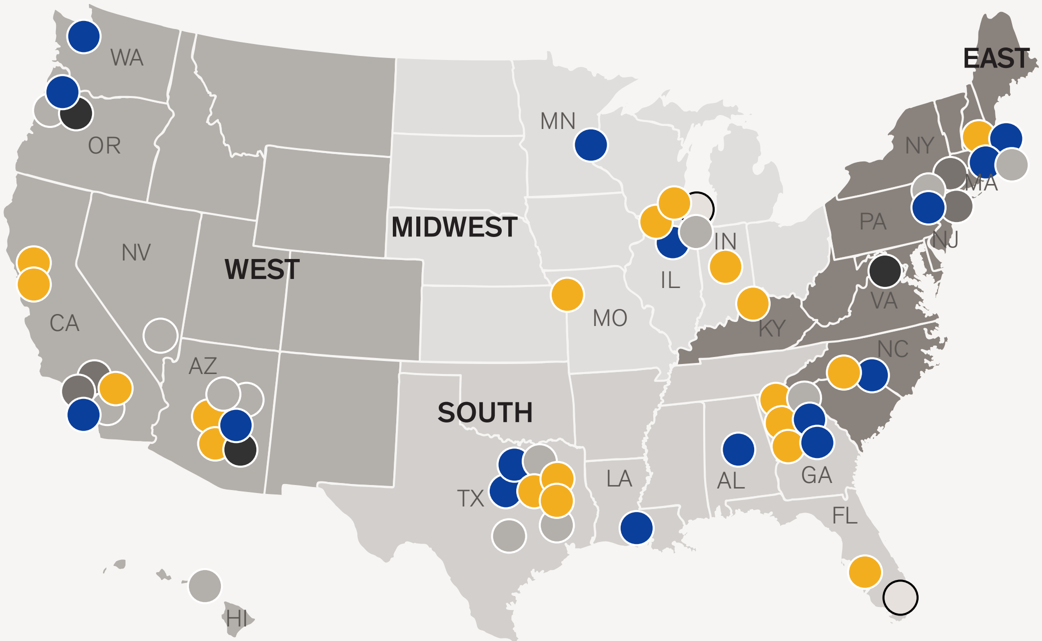
JLL | INCOME PROPERTY TRUST

2020 Annual Report

Current Portfolio



- 16 Apartment
- 38 Industrial
- 20 Grocery-Anchored Retail
- 4 Office
- 5 Healthcare
- 2 Other

WEST

Silverstone Marketplace	AZ
Kierland Village Center	AZ
Chandler Distribution Center (2)	AZ
Summit at San Marcos	AZ
Southeast Phoenix Distribution Center (4)	AZ
Fountainhead Corporate Park (2)	AZ
Pinole Point Distribution Center (3)	CA
Fremont Distribution Center (2)	CA
San Juan Medical Center	CA
Genesee Plaza (2)	CA
Valencia Industrial Portfolio (4)	CA
Temecula Town Center	CA
Dylan Point Loma	CA
Maui Mall	HI
Jory Trail at the Grove	OR
Timberland Town Center	OR
Pioneer Tower	OR
Montecito Marketplace	NV
Stonemeadow Farms	WA

SOUTH

Lane Parke Apartments	AL
Tampa Distribution Center	FL
South Beach Parking Garage	FL
Kendall Distribution Center	GA
Suwanee Distribution Center	GA
Mason Mill Distribution Center	GA
The District at Howell Mill	GA
The Reserve at Johns Creek Walk	GA
Siena Suwanee Town Center	GA
The Edge at Lafayette	LA
Townlake of Coppell	TX
The Villas at Legacy	TX
Oak Grove Plaza	TX
DFW Distribution Center (2)	TX
Fort Worth Distribution Center	TX
Grand Prairie Distribution Center (2)	TX
Grand Lakes Marketplace	TX
Whitestone Market	TX

EAST

Louisville Distribution Center	KY
Taunton Distribution Center	MA
The Tremont	MA
The Huntington	MA
Milford Crossing	MA
Charlotte Distribution Center	NC
Presley Uptown	NC
140 Park Avenue	NJ
170 Park Avenue	NJ
NYC Retail Portfolio (8)	NY
AQ Rittenhouse	PA
Monument IV	VA

MIDWEST

Aurora Distribution Center	IL
O'Hare Industrial Portfolio (7)	IL
Chicago Parking Garage	IL
180 North Jefferson	IL
Skokie Commons	IL
Whitestown Distribution Center (2)	IN
Norfleet Distribution Center	MO
The Penfield	MN

85 Properties

Across **22** States

$3.5B Total Asset Value (At fair value)[1]

85 Properties

95% Occupancy[2]

14M Commercial Square Feet

9 Year Track Record

35% Loan to Value

$2.0B Net Asset Value

5.5 Weighted Average Lease Term

36 Consecutive Quarterly Dividends

6 Dividend Increases in 8 Years

6.4% Annualized Return Since Inception (Net of Fees)

4.1% Annualized Dividend Growth

Source: JLL Income Property Trust as of February 28, 2021.
[1] Total assets at fair value are reported at pro-rata share for properties with joint ownership.
[2] Stabilized portfolio occupancy excludes newly constructed properties during lease up. Data as of December 31, 2020.

NAV CALCULATION AND RECONCILIATION

This sales material contains references to our NAV. NAV is calculated in accordance with the valuation guidelines approved by our board of directors. NAV is not a measure used under generally accepted accounting principles in the United States ("GAAP"), and you should not consider NAV to be equivalent to stockholders' equity or any other GAAP measure. As of December 31, 2020, our NAV per share was $11.62, $11.62, $11.63, $11.60 and $11.61 per Class M-I, Class M, Class A-I, Class A and Class D shares, respectively, and total stockholders' equity per share was $8.37, $8.37, $8.38, $8.35 and $8.36 per Class M-I, Class M, Class A-I, Class A share and Class D shares, respectively. For a full reconciliation of NAV to stockholders' equity, please see the "Management's Discussion and Analysis of Financial Condition and Results of Operation—Net Asset Value" section of our annual and quarterly reports filed with the SEC, which are available at http://jllipt.com/sec-filings. For information on how we calculate NAV, see the "Net Asset Value Calculation and Valuation Guidelines" section of our prospectus.

Dear Fellow Stockholders,

Later this year, JLL Income Property Trust will mark nine years since we created the market for a daily-valued, open-end core real estate fund for the high-net-worth market. As the longest-tenured daily NAV REIT in the industry, we are proud of the resiliency JLL Income Property Trust exhibited in 2020. We are also excited to be investing now at the start of a new economic cycle—especially as real estate cycles have been trending longer as the real estate asset class continues to mature with enhanced transparency across both public and private markets.

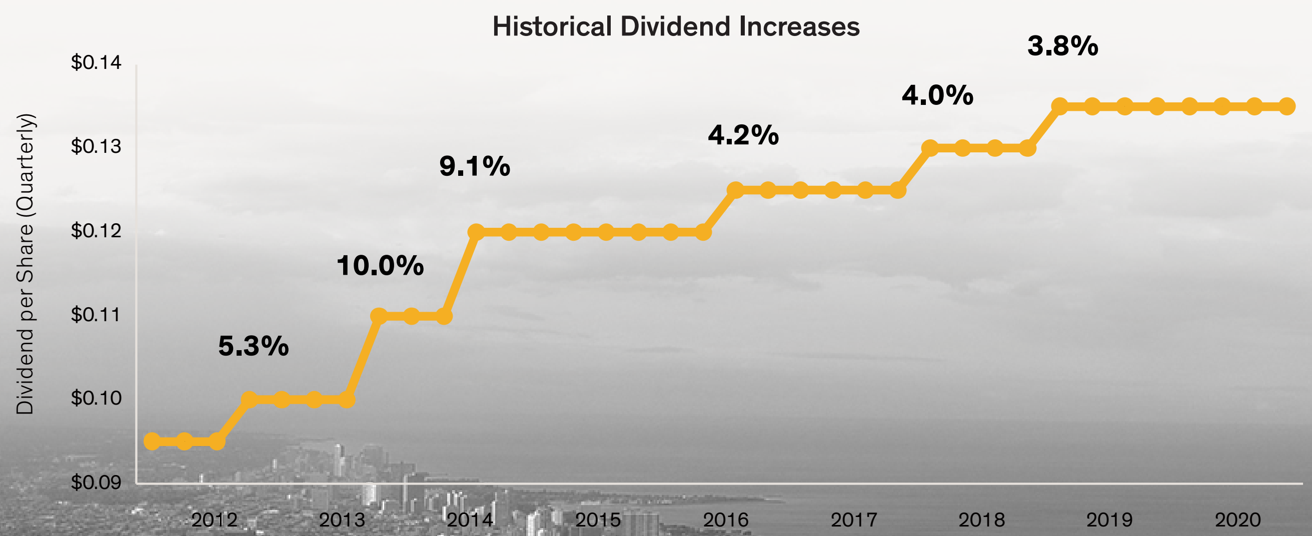
Managed Growth Over the Long Term

Over the last eight years, we have built a strong, stable real estate fund with a conservative strategy and resilient balance sheet, and we will remain true to our disciplined core investment philosophy. The fundamental reason for including real estate in a portfolio is long-term performance—in fact, we recommend holding our shares for 7 to 10 years or more. Since its beginnings in 2012, JLL Income Property Trust has delivered attractive risk-adjusted returns with a 6.4% annualized net return, all the while focusing on core, stabilized, lower-risk investments.

While our one-year annual net return last year was negative 0.7%, we outperformed the institutional index for core funds that are governed with the same rigorous quarterly independent third-party valuation processes that determine our daily NAV.

The quality, resiliency and tenant demand for our properties and locations could not be demonstrated more clearly than by the 1.2 million square feet of new and renewal leases we executed throughout 2020. The strength of our core investment thesis is also demonstrated by the favorable fundamentals exhibited within our portfolio throughout the pandemic-challenged environment last year, where we were able to increase rental rates on average by 7% on new and renewal leases, and maintain occupancy throughout 2020 at 95%.

Since 2012, we have paid over $400 million in dividends to our stockholders, delivering 70% return of capital and 30% long-term capital gains, both characterizations providing investors with significant after tax benefits. The NAV REIT model, which JLL Income Property Trust pioneered, fared well as a reliable source of income throughout this economic downturn and is now well positioned to flourish as it has become an essential element of investors' portfolios.



Fees and expenses reduce cash available for distribution. Distribution payments are not guaranteed and may be modified at the Company's discretion.
The amount of distributions JLLIPT may make is uncertain. JLLIPT may pay distributions from sources other than operational cash flow, including, without limitation, the sale of assets, borrowings, or offering proceeds. To date, cumulative distributions have been funded by cash flow from operations. Data as of December 31, 2020. Past performance is historical and not a guarantee of future results.

Preserving and Protecting Capital

For the majority of 2020, we focused on preservation and protection of capital, recognizing that losses in private real estate during the Global Financial Crisis totaled approximately 23% over a protracted downturn. However, with the rapid improvement in the economy and capital markets over the last several months, in Q4 we shifted our outlook from defense to offense and during the quarter we closed on three new acquisitions across the industrial and apartment sectors, investing more than $155 million.

We finished the year off in a strong financial position, with revenues of $194 million, compared to $174 million in the prior year. This represents 11.5% growth in annual revenue. Across all share classes net of fees, we realized an approximate 1.1% positive income return, 0.4% positive appreciation return and an overall 1.4% positive total return for the fourth quarter.

We've also had our most active first quarter ever in terms of closing new investments in 2021, expanding our portfolio with three new acquisitions across the industrial and healthcare sectors on pace to close upwards of $230 million of new investments. We are confident about the strengthening market fundamentals and are optimistic looking forward, given the waning impacts from COVID-19 as vaccination programs continue to expand.

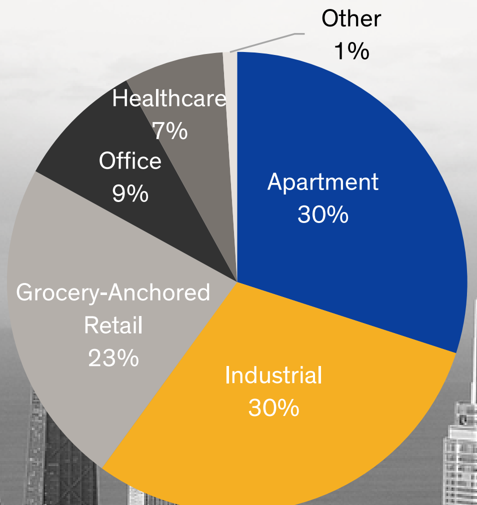
One important factor driving our success is that our portfolio had two-thirds of its investments in what proved to be pandemic-resistant property sectors—industrial, apartments and healthcare-related offices, principally medical offices. Going forward, as we accelerate our acquisitions pace, we intend to increase allocations to these more resilient property sectors.

We remain committed to our core investment and operations strategy. However, as we shift from a late-cycle positioning to an early-cycle, post-pandemic environment, the outlook for a strong economic recovery has resulted in us shifting to a more aggressive investment pace along with implementing moderately higher leverage – increasing from 35% to 45% over the next twelve to twenty-four months with a bias for capturing historically low, long-term fixed interest rates.

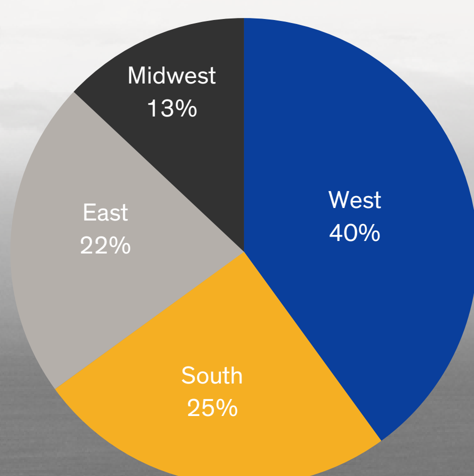
As I write this, the current administration in Washington D.C. has set a target of May 1 for all adults in the United States to be eligible for COVID-19 vaccinations. That aggressive goal, if met, bodes well for the economy in general, and the real estate market in particular. The unemployment rate improved to 6.2% as of Feb 2021, having recovered 12.9M jobs since the April 2020 unemployment nadir of 14.7%.

We are confident in the direction of JLL Income Property Trust, proud of our team for their tireless efforts on behalf of our stockholders, and thankful to you for your ongoing trust.

Property Type



Geographic Region



All statistics as of as of February 28, 2021.

Executive Summary

Reliable Source of Growing Income

JLL Income Property Trust's annualized dividend yield was 4.6% as of year-end and has now been paid for 36 consecutive quarters with a 4.1% annualized growth rate.

Resilience Across Market Cycles

Our portfolio had two-thirds of its investments in what proved to be pandemic-resistant property sectors—industrial, apartments and healthcare-related offices.

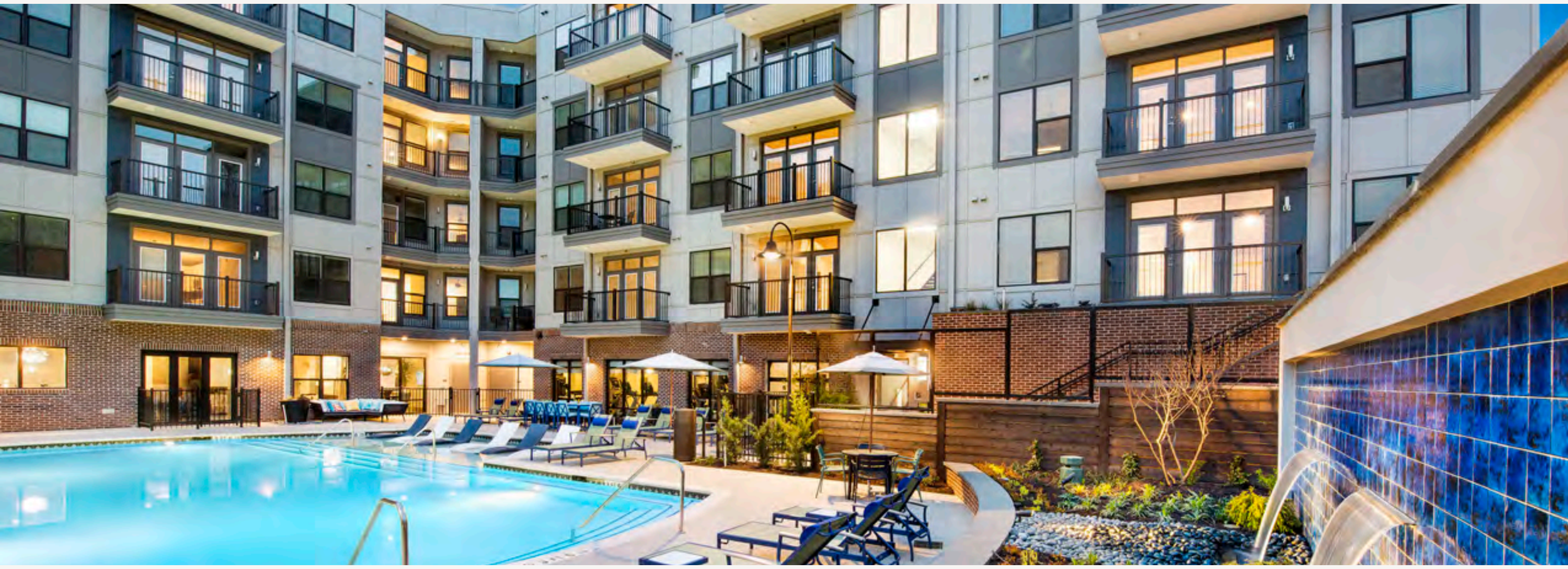
Growing Portfolio of New Investments

With over $385 million in new acquisitions over the last six months, including our most active first quarter ever in 2021, we have expanded our portfolio with six new investments including 10 new properties across the industrial, apartment and healthcare sectors.

Investment Outlook

As the pandemic recedes, we expect that core real estate will remain attractive to income-oriented investors seeking attractive risk-adjusted returns with lower volatility.

By The Numbers

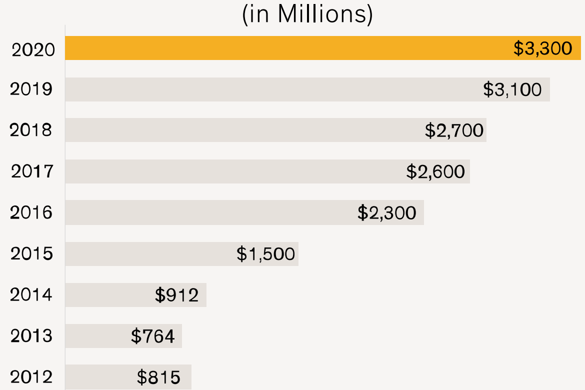


1 We acquired 7 new properties, growing the total asset value of our portfolio by 13% since the beginning of 2020, from $3.1 billion to $3.5 billion today.

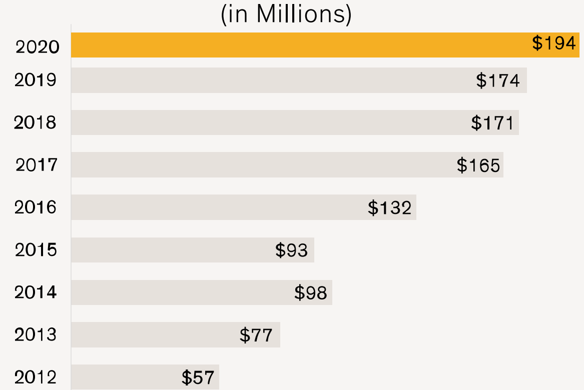
2 FFO (Funds from Operations) — a supplemental measure of operating performance used by the real estate industry — was $56.7 million.[1]

3 Our revenues grew by 11.5% year over year, from $174 million in 2019 to $194 million in 2020.

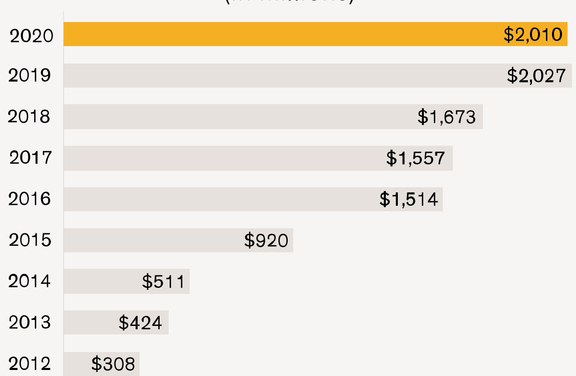
Assets Under Management
(in Millions)



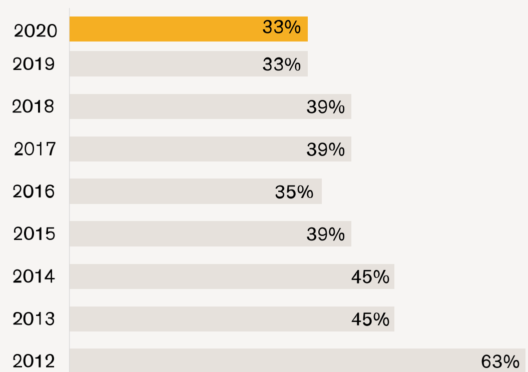
Revenue
(in Millions)



Net Asset Value
(in Millions)



Company Leverage



[1] Refer to page 57 of the 10-K for the FFO reconciliation.
Source: LaSalle Investment Management as of December 31, 2020.

Beyond the Numbers

We know that environmental, social responsibility and corporate governance (ESG) factors can have a strong impact on investment performance. We measure the success of our ESG endeavors by:

1. Incorporating ESG factors in our investment decision-making processes.
2. Achieving success in implementing ESG initiatives at investment properties.

Advancing a lifesaving mission

We are collaborating with the American Red Cross at over 70 LaSalle properties across the U.S. which is the first time a national commercial real estate business has teamed up for blood drives to advance American Red Cross's lifesaving mission at scale.

Achieved 3-Star GRESB Rating

GRESB 2020

Achieved 3-Star GRESB Rating in 2020 with 3rd annual peer rating improvement—first NAV REIT rated in GRESB report.

Awards and recognition received by JLL Income Property Trust; our sponsor, JLL; and our advisor, LaSalle include:

2020 EPA ENERGY STAR Partner of the Year for LaSalle

World's Most Ethical Companies, Ethisphere® Institute. For the 14th consecutive year

World's Most Admired Companies, Fortune Magazine, for the 4th consecutive year

A+ in Property and Strategy & Governance, UN PRI

Urban Land Institute's Greenprint Net Zero x 2050 commitment

America's Best Employers for Women & for Diversity, Forbes

America's 100 Most Sustainable Companies, Barron's

America's Most Responsible Companies, Newsweek, for the 2nd consecutive year

Top Companies for Executive Women and Best Companies for Dads, Working Mother

A member of the Bloomberg Gender-Equality Index

Dow Jones Sustainability Index North America member for the 5th consecutive year

100 Best Corporate Citizens, CR Magazine #1 in Financial Services/ Real Estate/ Insurance Category

Distinctive Research Capabilities

A unique aspect of our investment strategy, and we believe one of its greatest strengths, is our ability to use detailed market data to inform our property sector weightings and geographic market concentrations. This is made possible by the depth of resources in our in-house Research & Strategy team. This group guides us toward certain sectors and markets we expect to outperform given their outlook for operating fundamentals, supply and demand dynamics and market liquidity. At other times, Research & Strategy may direct us to avoid certain markets or sectors. Annually, this group facilitates a robust portfolio review which further guides our investment decisions and helps to hone our investment strategy towards achieving our investment goals of delivering stable value and income for our stockholders.

Our Research & Strategy team is a true differentiator for us. The use of innovative and emerging technologies is also notable. For example, this team uses over 26 distinct data analytics tools—across all layers of market data granularity—to identify locations where outperformance is more likely and to avoid key risks that can lead to under-performance. The data covers metrics important to real estate investors, including new construction, access to transit, top schools, and customer traffic.

Using established and alternative data sources the team has developed tools that specifically benchmark and evaluate underlying metrics like demographics and traffic patterns to inform which locations and properties are better positioned for superior long-term performance. The rigor, detail and speed with which we are able to conduct these evaluations represents an improvement over simply “driving the trade area” or “walking the local neighborhood.” New data analytics tools quantify what was historically just observed anecdotally and help refine predictive models of critical investment performance metrics such as rent growth and occupancy.

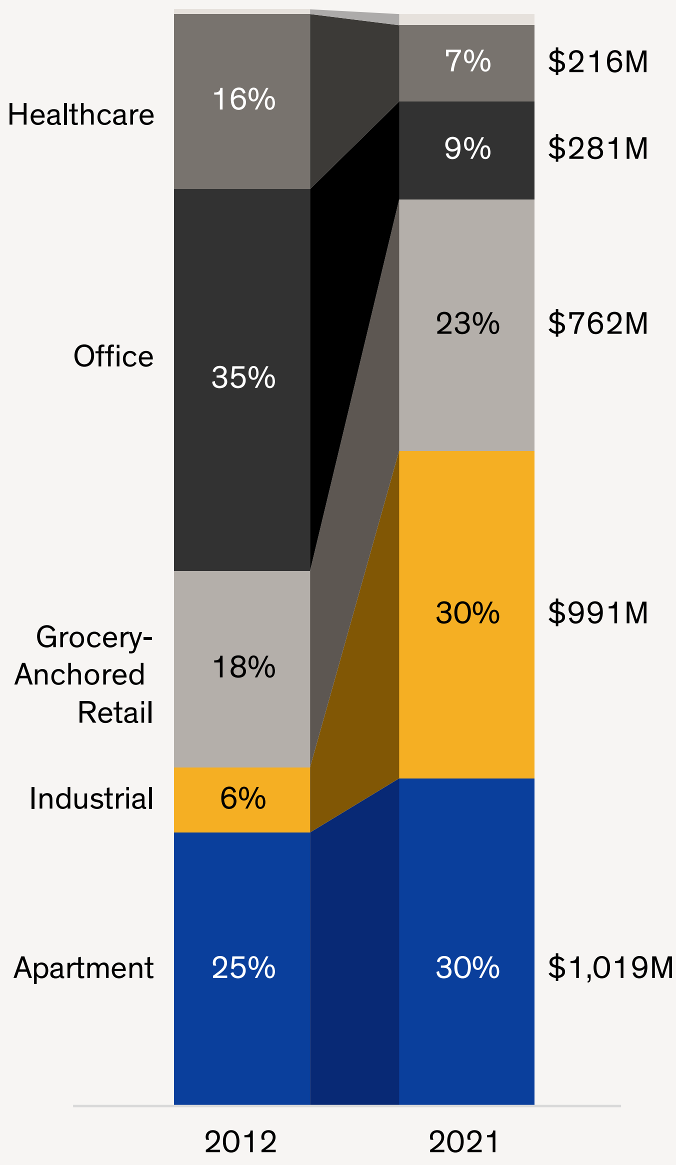
Property Types

Currently, our portfolio diversification by property type is 30% Apartments, 30% Industrial, 23% Grocery-Anchored Retail, 7% Healthcare, 9% Office, and 1% Other, which currently consists of two parking garages.

We intend to focus on investing capital in the industrial and apartment sectors, as well as complementary low beta strategies such as healthcare, which fulfill key portfolio investment goals of reliable income and moderate NAV growth over time.

Apartments

Residential housing is the largest form of real estate in the world—and where many people spent a disproportionate amount of their time due to the pandemic in 2020. For the income-generating subset of residential real estate known as apartments that are rented out to individual tenants, the past 15 years have been dynamic, with large increases in institutional ownership and emerging residential niche property types.



Industrial Warehouses/Distribution Centers

The rise of warehouse properties as an institutional asset class is easy to explain. The demand drivers have been stronger than any other major property type given the rise of e-commerce accelerated by the pandemic. Rent growth has exceeded expectations in most markets, despite an active supply pipeline. And more importantly, the capital markets have rewarded the sector with steady capitalization rate compression. Over the long term, we seek to invest in warehouses that are close to consumers, proximate to critical transportation infrastructure and have the layout and configuration to appeal to modern techniques of distribution. Further, warehouses that favor the implementation of technology are expected to outperform the overall warehouse sector.

Grocery-Anchored Neighborhood Shopping Centers

Approximately a fourth of our portfolio today is in retail, made up of thirteen neighborhood and community shopping centers in ten different states throughout the country. It is well diversified and focused on new-age grocers who performed well throughout the pandemic. The open-air, grocery-anchored format of retail is distinct from malls, power centers and big box centers, and is a primary focus of our overall retail allocation.

Healthcare

We are increasing our focus on healthcare-oriented real estate, principally medical office buildings and life sciences properties. With medical office buildings, doctors proactively invest in substantial improvements in their property which makes them very "sticky" tenants. Additionally, outpatient visits to medical office buildings rebounded to pre-COVID levels at year-end and rent collections remained strong. The same dynamic exists with life sciences buildings where tenants are doing drug development and manufacturing.

Source: JLL Income Property Trust. Information represents fair value of properties as of February 28, 2021.

Outlook: 2021 and Beyond

Real estate's contribution to mixed-asset portfolios was challenged by the global pandemic, but the foundation for strong performance in the future remains intact. As the healthcare crisis recedes in 2021, we expect that real estate will remain a focus for investors seeking attractive yields with lower volatility than equities. The fundamental reasons for allocating part of an investment portfolio to real estate remain firmly in place.

Here are a few specifics related to the coming year:

Resilience: Real estate has shown a high degree of resilience during the pandemic. Real estate's income spread to investment-grade bonds has widened as bond yields have fallen. In the current low interest rate environment, real estate typically offers fair value as compared to fixed-income alternatives. The fundamental reason for including real estate in a mixed-asset portfolio is its long-term performance, which was not undone by COVID-19.

Strong risk-adjusted returns with diversification: Real estate raises the risk-adjusted return of a multi-asset class portfolio in two ways: first, by maintaining competitive performance across multiple cycles, and second, by not moving in lockstep with other major asset classes, it acts as a shock absorber and diversifier when stocks, bonds, or other alternatives are volatile. Twenty years of correlations between major asset classes demonstrate the power of diversification through real estate.

Unique financial characteristics with inflation hedging: Leased property has a different mix of contractual income and capital value than all other asset classes. Buildings generate rental income with varying degrees of inflation protection, along with an equity-like residual payment that is anchored by replacement cost and market dynamics at the time of sale. This anchoring provides a hedge against price index volatility and shares the characteristics of other "real" assets. The real estate asset class also has experienced rapidly rising transparency as data analytics become more readily available to real estate managers.

Stability and low volatility: Approximately two-thirds of the long-term returns from core real estate come from the income component. Even though the growth prospects for real estate income decelerated in 2020 due to the pandemic, the discount rates used to value these income streams also fell. The net result has been value stability for all but the most affected property sectors like hotels and regional malls.

Beginning in early April we will be mailing to all stockholders a copy of our Annual Report and Proxy Statement and launch our Proxy solicitation outreach program. We need a majority of our shares of common stock voted in order to have a quorum for this stockholders meeting. We ask for your help in voting your shares or encouraging your clients to vote their shares.

Our annual meeting scheduled for 8:30 a.m. Central Time on June 10, 2021, and will be held virtually via an internet webcast.

Sincerely,

Allan Swaringen
President and Chief Executive Officer

Summary of Risk Factors

You should read the prospectus carefully for a description of the risks associated with an investment in JLL Income Property Trust. Some of these risks include but are not limited to the following:

- Since there is no public trading market for shares of our common stock, repurchases of shares by us after a one-year minimum holding period will likely be the only way to dispose of your shares. After a required one-year holding period, JLLIPT limits the amount of shares that may be repurchased under our repurchase plan to approximately 5% of our net asset value (NAV) per quarter and 20% of our NAV per annum. Because our assets will consist primarily of properties that generally cannot be readily liquidated, JLLIPT may not have sufficient liquid resources to satisfy repurchase requests. Further, our board of directors may modify or suspend our repurchase plan if it deems such action to be in the best interest of our stockholders. As a result, our shares have limited liquidity and at times may be illiquid.
- The purchase and redemption price for shares of our common stock will be based on the NAV of each class of common stock and will not be based on any public trading market. Because valuation of properties is inherently subjective, our NAV may not accurately reflect the actual price at which our assets could be liquidated on any given day.
- JLLIPT is dependent on our advisor to conduct our operations. JLLIPT will pay substantial fees to our advisor, which increases your risk of loss. JLLIPT has a history of operating losses and cannot assure you that JLLIPT will achieve profitability. Our advisor will face conflicts of interest as a result of, among other things, time constraints, allocation of investment opportunities, and the fact that the fees it will receive for services rendered to us will be based on our NAV, which it is responsible for calculating.
- The amount of distributions JLLIPT makes is uncertain and there is no assurance that future distributions will be made. JLLIPT may pay distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, or offering proceeds. Our use of leverage increases the risk of your investment. If JLLIPT fails to maintain our status as a REIT, and no relief provisions apply, JLLIPT would be subject to serious adverse tax consequences that would cause a significant reduction in our cash available for distribution to our stockholders and potentially have a negative impact on our NAV.
- While JLLIPT's investment strategy is to invest in stabilized commercial real estate properties diversified by sector with a focus on providing current income to investors, an investment in JLLIPT is not an investment in fixed income. Fixed income has material differences from an investment in a non-traded REIT, including those related to vehicle structure, investment objectives and restrictions, risks, fluctuation of principal, safety, guarantees or insurance, fees and expenses, liquidity and tax treatment.
- Investing in commercial real estate assets involves certain risks, including but not limited to: tenants' inability to pay rent; increases in interest rates and lack of availability of financing; tenant turnover and vacancies; and changes in supply of or demand for similar properties in a given market.
- You should carefully review the "Risk Factors" section of our prospectus for a discussion of the risks and uncertainties that we believe are material to our business, operating results, prospects and financial condition. Except as otherwise required by federal securities laws, we do not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.
- This sales material must be read in conjunction with the prospectus in order to fully understand all the implications and risks of the offering of securities to which it relates. This sales material is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus.
- Investors could lose all or a substantial amount of their investment. Alternative investments are appropriate only for eligible, long-term investors who are willing to forgo liquidity and put capital at risk for an indefinite period of time.
- This material is not to be reproduced or distributed to any other persons (other than professional advisors of the investors or prospective investors, as applicable, receiving this material) and is intended solely for the use of the persons to whom it has been delivered.

Forward-Looking Statement Disclosures

This literature contains forward-looking statements within the meaning of federal securities laws and regulations. These forward-looking statements are identified by their use of terms such as "anticipate," "believe," "continue," "could," "estimate," "expect," "intend," "may," "plan," "predict," "project," "should," "will," and other similar terms, including references to assumptions and forecasts of future results. Forward-looking statements are not guarantees of future performance and involve known and unknown risks, uncertainties, and other factors that may cause the actual results to differ materially from those anticipated at the time the forward-looking statements are made. These risks, uncertainties, and contingencies include, but are not limited to, the following: our ability to effectively raise capital in our offering; uncertainties relating to changes in general economic and real estate conditions; uncertainties relating to the implementation of our investment strategy; and other risk factors as outlined in our prospectus and periodic reports filed with the Securities and Exchange Commission. Although JLLIPT believes the expectations reflected in such forward-looking statements are based upon reasonable assumptions, we can give no assurance that the expectations will be attained or that any deviation will not be material. JLLIPT undertakes no obligation to update any forward-looking statement contained herein to conform the statement to actual results or changes in our expectations.

The outbreak of the Novel Coronavirus (COVID-19) was declared by the World Health Organization as a "global health emergency" on the 30th January 2020 and was then characterized as a pandemic in March 2020. COVID-19 has impacted global financial markets, severely restricted international trade and travel, disrupted business operations (in part or in their entirety) and negatively impacted most investment asset classes (including real estate (whether held directly or indirectly, or whether as a result of being a lender to owners of real estate)).

As a result of the above factors, conditions exist in the real estate markets that may result in value uncertainty and valuations are reported on the basis of significant valuation uncertainty or extraordinary assumptions related to the impact of COVID-19. Consequently, less certainty – and a higher degree of caution – should be attached to valuations than would normally be the case. Given the foregoing and the unknown extent of the impact of COVID-19, LaSalle accordingly highlights that the reliability of net asset values in this report may be significantly under- or over-stated and subject to material variance on a short term basis.

This communication may contain forward-looking statements with respect to LaSalle Investment Management. 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.

The purchase of an Interest involves a number of risks. Do not acquire an Interest if you cannot afford to lose your entire investment. Carefully consider the risks described below, as well as the other information in the Memorandum and the Property Supplement before making a decision to purchase an Interest. Tax laws are subject to change. Investing in a DST and/or the Operating Partnership involves a high degree of risk. You should carefully review the Risk Factors section of the Memorandum and the accompanying Property Supplement, as well as any accompanying material which collectively make up the Offering. Some of the risks relating to an investment in the Trust or the Operating Partnership include:

JLL | INCOME PROPERTY TRUST

www.jllipt.com

JLLIPT-10-k-0321