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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549**

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**FORM 8-K**

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**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 16, 2024**

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**J.P. Morgan Real Estate Income Trust, Inc.**

(Exact name of Registrant as Specified in Its Charter)

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**Maryland**  
(State or Other Jurisdiction  
of Incorporation)

**333-265588**  
(Commission File Number)

**87-3439916**  
(IRS Employer  
Identification No.)

**277 Park Avenue**  
**9th Floor**  
**New York, New York**  
(Address of Principal Executive Offices)

**10172**  
(Zip Code)

**Registrant's Telephone Number, Including Area Code: (212) 270-6000**

**Not Applicable**

(Former Name or Former Address, if Changed Since Last Report)

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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))

Securities registered pursuant to Section 12(b) of the Act: None

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
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Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§ 230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§ 240.12b-2 of this chapter).

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 16, 2024, J.P. Morgan Real Estate Income Trust, Inc. issued a press release regarding its acquisition of a 95% interest in a 99,837-square foot, 100% leased, Class A grocery-anchored shopping center in the Maspeth neighborhood of Queens, NY.

The full text of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K.

The information in this Current Report is furnished pursuant to Item 7.01 and shall not be deemed to be “filed” for the purpose of Section 18 of the Securities 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.

Exhibit Number	Description
99.1	<a href="#">Press release issued by J.P. Morgan Real Estate Income Trust, Inc.</a>

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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.

**J.P. Morgan Real Estate Income Trust, Inc.**

Date: May 16, 2024

By: /s/ Lawrence A. Goodfield, Jr.

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Lawrence A. Goodfield, Jr.

Chief Financial Officer and Treasurer

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JPMorgan Chase & Co.  
383 Madison Avenue, New York, NY 10017-2070  
NYSE symbol: JPM  
www.jpmorganchase.com

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News release: Immediate Release

**J.P. Morgan Real Estate Income Trust, Inc. Acquires Grocery-Anchored Retail  
Shopping Center in Queens, New York**

**New York, NY, May 16, 2024** – J.P. Morgan Real Estate Income Trust, Inc. (JPMREIT) announced today it acquired a 95% interest in Shops at Grand Avenue, a 99,837-square foot, 100% leased, Class A grocery-anchored shopping center in the Maspeth neighborhood of Queens, NY. This acquisition is part of a strategic joint venture to pursue retail opportunities with Acadia Realty Trust (NYSE:AKR), an equity real estate investment trust. The total purchase price was \$48 million (exclusive of closing costs), bringing the total asset value of the JPMREIT portfolio to more than \$400 million.

This investment represents the first last-mile retail investment for JPMREIT. The Shops at Grand Avenue is a neighborhood retail center anchored by Stop & Shop, a major supermarket. The property is located in the heart of a dense residential neighborhood with roughly one million people residing within a three-mile radius.

“Driven by a resilient consumer and the increasing importance of service consumption, the neighborhood shopping center sector continues to be a bright spot in commercial real estate. We believe our focus on assets close to the consumer in supply-constrained, densely populated areas is a valuable component of our last-mile retail strategy,” said Doug Schwartz, Co-President of JPMREIT. “The Shops at Grand Avenue represents execution of our ‘New Economy’ strategy, which focuses on a post-pandemic perspective of consumption, housing and work.”

For more information about this investment and other JPMREIT properties, please visit the Resources page on its website.

**About JPMREIT**

JPMREIT leverages J.P. Morgan Asset Management’s more than 60 years of real estate investment experience and invests in stabilized, income-producing assets and development positioned to benefit from the way people live, work and consume in the new economy. JPMREIT is externally advised and sponsored by J.P. Morgan Investment Management Inc.

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Press Contact: JPM: Jamie Braverman [jamie.braverman@jpmchase.com](mailto:jamie.braverman@jpmchase.com)

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# J.P.Morgan

## ASSET MANAGEMENT

JPMorgan Chase & Co.  
383 Madison Avenue, New York, NY 10017-2070  
NYSE symbol: JPM  
www.jpmorganchase.com

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### News release: Immediate Release

**Forward-Looking Statements.** This press release contains forward-looking statements about the business of JPMREIT. These forward-looking statements can be identified by the use of forward-looking terminology such as "expect," "continue," "may," "will," "should," "anticipate," "intend" or other similar words or the negatives thereof. These may include statements about plans, objectives, intentions and expectations with respect to JPMREIT's real estate investments and expected real estate acquisitions. Such forward-looking statements are inherently uncertain and there are or may be important factors that could cause actual outcomes or results to differ materially from those indicated in such statements. We believe these factors include but are not limited to those described under the section entitled "Risk Factors" in JPMREIT's annual report for the most recent fiscal year, and any such updated factors included in JPMREIT's periodic filings with the SEC, which are accessible on the SEC's website at [www.sec.gov](http://www.sec.gov). These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in JPMREIT's public filings. Except as otherwise required by federal securities laws, JPMREIT undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise.

**This press release shall not constitute an offer to sell or the solicitation of an offer to buy securities.**

### About J.P. Morgan Asset Management

J.P. Morgan Asset Management, with assets under management of \$3.2 trillion as of March 31, 2024, is a global leader in investment management. J.P. Morgan Asset Management's clients include institutions, retail investors and high-net-worth individuals in every major market throughout the world. J.P. Morgan Asset Management offers global investment management in equities, fixed income, real estate, hedge funds, private equity and liquidity. For more information: [www.jpmorganassetmanagement.com](http://www.jpmorganassetmanagement.com). J.P. Morgan Asset Management is the marketing name for the asset management businesses of JPMorgan Chase & Co. and its affiliates worldwide.

JPMorgan Chase & Co. (NYSE: JPM) is a leading financial services firm based in the United States of America ("U.S."), with operations worldwide. JPMorgan Chase had \$4.1 trillion in assets and \$337 billion in stockholders' equity as of March 31, 2024. The Firm is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. Under the J.P. Morgan and Chase brands, the Firm serves millions of customers in the U.S., and many of the world's most prominent corporate, institutional and government clients globally. Information about JPMorgan Chase & Co. is available at [www.jpmorganchase.com](http://www.jpmorganchase.com).

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Press Contact: JPM: Jamie Braverman [jamie.braverman@jpmchase.com](mailto:jamie.braverman@jpmchase.com)

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