate investment managers. On a global basis, LaSalle manages \$88.5 billion of assets in private and public real estate equity and debt investments as of Q2 2025. 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.

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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