



**INCOME
PROPERTY
TRUST**

THE CASE FOR REAL ESTATE

Commercial real estate is the third largest asset class in the investable universe.

SOURCE: Federal Reserve, Bureau of Economic Analysis, NAREIT, SIFMA, World Bank, Economy.com and LaSalle Investment Management. Based on data through 2022.

U.S. Traded
Fixed Income
\$54T

Publicly Traded
REIT Stocks
\$1.22T

U.S. Stock Market
\$41T

U.S. Commercial
Real Estate
\$21T

REAL ESTATE is a key **DIVERSIFIER** for **INVESTMENT PORTFOLIOS**.

BENEFITS OF REAL ESTATE

For decades, institutional investors have diversified their portfolios with commercial real estate. JLL Income Property Trust empowers a broader community of investors to access this cornerstone asset class and complement their portfolios with a range of benefits.

*Historically, real estate has a **LOW CORRELATION** to other asset classes.*

Real Estate vs. Other Asset Classes, 20-Year Correlations

	PRIVATE CORE REAL ESTATE	LARGE CAP STOCKS	CORPORATE BONDS	PUBLIC REAL ESTATE	3 MONTH T-BILLS
PRIVATE CORE REAL ESTATE	1.00				
LARGE CAP STOCKS	0.06	1.00			
CORPORATE BONDS	(0.30)	0.43	1.00		
PUBLIC REAL ESTATE	0.17	0.76	0.46	1.00	
3 MONTH T-BILLS	0.04	(0.03)	(0.05)	(0.05)	1.00

Source: Public Real Estate: NAREIT All Equity REITs; Core Real Estate: NCREIF ODCE Index Large Cap Stocks: S&P 500; Corporate Bonds: Citigroup Broad Investment Grade Corporate Bond Index; Federal Reserve, Moody's Economy.com. *T-Bills Income Return. Data as of 2Q 2023.

Please keep in mind that investing in real estate involves risk. Private Core Real Estate is not traded on an exchange; therefore transactions do not provide immediate liquidity and pricing is less transparent than that of stocks. Private Core Real Estate and Public Real Estate are often referred to as non-traded and traded, respectively. Private Core Real Estate values are based on appraisals, while other investment alternative values are based upon market prices; this measurement difference may have an effect on both volatility and correlations. Correlation is a statistical measure of how two securities move in relation to each other. The higher the coefficient (1.00 is the maximum), the greater the correlation between the two markets.

Private Core Real Estate is represented by NCREIF ODCE data and reflects the returns of diversified, core, open-end funds including leverage and fund expenses, but excluding management and advisory fees. An investment in JLL Income Property Trust is different than the NCREIF ODCE, which is not an investable index. Like funds in the NCREIF ODCE, JLL Income Property Trust is a diversified, core, perpetual life commercial real estate investment alternative. Public Real Estate is represented by the NTSE NAREIT US Real Estate index. Corporate Bonds are represented by the Citigroup Broad Investment Grade Corporate Bond index, Large Cap Stocks are represented by the S&P 500 index and T-Bills are represented by the 3-Month T-Bill. The returns presented by the indices above represent investments that have material differences from an investment in a real estate investment trust which targets commercial real estate, particularly an investment in non-traded shares. For example, the purchase of non-traded shares can entail higher upfront selling commissions and decreased on-going liquidity as a result of the non-traded issuer engaging an independent network of broker dealers to identify potential investors. In addition, the S&P 500 Index and the Citigroup Broad Investment Grade Corporate Bond Index each are comprised of investment vehicles reflecting a broad variety of investment objectives, including short and long-term capital appreciation (typically associated with Large Cap Stocks) and risk-adjusted current income (typically associated with Corporate Bonds). Furthermore, the purchase of Corporate Bonds from certain government issuers can mitigate or eliminate the amount of federal, state or municipal taxes payable by an individual in connection with his or her investment. Investors cannot directly invest in an index. Unmanaged index returns do not reflect any fees, expenses or sales charges. There are material differences between all of the asset classes represented. For a full discussion of the investment objectives, risks, fees and expenses, liquidity and tax treatment associated an investment in shares of JLL Income Property Trust, please see the prospectus.

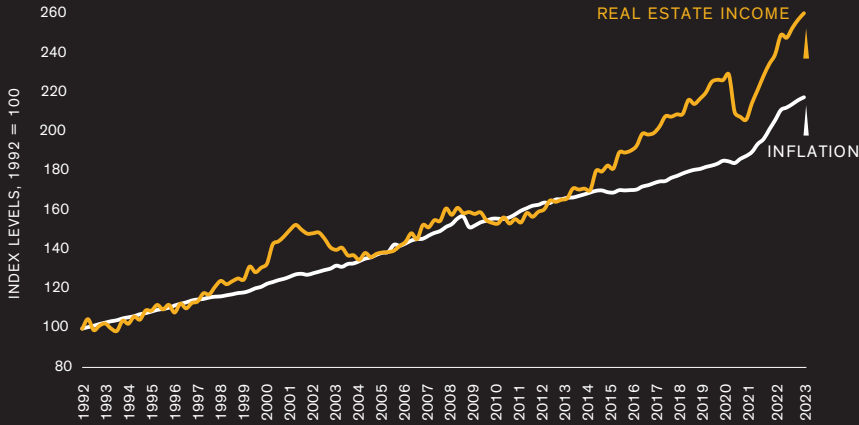
Treasury Bills are guaranteed as to the timely payment of principal and interest.

NOT FOR USE WITH OHIO OR NEW JERSEY RESIDENTS.

This sales and advertising literature is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus. This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of our common offering. Any representation to the contrary is a criminal offense. A copy of the prospectus for the JLL Income Property Trust offering can be obtained or viewed at www.jllpt.com. Properties shown on this slide are not owned by JLL Income Property Trust. LaSalle Investment Management Distributors, LLC, an affiliate of Jones Lang LaSalle Investment Management, LLC, is the dealer manager for this offering and is a member of FINRA and SIPC.

JLLIPT.COM

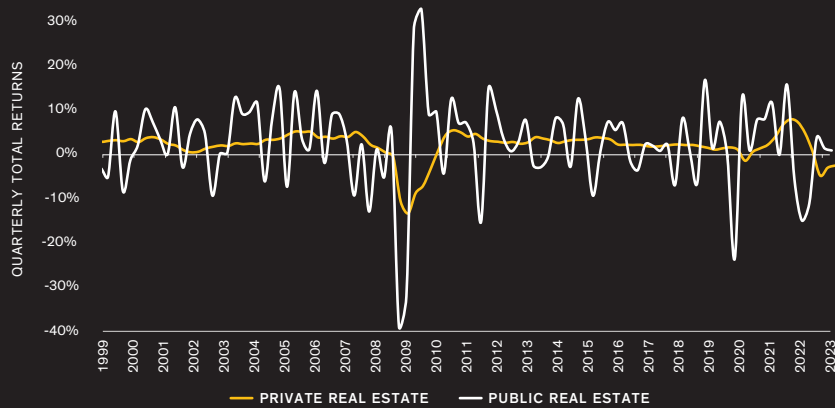
Real Estate Income Exceeds Inflation on Long Term Basis



Based on CPI Inflation, Real Estate Income is same-store NOI growth.
Sources: Bureau of Labor Statistics, NCREIF. Data as of 2Q 2023.
Note: Past performance is not indicative of future results. There is no guarantee that any trends shown herein will continue.

PRIVATE REAL ESTATE HAS HISTORICALLY OFFERED LESS VOLATILITY

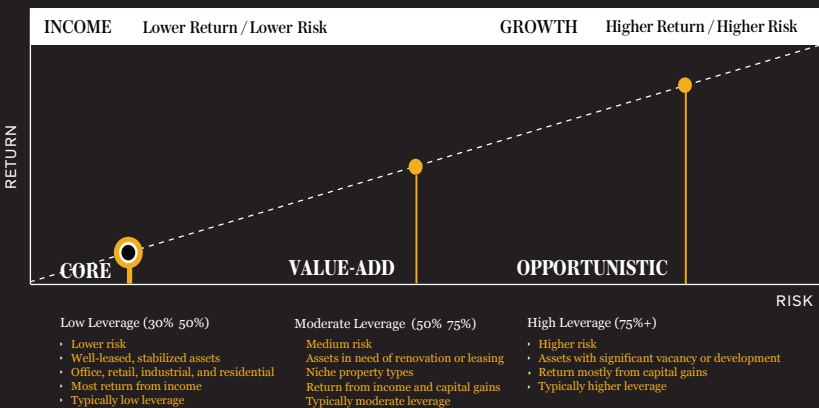
TOTAL RETURNS, PUBLIC VS. PRIVATE REAL ESTATE



Source: NCREIF ODCE Total Returns (Private), NAREIT Equity REITs Total Returns (Public). Data as of 2Q 2023.
Note: Past performance is not indicative of future results. There is no guarantee that any trends shown herein will continue.
Note that private real estate values are based on quarterly appraisals

Real Estate Investment Styles

RETURN VS. RISK



Schematic illustration. Returns shown are general industry targets and are not related to specific investment instruments.
Source: Pension Real Estate Association.



INCOME PROPERTY TRUST

JLL Income Property Trust (JLLIPT) 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. Over time, we expect to further diversify our portfolio through additional property acquisitions outside of the United States.

Investment Objectives

- GENERATE ATTRACTIVE INCOME FOR DISTRIBUTION TO STOCKHOLDERS
- PRESERVE AND PROTECT INVESTED CAPITAL
- ACHIEVE NAV APPRECIATION OVER TIME
- ENABLE THE USE OF REAL ESTATE AS A COMPONENT OF PORTFOLIO DIVERSIFICATION
- COMMERCIAL SQUARE FEET
- RESIDENTIAL UNITS

There can be no guarantee that these objectives will be achieved. Real estate investing involves risks. Please see Risk Factors on the back page and in the prospectus.

Portfolio Summary

AS OF SEPTEMBER 30, 2023

TOTAL ASSET VALUE (at fair value) ¹	\$7.0B
NET ASSET VALUE (NAV) ²	\$4.5B
COMPANY LEVERAGE RATIO	37%
NUMBER OF PROPERTIES	137
COMMERCIAL SQUARE FEET	20.2M
RESIDENTIAL UNITS	10,684
GEOGRAPHIC DIVERSIFICATION	STATES 27 MARKETS 47
LEASED	95%
AVERAGE REMAINING LEASE TERM ³	6.1 Years
INCEPTION	2012
INVESTMENT STRATEGY	Diversified-Core
SIMPLE TAX REPORTING	1099-DIV
MIN. INITIAL INVESTMENT	\$10,000

¹ Total assets at fair value are reported at pro-rata share for properties with joint ownership.
² NAV includes company and minority owners equity interests.
³ Average remaining lease term excludes our apartment properties as these leases are generally one year in term.

Returns Summary¹

	CLASS M-I	CLASS M	CLASS A-I	CLASS A
Q3 RETURN (NET)	-0.64%	-0.78%	-0.69%	-0.83%
YTD RETURN (NET)	-5.91%	-6.17%	-6.07%	-6.44%
1-YEAR RETURN (NET)	-8.43%	-8.75%	-8.64%	-9.07%
3-YEAR ANNUAL RETURN (NET)	8.61%	8.32%	8.37%	7.86%
5-YEAR ANNUAL RETURN (NET)	6.41%	6.13%	6.16%	5.66%
10-YEAR ANNUAL RETURN (NET)	N/A	6.80%	N/A	6.24%
SINCE INCEPTION ANNUAL RETURN (NET) ²	7.14%	6.67%	6.88%	6.11%

¹ Past performance is no guarantee of future results. Performance returns reflect reinvested distributions and changes in the NAV per share. Returns are net of all management fees (e.g. fixed and performance advisory fees), company expenses (e.g. administration, organization, legal and accounting fees, and transaction expense), dealer manager fees and include capital gains and other earnings. See share class specific and management fees on the back page. The returns have been prepared using unaudited data and valuations of the underlying investments in the Company's portfolio, which are done by our independent valuation advisor. Valuations based upon unaudited or estimated reports from the underlying investments may be subject to later adjustments or revisions. Current performance may be higher or lower than the performance quoted herein. The investment return and principal value of an investment will fluctuate so that an investment may be worth more or less than its original cost. No representation or warranty is made as to the efficacy of any particular strategy or the actual returns that may be achieved. Class M-I shares have no selling commission or dealer manager fee. Class A-I shares have up to 1.5% selling commission and a 0.30% dealer manager fee. A fixed fee that accrues daily in an amount equal to 1/365th of 1.25% of the NAV for each share class. A performance fee is calculated for each share class as 10% of the total return in excess of 7% annum on a calendar-year basis.

² Class M and A shares went effective with the SEC on October 1, 2012 at an initial offering price of \$10.00 per share. The inception date for Class M-I and A-I shares was July 1, 2014. Since inception returns are annualized.

³ NAV is reported based on the fair value of assets less liabilities. Our daily NAV can be found on our website at www.jllipt.com and our toll-free line, 855.652.0277.

Distribution Summary

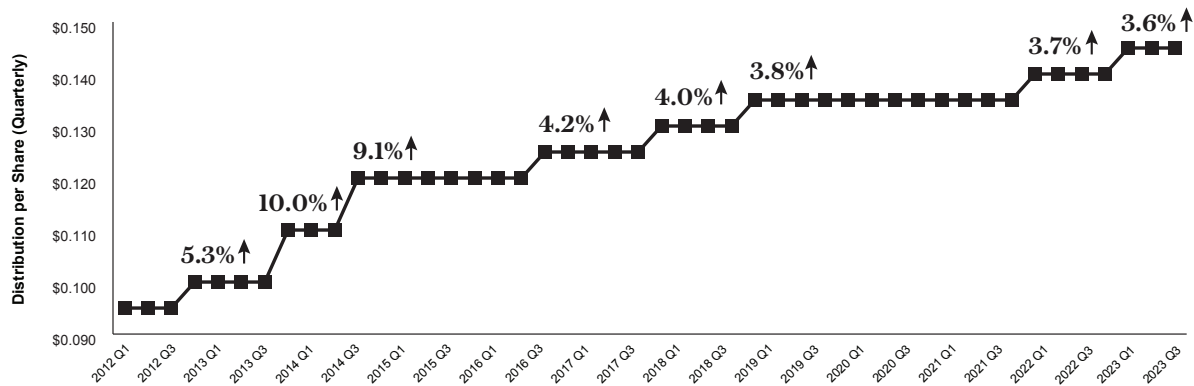
	CLASS M-I	CLASS M	CLASS A-I	CLASS A
Q3 DISTRIBUTION PER SHARE (NET)	\$0.14500	\$0.13577	\$0.13731	\$0.12007
YTD DISTRIBUTION PER SHARE (NET)	\$0.43500	\$0.40665	\$0.41142	\$0.35865

NAV³

	CLASS M-I	CLASS M	CLASS A-I	CLASS A
NAV PER SHARE (on 09/30/2023)	\$13.10	\$13.10	\$13.12	\$13.09

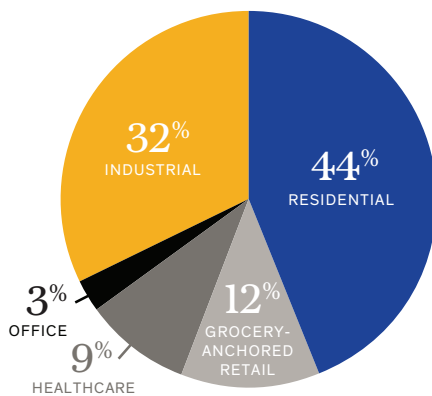
Consistent Distribution Growth

DECLARED/PAID 47 CONSECUTIVE QUARTERLY DISTRIBUTIONS - 3.7% ANNUALIZED DISTRIBUTION GROWTH



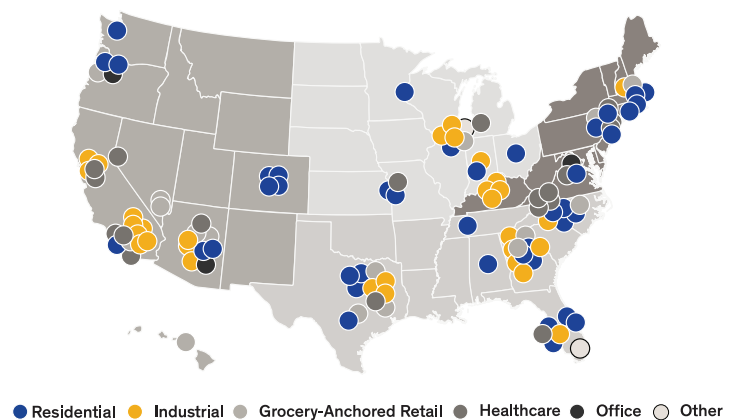
Distribution payments are not guaranteed and may be modified at the Company's discretion. The amount of distributions JLLIPT may make is uncertain. JLLIPT may pay distributions from sources other than operational cash flow, including, without limitation, the sale of assets, borrowings, return of capital, or offering proceeds. The advisor may defer reimbursements and fees otherwise due, in order to pay these distributions, and when these amounts are paid back to the advisor, that will result in a decrease in cash flow from operations. Fees and expenses reduce cash available for distribution. Data as of September 30, 2023. Past performance is historical and not a guarantee of future results.

PORTFOLIO DIVERSIFICATION BY PROPERTY TYPE



Source: JLL Income Property Trust.

PORTFOLIO DIVERSIFICATION BY GEOGRAPHY



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 June 30, 2023, our NAV per share was \$13.33, \$13.34, \$13.35, \$13.32 and \$13.31 per Class M-I, Class M, Class A-I, Class A and Class D shares, respectively, and total stockholders' equity per share was \$9.03, \$9.03, \$9.04, \$9.02 and \$9.02 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. This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering. No offering is made except by a prospectus filed with the Department of Law of the State of New York. Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of our common stock, determined if the prospectus is truthful or complete, or passed on or endorsed the merits of this offering. Any representation to the contrary is a criminal offense. A copy of the prospectus for the JLL Income Property Trust offering can be obtained or viewed at www.jllipt.com.

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UNLESS OTHERWISE NOTED, PORTFOLIO DATA AS OF 09/30/23

This report is current as of the date noted, is solely for informational purposes, and does not purport to address the financial objectives, situation, or specific need of any individual reader. Opinions and estimates expressed herein are as of the date of the report and are subject to change without notice. Neither the information nor any opinion expressed represents a solicitation for the purchase or sale of any security. Economic or financial forecasts are inherently limited and should not be relied on as an indicator of future investment performance.

Past performance is no guarantee of future results. The returns shown in this document are intended to represent investment results for the Company for the period stated and are not predictive of future results. Nothing herein should be construed as a solicitation of clients, or as an offer to sell or a solicitation of an offer to invest in the Company. Such investments may be offered only pursuant to a prospectus. Certain information herein has been obtained from public and third party sources and, although believed to be reliable, has not been independently verified and its accuracy, completeness or fairness cannot be guaranteed.

SHARE CLASS SPECIFIC FEES¹

	CLASS M-I SHARES (ZIPIX)	CLASS M SHARES (ZIPTMX)	CLASS A-I SHARES (ZIPIAX)	CLASS A SHARES (ZIPTAX)
AVAILABILITY (Subject to suitability requirements)	Through fee based programs, wrap accounts, registered investment advisors, and other institutional and fiduciary accounts		Through brokerage and transactional-based accounts	
SELLING COMMISSION ^a	None	None	Up to 1.50%	Up to 3.00%
DEALER MANAGER FEE ^b	None	0.30%	0.30%	0.85%

MANAGEMENT FEES²

FIXED FEE	Accrues daily in an amount equal to 1/365th of 1.25% of the NAV for each share class
PERFORMANCE FEE	Calculated for each share class as 10% of the total return in excess of 7% per annum on a calendar-year basis

¹ All Share Class Specific Fees are paid to the dealer manager and may be reallocated to participating broker-dealers. Select broker-dealers may have different appropriate standards, may not offer all share classes, and/or may offer JLLIPT at a different minimum initial investment. See the prospectus for more information.

a The Selling Commission is a percentage of the NAV per share paid on Class A shares on the date of purchase and may be reduced or eliminated for certain categories of purchasers. Commissions are paid on net investment amounts.

b The Dealer Manager Fee accrues daily in an amount equal to 1/365th of the percentage of the NAV for such day on a continuous basis. The Dealer Manager Fee with respect to shares sold in a given offering will cease on the date on which the total underwriting compensation paid with respect to such shares equals 10% of the gross proceeds from the offering.

² Paid to LaSalle Investment Management as advisor to JLL Income Property Trust.

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, return of capital, 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 DISCLOSURE

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.