



# Brookfield REIT

Brookfield Real Estate Income Trust Inc.

Private Real Estate for the Income-Seeking Investor

Principal Place, London U.K.

## Brookfield

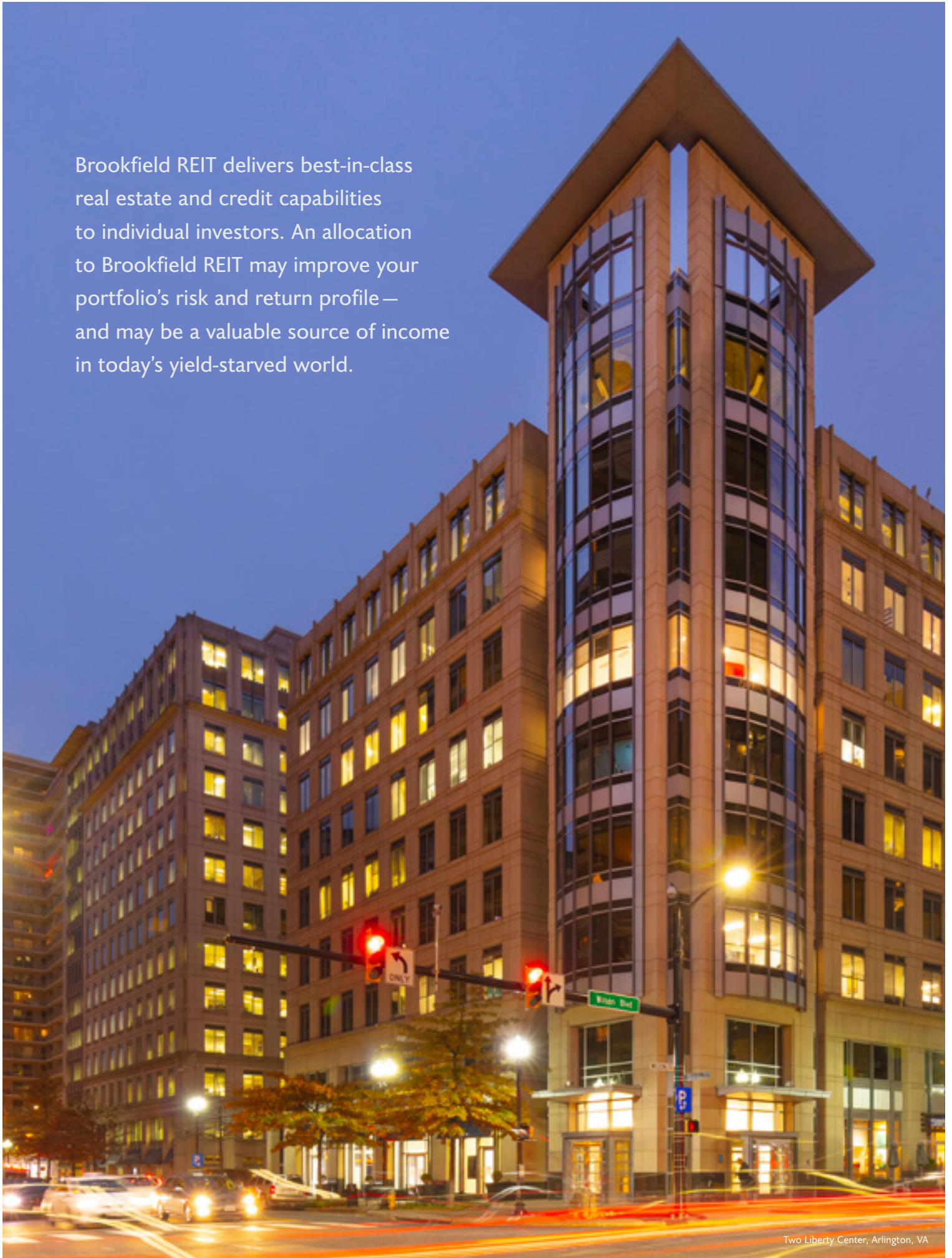
This sales and advertising literature is neither an offer to sell nor a solicitation of an offer to buy securities. An offering is made only by the prospectus. **This literature must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering 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 stock, determined if the prospectus is truthful or complete or passed on or endorsed the merits of the offering. Any representation to the contrary is a criminal offense.

Brookfield REIT is advised by an affiliate of Brookfield Asset Management Inc. ("Brookfield") and is sub-advised by an affiliate of Oaktree Capital Management, L.P. ("Oaktree").

NOT FOR USE IN OHIO OR NEW JERSEY.



Brookfield REIT delivers best-in-class real estate and credit capabilities to individual investors. An allocation to Brookfield REIT may improve your portfolio's risk and return profile — and may be a valuable source of income in today's yield-starved world.



Two Liberty Center, Arlington, VA

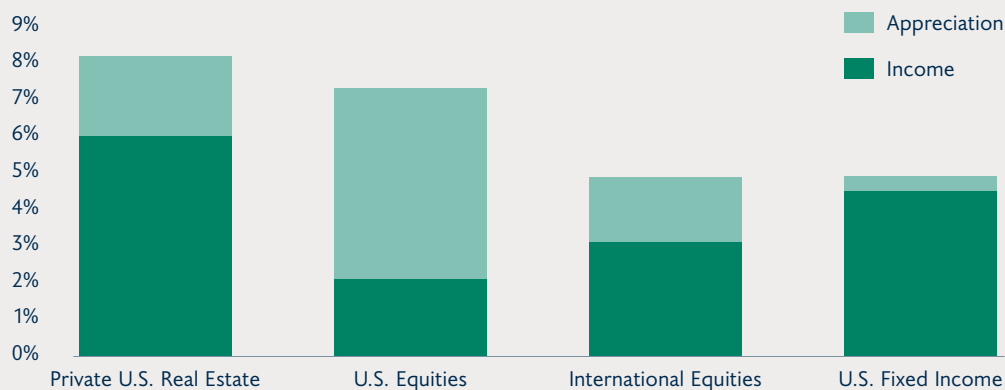
# What Private Real Estate Can Do for Your Portfolio

The largest global institutional investors allocate more than 10% of their portfolios to real estate<sup>1</sup> – and with good reason. An allocation to private real estate may offer several benefits for your portfolio.

## Income Generation

In today's low interest rate environment, private real estate offers the potential for higher yield than other asset classes—even those known for income generation. Real estate has delivered attractive annualized total returns over the past 20 years, with a significant portion of total return derived from income.

Total Return: 20-Year Annualized Returns Through 2020



**Past performance does not guarantee future results.** As of December 31, 2020. Private U.S. real estate represented by NCREIF Property Index (NPI), 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. Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

<sup>1</sup>As of 2020. Source: 2020 Institutional Real Estate Allocations Monitor. Ithaca, NY: Cornell University's Baker Program in Real Estate and Hodes Weill & Associates, LP, October 2020. The report includes research collected on a blind basis from 212 institutional investors in 24 countries.

The NCREIF Property Index is an index of quarterly returns reported by institutional investors on investment-grade commercial properties owned by those investors and is not a measure of non-listed REIT performance. Brookfield REIT is a non-listed REIT that will invest its portfolio in commercial-grade properties as well as in real estate-related securities. The NCREIF Property Index is based on appraisals and is calculated before the effects of leverage. Brookfield REIT uses appraisals in its calculation of NAV, which is not based on a public market, and will employ leverage. The NCREIF Property Index does 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. Brookfield REIT is a public company with an external advisor conducting a perpetual offering and will incur the aforementioned costs. Its shares should be considered as having limited liquidity and may be illiquid.

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## Diversification

Private real estate can offer diversification benefits—which is a key reason why it's been shown to boost risk-adjusted returns. Over the past 20 years, private real estate has exhibited low correlations with stocks and bonds.

Asset Class Correlation: 20-Year Annualized Returns Through 2020

|                          | U.S. Equities | International Equities | Public Real Estate | U.S. Fixed Income | Private U.S. Real Estate |
|--------------------------|---------------|------------------------|--------------------|-------------------|--------------------------|
| U.S. Equities            | 1.00          | 0.89                   | 0.68               | (0.32)            | 0.14                     |
| International Equities   |               | 1.00                   | 0.66               | (0.23)            | 0.14                     |
| Public Real Estate       |               |                        | 1.00               | 0.04              | 0.23                     |
| U.S. Fixed Income        |               |                        |                    | 1.00              | (0.16)                   |
| Private U.S. Real Estate |               |                        |                    |                   | 1.00                     |

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

Private U.S. real estate represented by NCREIF Property Index (NPI), 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. As of December 31, 2020. Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

## Understanding Correlation

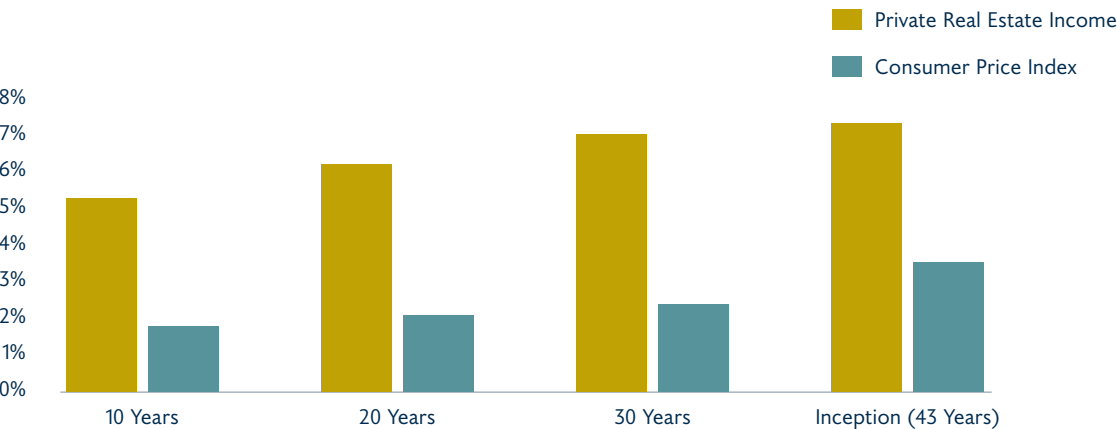
Correlation is a statistic that measures the degree to which two investments move in relation to each other. A correlation coefficient of 1 indicates a perfect positive correlation, meaning that they move in the same direction by the same amount. A coefficient of -1 indicates a perfect negative correlation, meaning that they have historically moved in the opposite direction.



## Inflation Hedge

Private real estate can also be an effective inflation hedge. For the past 43 years, real estate income generation has risen faster than inflation measures. This is largely because rent escalations are often tied to inflation, or rising input costs can discourage new development—limiting supply and putting upward pressure on rents.

Annualized Private Real Estate Income Returns vs. Inflation



**Past performance does not guarantee future results.** Private Real Estate Income represented by the income return of the NCREIF Property Index. Income Return: measures the portion of total return attributable to each property's net operating income, or NOI. It is computed by dividing NOI by the average quarterly investment for the quarter. Inflation measured by CPI. As of December 31, 2020. Bloomberg, National Council of Real Estate Investment Fiduciaries.

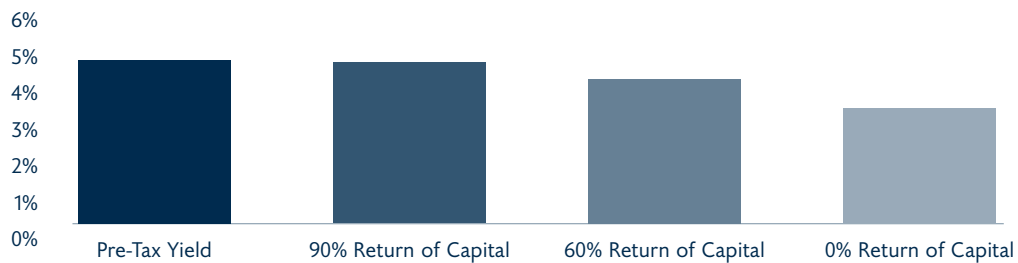


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## Tax Advantages

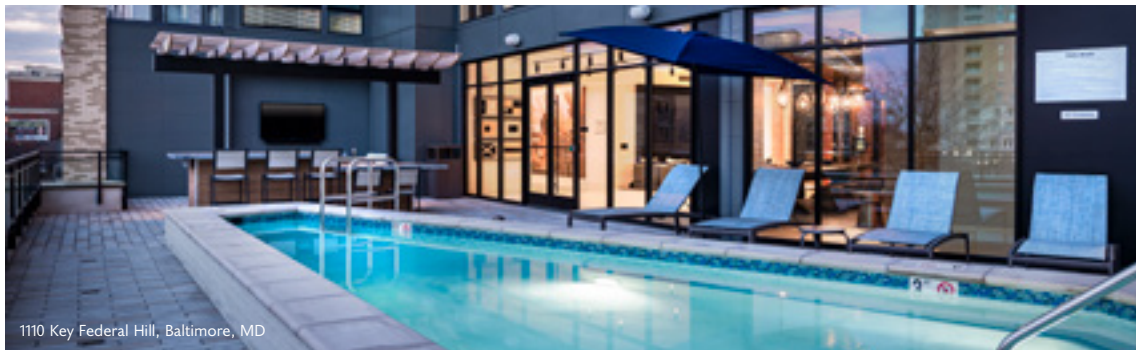
Tax benefits unique to direct real estate ownership can reduce investors' effective tax rate and increase after-tax yields—particularly in scenarios where return of capital is high.

Attractive After-Tax Yield



**Historical analysis does not guarantee future results.** 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. As of December 31, 2020. Source: Brookfield.

- 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.



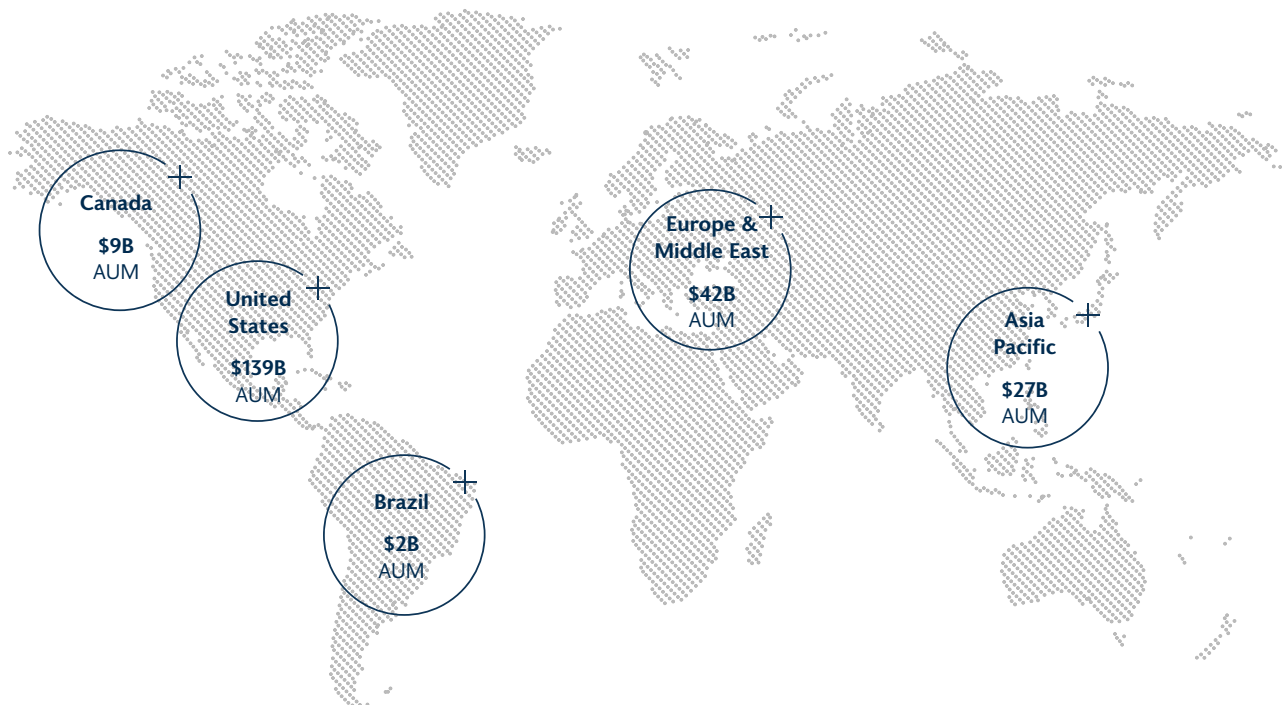
# Brookfield's Unique Real Estate Investing Advantages<sup>2</sup>

As the manager of the Brookfield REIT and one of the world's largest real estate investors, Brookfield offers several unique advantages.

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## Unparalleled Scale

Brookfield owns and operates iconic properties in the most dynamic markets worldwide. And as one of the world's largest real estate owners, Brookfield has the scale and expertise to execute complex transactions and identify off-market opportunities.



As of June 30, 2021

<sup>2</sup> Brookfield REIT is managed by an affiliate of Brookfield Asset Management. Investors in Brookfield REIT will not own an interest in properties managed by Brookfield for other real estate programs.

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## Differentiated Insights

### More than 500 real estate experts

Brookfield seeks income-generating assets from the bottom up. On-the-ground experts identify trends and glean insights firsthand to source opportunities across property types and geographies.

#### Office

213 Properties  
164 Million sq. ft.

#### Multifamily

~57,500 Units

#### Logistics

172 Properties  
29 Million sq. ft.

#### Alternatives

326 Triple Net Leases  
165 Manufactured Housing  
163 Student Housing  
137 Senior Housing  
40 Mixed-Use Assets

As of June 30, 2021

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## Operational Excellence

### 24,400 operating employees

In addition to deep expertise as real estate investors, Brookfield also has a long history of operating its own properties. The combination of these two competencies gives Brookfield a competitive edge that's focused on increasing income and creating long-term value for investors.

#### Two Unique Competencies: Owners and Operators

##### OWNER COMPETENCIES

###### Acquire Attractive Properties

- Acquisition and Due Diligence
- Risk Management
- Finance and Capital Sourcing

##### OPERATOR COMPETENCIES

###### Enhance Value

- Property Management
- Sales and Leasing
- Design, Construction and Development

START

END

COMPLETE TENURE OF ASSET OWNERSHIP

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“We believe that buildings are more than physical structures — they can be catalysts for change. Because of this, our goal is to create vibrant and valued environments for the people who work and live there every day.”



**BRIAN KINGSTON**  
CEO OF  
BROOKFIELD  
REAL ESTATE

As of December 31, 2020

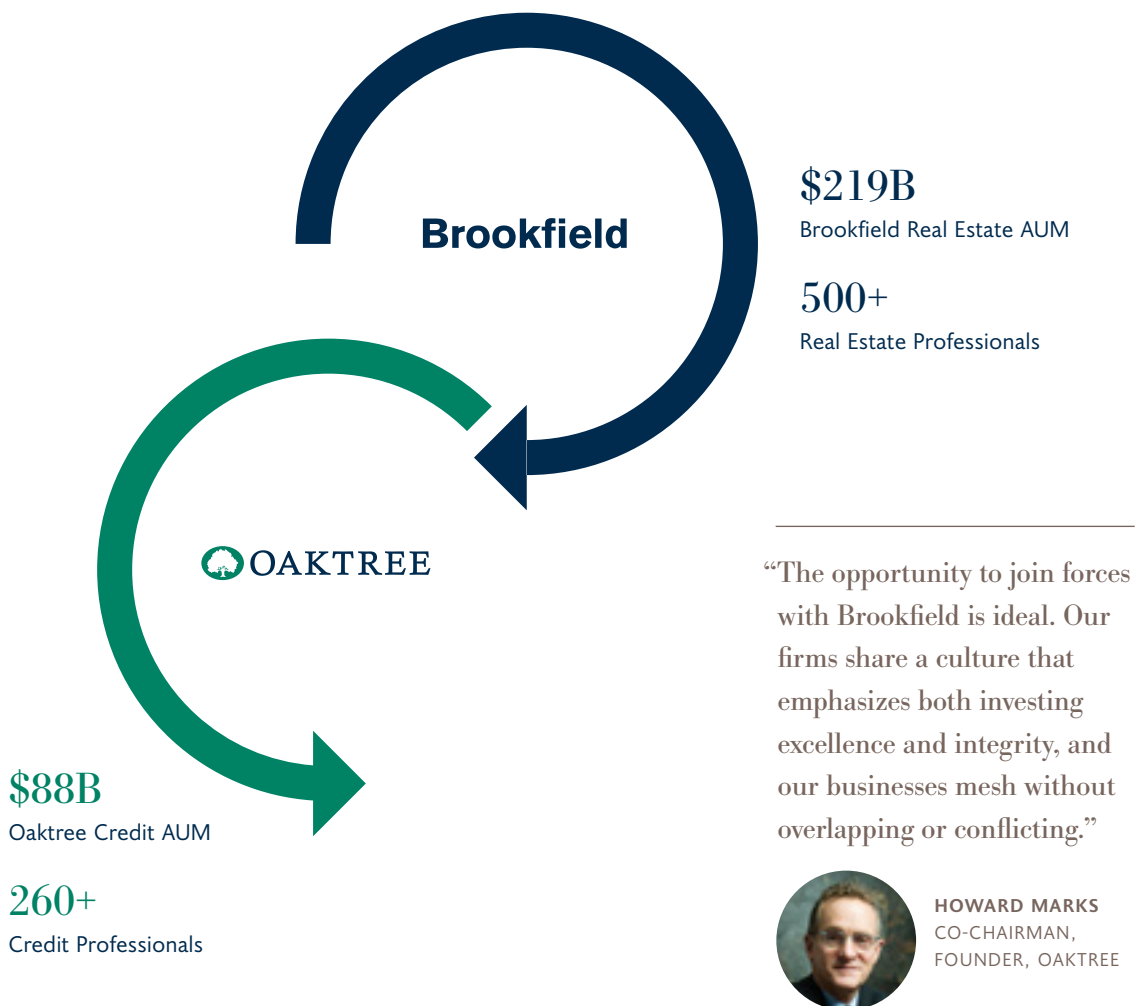


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## Powerful Partnership

### Brookfield & Oaktree<sup>3</sup>

Brookfield is one of the largest global real estate investors and brings a 100+ year history of owning and operating real assets. Oaktree is a world-renowned credit investor with roots dating back three decades. The result of this combination is a complementary partnership.



As of June 30, 2021

<sup>3</sup> Investors in Brookfield REIT will not have an interest in Brookfield, Oaktree or any other fund or program sponsored by either Brookfield or Oaktree. “Brookfield” refers to Brookfield Asset Management Inc., together with its affiliates. “Oaktree” refers to Oaktree Capital Management, L.P., together with its affiliates.





# How Brookfield REIT Is Designed to Benefit Your Portfolio

Brookfield REIT applies a flexible approach to identify high-quality real estate assets. With unparalleled expertise and a value-driven investment approach, Brookfield REIT gives individual investors access to private real estate that was once only available to institutions—and offers the potential for attractive outcomes.

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## A Value-Driven Investment Approach

Brookfield REIT leverages Brookfield's on-the-ground market insights and operational expertise. These capabilities underpin Brookfield REIT's bottom-up, value-driven investment approach—and enable Brookfield REIT to identify high-quality income-producing assets.

### Identify Quality Assets with a Flexible Approach

- Invest in private real estate and real estate related debt
- Diversify the portfolio across property type and geographies

### Focus on Maximizing Income and Minimizing Downside

- Focus on quality, income-producing properties
- Leverage Oaktree's credit expertise to diversify and enhance income

### Continuously Unlock More Value

- Leverage Brookfield's on-the-ground operating expertise to create value throughout the investment cycle

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## Desired Outcomes

The result of this process is a portfolio of stable income-producing properties and real estate-related debt diversified across locations and property type. The Brookfield REIT portfolio seeks to offer individual investors these attractive benefits.



Diversification does not ensure a profit nor protect against loss in a declining market.

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## A Simple Structure

Individual investors can invest in Brookfield REIT through a simple, accessible structure.



\*Liquidity is provided through Brookfield REIT's share repurchase plan, which has monthly and quarterly limits and may be suspended.

\*\*Distributions are authorized by Brookfield REIT's board of directors and are not guaranteed.



# Redefining Alternative Investments for the Individual Investor

Brookfield Asset Management, a leading global alternative asset manager, has an exemplary 100+ year history of owning and operating real assets and related businesses.

In 2019, Brookfield acquired a majority interest in Oaktree Capital, a leader among global investment managers specializing in credit and other alternative investments.

Together, Brookfield and Oaktree share a long-term, value-driven, contrarian investment style, focusing on sectors in which their in-depth operating experience and market knowledge provide a competitive advantage.

Brookfield Oaktree Wealth Solutions seeks to offer individual investors unparalleled investment expertise and opportunities across real asset and credit strategies.

## DISCLOSURES

### Summary of Risk Factors

An investment in shares of common stock of Brookfield 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.

### Index Provider Disclaimer

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.

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### 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.

**NCREIF Property Index (NPI)** is the primary index used by institutional investors in the United States to analyze the performance of commercial real estate and use as a benchmark for actively managed real estate portfolios.

**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.

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

# Get Started

## Individual Investors

Talk to your financial advisor about how to include Brookfield REIT as part of your diversified portfolio.

## Advisors

For more information about how to invest in Brookfield REIT, contact Brookfield Oaktree Wealth Solutions.



[BrookfieldREIT.com](https://BrookfieldREIT.com)



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855-777-8001

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