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*Photo: Principal Place, London, UK*

**Brookfield REIT**

# Why Private Real Estate

**NOT FOR USE IN NJ OR OH**

**INVESTMENT PRODUCTS:**

**NOT FDIC INSURED | MAY LOSE VALUE | NOT BANK GUARANTEED**

# Disclosures

## Risk Factors:

An investment in shares of common stock of Brookfield Real Estate Income Trust Inc. (“Brookfield REIT”) involves a high degree of risk. These securities should only be purchased if you can afford to lose your complete investment. Please read the prospectus for a description of the material risks associated with an investment in Brookfield REIT. These risks include but are not limited to the following:

Brookfield REIT has a limited operating history, and its operating history should not be relied upon due to the changes to its business resulting from the adviser transition, including the engagement of Brookfield REIT Adviser LLC (the “Adviser”) and Brookfield Oaktree Wealth Solutions LLC and the changes to Brookfield REIT’s board of directors, executive officers and investment portfolio. There is no assurance that Brookfield REIT will be able to successfully achieve its investment objectives.

Brookfield REIT has only made limited investments to date and you will not have the opportunity to evaluate its future investments before Brookfield REIT makes them.

Since there is no public trading market for shares of Brookfield REIT’s common stock, repurchase of shares by it will likely be the only way to dispose of your shares. Brookfield REIT’s share repurchase plan will provide stockholders with the opportunity to request that it repurchase their shares on a monthly basis, but Brookfield REIT is not obligated to repurchase any shares and may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased in any particular month in its discretion. In addition, repurchases will be subject to available liquidity and other significant restrictions. Further, Brookfield REIT’s board of directors may modify or suspend the share repurchase plan if it deems such action to be in our best interest and the best interest of stockholders. As a result, the shares should be considered as having only limited liquidity and at times may be illiquid.

Brookfield REIT cannot guarantee that it will make distributions, and if it does, it may fund such distributions from sources other than cash flow from operations, and there are no limits on the amounts Brookfield REIT may pay from such sources. Brookfield REIT believes that the likelihood that it pays distributions from sources other than cash flow from operations, will be higher in the early stages of the offering.

The purchase and repurchase price for shares of Brookfield REIT common stock will generally be based on its prior month’s net asset value (NAV)

(subject to material changes as described in the prospectus) and will not be based on any public trading market. While there will be independent annual appraisals of Brookfield REIT’s properties, the appraisal of properties is inherently subjective, and its NAV may not accurately reflect the actual price at which its assets could be liquidated on any given day.

Brookfield REIT has no employees and is dependent on the Adviser to conduct its operations. The Adviser will face conflicts of interest as a result of, among other things, the allocation of investment opportunities among Brookfield REIT and other Brookfield funds and accounts, the allocation of time of its investment professionals and the substantial fees that Brookfield REIT will pay to the Adviser.

This is a “best efforts” offering. If Brookfield REIT is not able to raise a substantial amount of capital in the near term, its ability to achieve its investment objectives could be adversely affected.

Principal and interest payments on any borrowings will reduce the amount of funds available for distribution or investment in additional real estate assets. Borrowing also increases the risk of loss and exposure to negative economic effects.

There are limits on the ownership and transferability of Brookfield REIT’s shares.

If Brookfield REIT fails to maintain its qualification as a REIT and no relief provisions apply, its NAV and cash available for distribution to stockholders could materially decrease as a result of being subject to corporate income tax.

Investing in commercial real estate assets involves certain risks, including but not limited to Brookfield REIT’s 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.

Brookfield REIT’s operating results will be affected by global and national economic and market conditions generally and by the local economic conditions where its properties are located, including changes with respect to rising vacancy rates or decreasing market rental rates; fluctuations in the average occupancy; inability to lease space on favorable terms; bankruptcies, financial difficulties or lease defaults by its tenants; and changes in government rules, regulations and policies, such as property taxes, zoning laws, limitations on rental rates, and compliance costs with

respect to environmental and other laws.

The novel coronavirus (“COVID-19”) may have an adverse impact on Brookfield REIT’s NAV, results of operations, cash flows and fundraising, ability to source new investments, obtain financing, pay distributions to stockholders and satisfy repurchase requests, among other factors.

## Forward-Looking Statements:

Statements contained in this sales material that are not historical facts are based on our current expectations, estimates, projections, opinions or beliefs. Such statements are not facts and involve known and unknown risks, uncertainties, and other factors. Prospective investors should not rely on these statements as if they were fact. Certain information contained in this sales material constitutes “forward-looking statements,” which can be identified by the use of forward-looking terminology such as “may,” “will,” “should,” “expect,” “anticipate,” “project,” “target,” “estimate,” “intend,” “continue,” “forecast,” or “believe” or the negatives thereof or other variations thereon or other comparable terminology. Due to various risks and uncertainties, including those described in the prospectus, actual events or results or our actual performance may differ materially from those reflected or contemplated in such forward-looking statements. No representation or warranty is made as to future performance or such forward-looking statements. In light of the significant uncertainties inherent in these forward-looking statements, the inclusion of this information should not be regarded as a representation by us or any other person that our objectives and plans, which Brookfield REIT considers to be reasonable, will be achieved.

You should carefully review the “Risk Factors” section of the prospectus for a discussion of the risks and uncertainties that Brookfield REIT believes are material to its business, operating results, prospects and financial condition. Except as otherwise required by federal securities laws, Brookfield REIT does not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Brookfield Oaktree Wealth Solutions LLC (member FINRA/SIPC) is the dealer manager for the Brookfield Real Estate Income Trust Inc. offering.

# Income Generation

Private real estate offers the potential for higher yield than other asset classes—even those known for income generation—as well as appreciation

Total Return  
20-Year Annualized Returns Through 2024



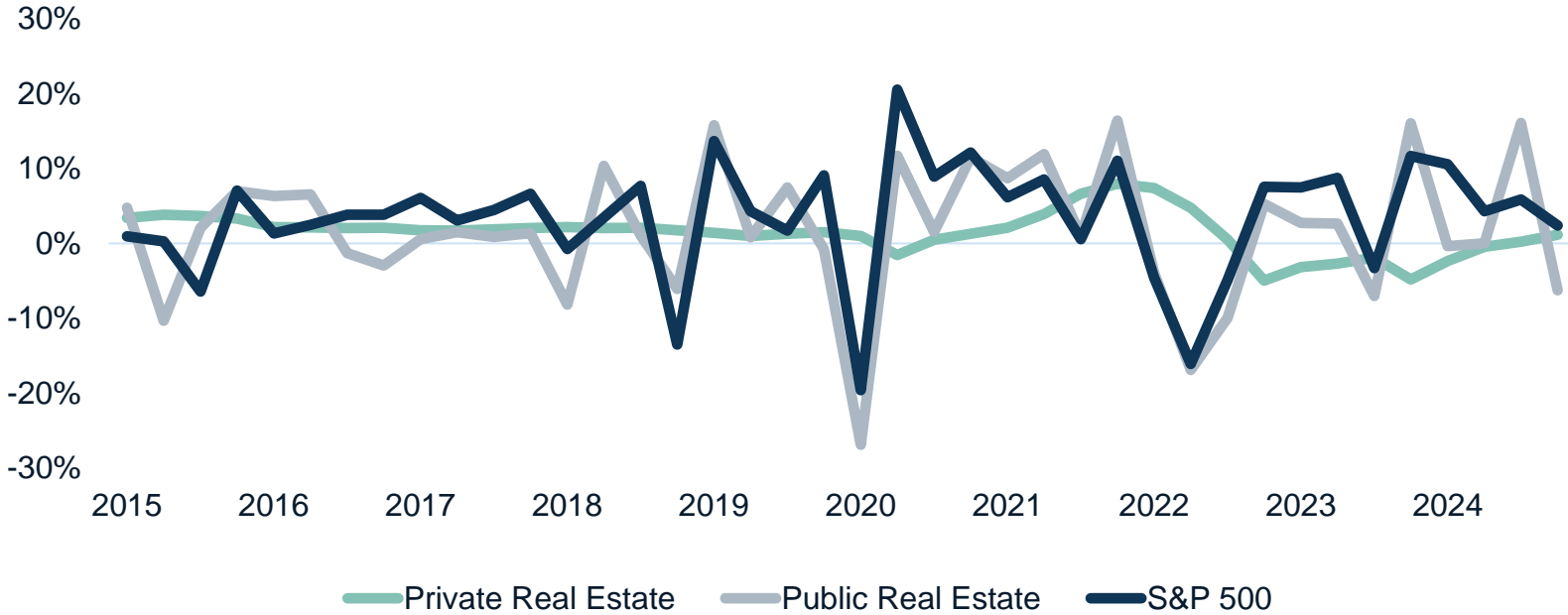
**Past performance does not guarantee future results.** As of December 31, 2024. Private U.S. real estate represented by NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE), U.S. equities represented by S&P 500 Index, international equities represented by MSCI EAFE Index and U.S. fixed income represented by Bloomberg Barclays U.S. Aggregate Index. An investor cannot invest in an index. Indices do not reflect the impact of transaction costs, management and other investment-entity fees and expenses or the costs associated with raising capital or being a public company, which lower returns.

The NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE) is a capitalization-weighted, gross of fees, time-weighted return index that measures performance of the largest open-end commingled funds pursuing a core real estate investment strategy.

Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

# Lower Volatility

Private real estate has historically exhibited significantly less volatility than public real estate and equity markets, often with stronger risk-adjusted returns



Annual Standard Deviation (10 years)	
Private Real Estate	5.6%
Public Real Estate	18.1%
S&P 500	15.7%

**Past performance does not guarantee future results.** There can be no assurance that current trends will continue.

As of December 31, 2024.

Represents quarterly returns for each index, and 10-year, annualized standard deviations. Private U.S. real estate represented by NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE). Public real estate represented by S&P United States REIT Index. U.S. equities represented by S&P 500 Index. An investor cannot invest in an index. Indices do not reflect the impact of transaction costs, management and other investment-entity fees and expenses or the costs associated with raising capital or being a public company, which lower returns.

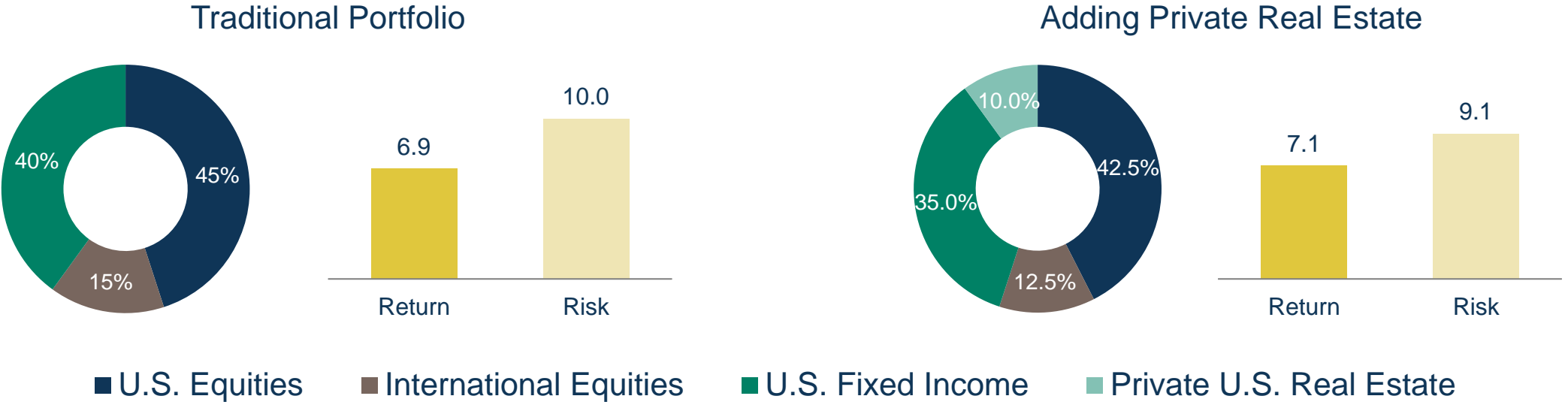
Source: Bloomberg.



# Better Risk-Adjusted Returns

Private real estate has historically increased returns and lowered risk when added to a traditional 60% equity and 40% bond portfolio

Returns and Risk Trailing 20 Years as of December 31, 2024



**Past performance does not guarantee future results.** Total return and risk as measured by standard deviation of quarterly returns for 20 years ending as of December 31, 2024, of a hypothetical portfolio as displayed of private U.S. real estate represented by NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE), U.S. equities represented by S&P 500 Index, international equities represented by MSCI EAFE Index and U.S. fixed income represented by Bloomberg Barclays U.S. Aggregate Index. An investor cannot invest in an index. Indices do not reflect the impact of transaction costs, management and other investment-entity fees and expenses or the costs associated with raising capital or being a public company, which lower returns.

Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

# Diversification

Over the past 20 years, private real estate has exhibited effective diversification to stocks and bonds, as well as public real estate

## Asset Class Correlation

20-Year Annualized Returns Through 2024

	U.S. Equities	International Equities	Public Real Estate	U.S. Fixed Income	Private U.S. Real Estate
U.S. Equities	1.00	0.88	0.76	0.07	0.04
International Equities		1.00	0.69	0.14	(0.03)
Public Real Estate			1.00	0.24	0.13
U.S. Fixed Income				1.00	(0.24)
Private U.S. Real Estate					1.00

**Correlation** is a statistic that measures the degree to which two investments move in relation to each other.

A correlation coefficient of 1 indicates a perfect positive correlation, meaning that they move in the same direction by the same amount.

A coefficient of -1 indicates a perfect negative correlation, meaning that they have historically moved in the opposite direction.

Therefore, the lower the number, the better the diversification.

**Past performance does not guarantee future results. Diversification does not ensure a profit or protect against loss in a declining market.**

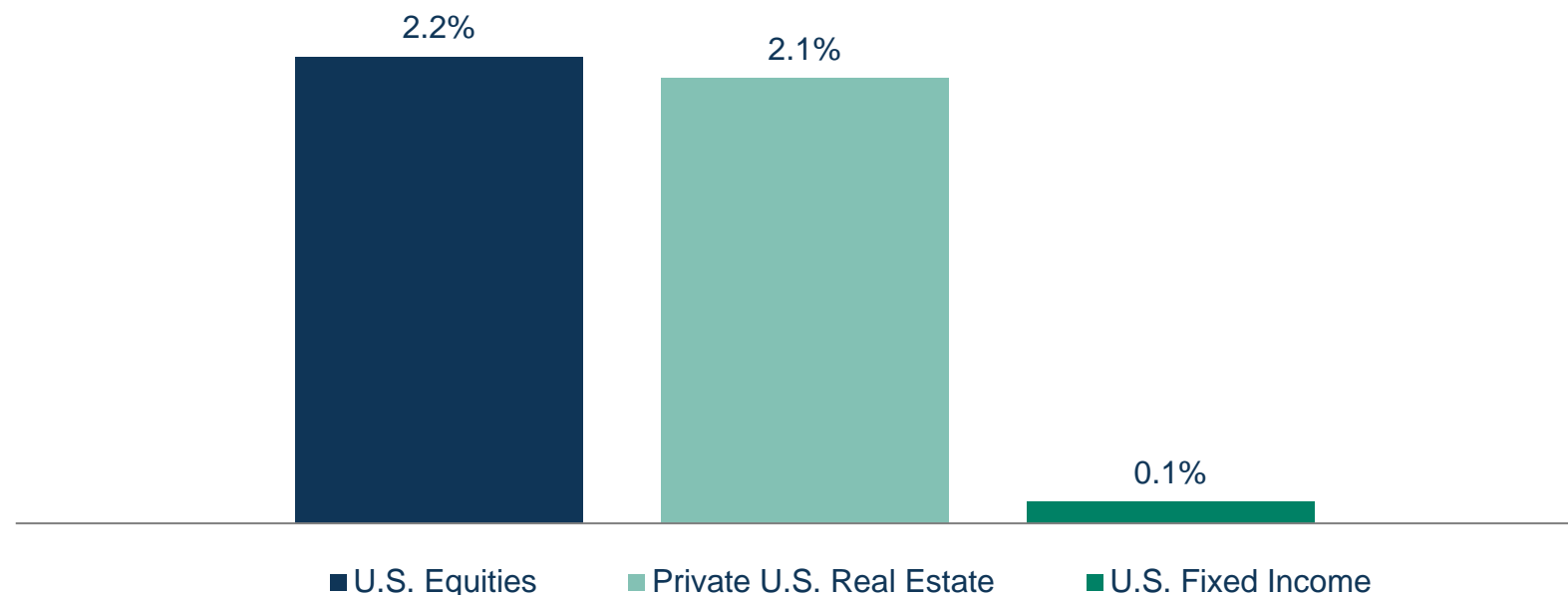
As of December 31, 2024. Private U.S. real estate represented by NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE), U.S. equities represented by S&P 500 Index, international equities represented by MSCI EAFE Index, public real estate represented by S&P United States REIT Index and U.S. fixed income represented by Bloomberg Barclays U.S. Aggregate Index. An investor cannot invest in an index. Indices do not reflect the impact of transaction costs, management and other investment-entity fees and expenses or the costs associated with raising capital or being a public company, which lower returns.

Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

# Inflation Hedge

## Real estate has generated strong returns amid high inflation

Average Quarterly Returns When U.S. Consumer Inflation Was Higher Than Average<sup>1</sup>



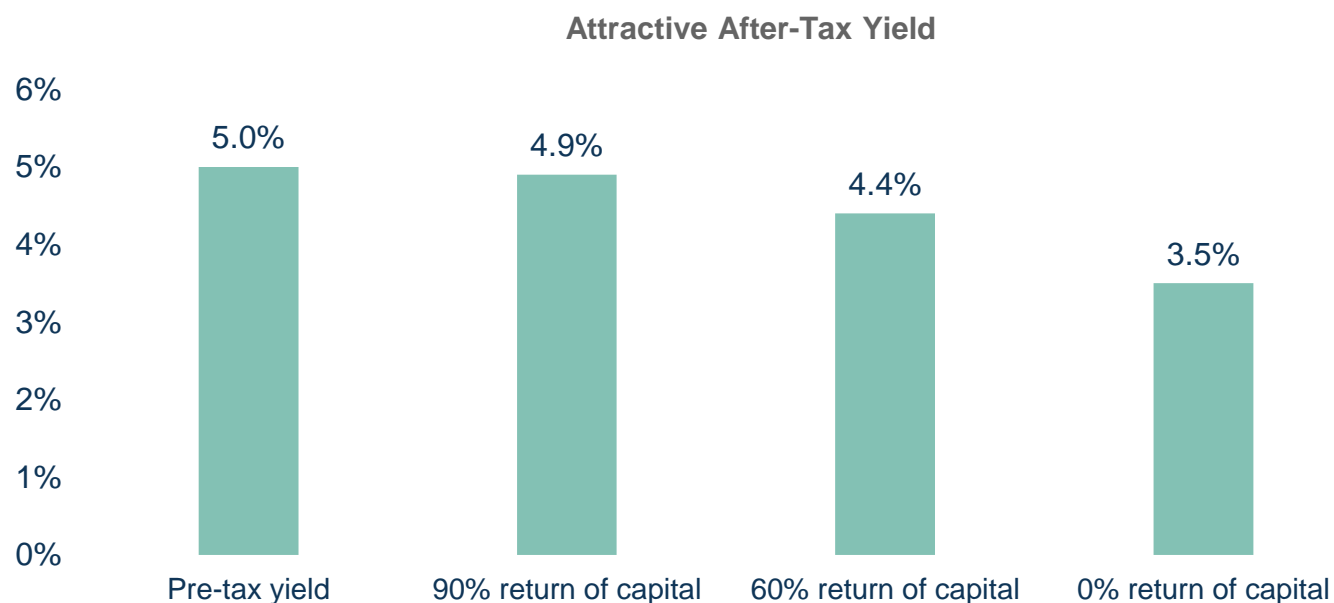
**Past performance does not guarantee future results.** December 31, 2004 - December 31, 2024.

<sup>1</sup>Higher-than-average inflation is measured as when the year-over-year U.S. Consumer Price Index exceeded 2.5%. During those periods, we examined the average returns of private U.S. real estate (as measured by the NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE)); U.S. equities (as measured by the S&P 500 Index); and U.S. fixed income (as measured by the Bloomberg US Aggregate Bond Index).

Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

# Tax Advantages

Tax benefits unique to direct real estate ownership can reduce investors' effective tax rate and increase after-tax yields—particularly in scenarios where return of capital is high



- For tax purposes, distributions from non-traded REITs may be classified as “return of capital.”
- Distributions are paid out of available cash flow, which reflects non-cash items such as depreciation, instead of net income.
- Return of capital distributions are tax-deferred and reduce the shareholder’s cost basis.
- If the investment is sold at a gain after more than a year, it would be taxed at the long-term capital gains rate.

Historical analysis does not guarantee future results. As of December 31, 2024. For illustrative purposes only and assumes \$100,000 investment with 5% (\$5,000) annualized distribution taxed at highest federal tax bracket. The example does not include state taxes. An investor could be subject to state income tax in their state of residence, which would lower the after-tax yield received by the investor.



# Brookfield REIT

Brookfield REIT leverages the power of Brookfield,<sup>1</sup> one of the world's largest real estate owners and operators, and Oaktree,<sup>1</sup> a preeminent alternative manager with deep credit experience.

Applying a flexible approach, Brookfield REIT seeks to identify high-quality, income-producing opportunities across real estate equity and debt, diversified by location and property type.

Potential benefits and features:

- ✓ Monthly Distributions<sup>2</sup>
- ✓ Monthly Liquidity<sup>3</sup>
- ✓ Monthly Pricing
- ✓ Diversification<sup>4</sup>
- ✓ Capital Appreciation
- ✓ Inflation Hedge

1. "Brookfield" refers to Brookfield Corporation, together with its affiliates. "Oaktree" refers to Oaktree Capital Management, L.P., together with its affiliates. The adviser of Brookfield REIT is Brookfield REIT Adviser LLC, an affiliate of Brookfield, and the sub-adviser is Oaktree Fund Advisors, LLC, an affiliate of Oaktree.
2. Distributions are authorized by Brookfield REIT's board of directors and are not guaranteed.
3. Liquidity is provided through Brookfield REIT's share repurchase plan, which has monthly and quarterly limits and may be suspended and/or terminated.
4. Diversification does not assure a profit or protect against loss in a declining market.



# Why Brookfield

**Global Scale:** One of the world's largest real estate investors, with \$271 billion in AUM.

**Differentiated Insights:** More than 660 on-the-ground real estate sector specialists sourcing income-generating assets.

**Owner & Operator:** Over 29,000 operating employees, managing every property aspect and focusing on creating long-term value.

**Powerful Partnership:** With complementary skills and aligned investment philosophies, Oaktree brings three decades of credit expertise and \$202 billion in firm AUM to the relationship.

**Alignment of Interests:** Brookfield is Brookfield REIT's largest shareholder, with a \$300 million investment underscoring their commitment.

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## Delivering real estate and credit expertise to individual investors

Assets under management for Brookfield Asset Management Inc. and its affiliates, including Oaktree, as of December 31, 2024. Number of operating employees includes investment and operating professionals across all of Brookfield's real estate platform as of December 31, 2023. There can be no assurance that any of these professionals will remain with the Fund or that the past performance or success of such professionals serves as an indicator of his or her future performance or success.

Source: Brookfield.

\$271B

BROOKFIELD REAL  
ESTATE AUM

660+

REAL ESTATE  
PROFESSIONALS

29,000+

OPERATING  
EMPLOYEES

1110 Key Federal Hill, Baltimore, MD

# Summary of Terms<sup>1</sup>

Adviser & Sub-Adviser	Brookfield REIT Adviser LLC, an affiliate of Brookfield Asset Management Inc. (adviser) Oaktree Fund Advisors, LLC, an affiliate of Oaktree Capital Management, L.P. (sub-adviser)
Structure	Public non-listed, perpetual life real estate investment trust (REIT)
Investment Portfolio	Target ~80% (potentially ranging between 65% and 90%) in real estate property investments and ~20% (potentially ranging between 10% and 35%) real estate-related debt and real estate-related securities
Suitability	Either (1) a net worth of at least \$250,000 or (2) a gross annual income of at least \$70,000 and a net worth of at least \$70,000. Certain states have additional suitability standards.
NAV Frequency <sup>2</sup>	Monthly
Subscriptions	Monthly
Distributions <sup>3</sup>	Monthly (not guaranteed, subject to board approval)
Liquidity <sup>4</sup>	Monthly, subject to monthly 2% of NAV cap and quarterly 5% of NAV cap based on net redemptions during the period. Shares repurchased within one year of the date of issuance will be repurchased at 98% of the transaction price.
Management Fee	1.25% per annum on NAV
Performance Fee <sup>5</sup>	12.5% of total return, subject to 5% hurdle and 100% catch-up; also subject to a high-water mark
Leverage	Target 50-60% of gross real estate assets
Tax Reporting	Form 1099-DIV

- Terms summarized herein are for informational purposes and qualified in their entirety by the more detailed information set forth in Brookfield REIT's prospectus. You should read the prospectus carefully prior to making an investment. There can be no assurance that diversification or asset allocations will be met or that the REIT will be able to implement its investment strategy or achieve its investment objectives.
- Brookfield REIT may offer shares at a price that Brookfield REIT believes reflects the NAV per share of such common stock more appropriately than the prior month's NAV per share, including by updating a previously disclosed offering price, in cases where Brookfield REIT believes there has been a material change (positive or negative) to the Brookfield REIT NAV per share since the end of the prior month.
- There is no assurance Brookfield REIT will pay distributions in any particular amount, if at all. Any distributions Brookfield REIT makes will be at the discretion of the Brookfield REIT board of directors. Brookfield REIT may fund any distributions from sources other than cash flow from operations, including, without limitation, the sale of assets, borrowings, return of capital or offering proceeds, and Brookfield REIT has no limits on the amounts Brookfield REIT may pay from such sources. Brookfield REIT cannot guarantee that it will make distributions. Brookfield REIT believes that the likelihood that it pays distributions from sources other than cash flow from operations will be higher in the early stages of the offering.
- Liquidity is provided through Brookfield REIT's share repurchase plan, which has monthly and quarterly limits and may be suspended.
- The incentive fee will be in the form of a performance participation interest at the Operating Partnership level.



# Index Disclosures

The quoted indexes within this publication are unmanaged and cannot be purchased directly by investors. Index performance is shown for illustrative purposes only and does not predict or depict the performance of any investment. There may be material factors relevant to any such comparison such as differences in volatility and regulatory and legal restrictions between the indexes shown and any investment in a Brookfield strategy, composite or fund. Brookfield obtained all index data from third-party index sponsors and believes the data to be accurate; however, Brookfield makes no representation regarding its accuracy. Indexes are unmanaged and cannot be purchased directly by investors.

Brookfield does not own or participate in the construction or day-to-day management of the indexes referenced in this document. The index information provided is for your information only and does not imply or predict that a Brookfield product will achieve similar results. This information is subject to change without notice. The indexes referenced in this document do not reflect any fees, expenses, sales charges or taxes. It is not possible to invest directly in an index. The index sponsors permit use of their indexes and related data on an "as is" basis, make no warranties regarding same, do not guarantee the suitability, quality, accuracy, timeliness and/or completeness of their index or any data included in, related to or derived therefrom, and assume no liability in connection with the use of the foregoing. The index sponsors have no liability for any direct, indirect, special, incidental, punitive, consequential or other damages (including loss of profits). The index sponsors do not sponsor, endorse or recommend Brookfield or any of its products or services. Unless otherwise noted, all indexes are total-return indexes.

MSCI makes no express or implied warranties or representations, and shall have no liability whatsoever with respect to any MSCI data contained herein. The MSCI data may not be further redistributed or used as a basis for other indices, any securities or financial products. This report is not approved, reviewed or produced by MSCI.

## Index Definitions

Bloomberg Barclays U.S. Aggregate Index is a broad-base, market capitalization-weighted bond market index representing intermediate-term investment-grade bonds traded in the United States.

Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services.

MSCI EAFE Index is a stock market index that is designed to measure the equity market performance of developed markets (Europe, Australasia and Far East) outside of the U.S. and Canada.

NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE) is a capitalization-weighted, gross of fees, time-weighted return index that measures performance of the largest open-end commingled funds pursuing a core real estate investment strategy.

S&P 500 Index is an equity index of 500 widely held, large-capitalization U.S. companies.

S&P United States REIT Index measures the investable universe of publicly traded real estate investment trusts domiciled in the United States.

**Brookfield** |  **OAKTREE**  
WEALTH SOLUTIONS

[www.BrookfieldREIT.com](http://www.BrookfieldREIT.com)

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