

**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) March 9, 2021

Jones Lang LaSalle Income Property Trust, Inc.

(Exact name of registrant as specified in its charter)

| | | |
|---|---|---|
| <u>Maryland</u> (State or other jurisdiction of incorporation) | <u>000-51948</u> (Commission File Number) | <u>20-1432284</u> (IRS employer Identification No.) |
| <u>333 West Wacker Drive, Chicago, IL</u> (Address of principal executive offices) | | <u>60606</u> (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 8.01 - Other Events

On March 9, 2021, JLL Income Property Trust, Inc. issued a press release announcing that the Penfield, a Class A, 254-unit apartment community in St. Paul, Minnesota, has been recognized as part of the "Best in Building Health" awards administered by the Center for Active Design's Fitwel program. The award was given for the 2020 Highest Score: Multifamily Residential v2.0(Built) category.

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.

Item 9.01 - Financial Statements and Exhibits.

(d) Exhibits.

| <u>Exhibit Number</u> | <u>Description</u> |
|------------------------------|---------------------------|
|------------------------------|---------------------------|

| | |
|-----------------------------|---|
| <u>99.1</u> | Press release issued by JLL Income Property Trust, Inc. on March 9, 2021, announcing that the Penfield has been recognized as part of the "Best in Building Health" awards. |
|-----------------------------|---|

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: March 10, 2021

EXHIBIT INDEX

| <u>Exhibit Number</u> | <u>Description</u> |
|-----------------------|--------------------|
|-----------------------|--------------------|

| | |
|------|---|
| 99.1 | Press release issued by JLL Income Property Trust, Inc. on March 9, 2021, announcing that the Penfield has been recognized as part of the "Best in Building Health" awards. |
|------|---|



333 West Wacker Drive
Chicago IL 60606
Tel: +1 312 897-4000

| | | | |
|------------|-----------------|--------|--------------------------|
| Contact | Scott Sutton | Date | March 9, 2021 |
| Telephone: | +1-224-343-5538 | Email: | scott.sutton@lasalle.com |

JLL Income Property Trust’s The Penfield Named ‘Best in Building Health’ by Center for Active Design

Chicago (March 9, 2021) – JLL Income Property Trust, an institutionally managed daily NAV REIT (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)) with more than \$3.5 billion in portfolio assets and 85 properties, is pleased to announce The Penfield, a Class A, 254-unit apartment community in St. Paul, Minnesota, has been recognized as part of the “Best in Building Health” awards administered by the Center for Active Design’s Fitwel program. The award was given for the 2020 Highest Score: Multifamily Residential v2.0 (Built) category.

“We’re extremely proud to have The Penfield recognized for its industry-leading, health-focused design,” said Allan Swaringen, JLL Income Property Trust President & CEO. “We pride ourselves on investing in properties that provide safe, healthy and inspirational living spaces for residents, and that ethos is especially important now as we begin to emerge from the COVID-19 pandemic.”

Elena Alschuler, LaSalle Americas Head of Sustainability said: “As a Fitwel Champion, we are working hard to scale Fitwel across our portfolio. The program’s rigorous standards ensure our residents’ well-being is a top priority, which ultimately accrues to the benefit of our investors, as well.”

In 2020 The Penfield became the first-ever apartment community in Minnesota to receive a Fitwel rating. The property received a two-star rating, the second highest designation from Fitwel, given its proximity to parks, playground and bike share, an attached grocery store, indoor air quality policies, and units that minimize noise and maximize natural views.

The award builds on JLL Income Property Trust’s continued focus on sustainability, health and wellness, which was also recognized in 2020 through a three-star GRESB rating, and the one-star Fitwel certification of 180 N. Jefferson, a multifamily property in Chicago.

Created by the U.S. Centers for Disease Control and Prevention and U.S. General Services Administration, Fitwel certifies that buildings meet the health and wellness needs of the people who use them. Using a certified double-blind method created by health professionals, the certification accounts for factors in 12 categories such as location, indoor spaces, water supply and emergency procedures.

JLL Income Property Trust is an institutionally managed, daily NAV REIT that gives investors access to a growing portfolio of commercial real estate investments selected by an institutional investment management team and sponsored by one of the world's leading real estate services firms.

###

About JLL Income Property Trust (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)),

Jones Lang LaSalle Income Property Trust, Inc. is a daily NAV REIT that owns and manages a diversified portfolio of high quality, income-producing apartment, industrial, office and grocery-anchored retail 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

LaSalle Investment Management is one of the world's leading real estate investment managers. On a global basis, LaSalle manages approximately \$71 billion of assets in private and public real estate property and debt investments as of Q4 2020. 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. For more information please visit <http://www.lasalle.com>, and [LinkedIn](#).

Valuations, 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.