

**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) May 30, 2018**

**Jones Lang LaSalle Income Property Trust, Inc.**

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(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

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

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.

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**Item 7.01 - Regulation FD Disclosure.**

On May 30, 2018, JLL Income Property Trust issued a press release announcing the results of first quarter 2018 activities.

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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<a href="#">99.1</a>	Press release issued by JLL Income Property Trust on May 30, 2018 announcing the results of first quarter 2018 activities.
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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.

JONES LANG LASALLE INCOME PROPERTY TRUST, INC.

By: /s/ Gregory A. Falk

Name: Gregory A. Falk

Title: Chief Financial Officer and Treasurer

Date: May 31, 2018

## EXHIBIT INDEX

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press release issued by JLL Income Property Trust on May 30, 2018 announcing the results of first quarter 2018 activities.

Contact	Matt Schuler	Date	May 30, 2018
Email	<a href="mailto:matt.schuler@lasalle.com">matt.schuler@lasalle.com</a>	Telephone	+1 312 897 4192

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## **JLL Income Property Trust Reports Strong First Quarter Portfolio Performance**

**Chicago** (May 30, 2018) - JLL Income Property Trust, an institutionally managed daily NAV REIT (NASDAQ: [ZIPTAX](#); [ZIPTMX](#); [ZIPIAX](#); [ZIPIMX](#)), announced its operating results for the first quarter of 2018.

“Our operating performance throughout 2017, and intensive asset management into this year have positively impacted the investment performance of our portfolio. We were also pleased to announce the reduction in fees that will increase the net dividend yield for our Class A and Class M-I stockholders,” said Allan Swaringen, President and CEO of JLL Income Property Trust. “As our program advances through its sixth year, we remain focused on driving long-term investment performance for stockholders.”

### **First Quarter 2018 Highlights**

- Increased total revenues to \$42 million in the first quarter, up by approximately \$2 million or 6 percent over the prior year.
- Achieved first quarter total net of fees returns of 1.3 percent and 1.6 percent on our Class A and Class M shares, respectively, delivering annualized total returns of 6.5 percent and 7.1 percent, respectively since launching our initial public offering in October 2012.
- Increased the first quarter dividend payment by 4 percent from the prior distribution representing the fifth time JLL Income Property Trust has raised its dividend since 2012. Paid quarterly dividends for 25 consecutive quarters, with an average annual increase of 5.4 percent.
- Approved a gross distribution for the second quarter of 2018 at \$0.13 per share, subject to class specific fees. Effective April 1st, dealer manager fees on Class A shares were reduced by 19 percent, and dealer manager fees were completely eliminated on Class M-I shares.
- Achieved a NAV of approximately \$1.6 billion demonstrating steady growth, and the ability to execute our strategic plan to position JLL Income Property Trust as the market’s leading daily NAV REIT.

## **Portfolio Highlights**

- Invested approximately \$6.8 million of capital improvements in our existing portfolio geared towards maintaining our higher occupancies.
- Maintained high occupancy at 94 percent with occupancies by segment at 96 percent for Apartment, 93 percent for Industrial, 92 percent for Office and 95 percent for Retail.
- Experienced robust leasing activity, with 70,000 square feet of new and renewal leases completed during the quarter and almost 700,000 square feet leased over past 12 months. Our weighted average lease duration at March 31st was 6.1 years, in-line with the prior quarter.
- Decreased overall company leverage ratio from 39 percent at the end of Q4 to 38 percent at the end of Q1 in line with our strategy to maintain a low leverage ratio of somewhere between 30 and 50 percent.
- Disposed of Station Nine Apartments, a property that no longer aligned with the fund's investment strategy, for \$75 million, resulting in a GAAP accounting gain of \$29.7 million.
- Earned LEED Silver certification for Pioneer Tower, a 300,000 square foot office building in Portland, Oregon which also recently earned the U.S. Environmental Protection Agency's ENERGY STAR certification signifying that the building performs in the top 25 percent of similar facilities nationwide for energy efficiency.

## **About JLL Income Property Trust**

Jones Lang LaSalle Income Property Trust, Inc. is a daily NAV REIT that owns and manages a diversified portfolio of high quality, income-producing office, retail, industrial and apartment properties located primarily 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](http://www.jllipt.com).

## **About LaSalle Investment Management**

LaSalle Investment Management, Inc., a member of the JLL group and advisor to JLL Income Property Trust, is one of the world's leading global real estate investment managers with nearly 700 employees in 17 countries worldwide and over \$60 billion of assets under management of private and public property equity and debt investments. LaSalle's diverse client base includes public and private pension funds, insurance companies, governments, endowments and private individuals from across the globe. For more information, visit [www.lasalle.com](http://www.lasalle.com).

## **Forward Looking Statements**

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, 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.