

# Focused on Delivering Attractive Investment Outcomes

Investors are looking for solutions that help diversify their investment portfolio while providing attractive distributions with an eye toward managing risk and return. Brookfield Real Estate Income Trust Inc. (“Brookfield REIT”) strives to be a solution that can help meet those goals.

## Diversification for an Overall Investment Portfolio

Brookfield REIT has exhibited low correlations<sup>1</sup> and thus has historically provided effective diversification relative to broader stock and bond indexes.

### Correlation of Monthly Returns

December 2019 – March 2023

	Brookfield REIT Class I	High-Yield Bonds	Corporate Bonds	Municipal Bonds	Dividend-Paying Stocks	U.S. Stocks	Publicly Traded REITs
Brookfield REIT Class I	1.00	(0.14)	(0.33)	(0.23)	(0.15)	(0.26)	(0.15)
High-Yield Bonds		1.00	0.81	0.68	0.77	0.84	0.81
Corporate Bonds			1.00	0.84	0.54	0.71	0.68
Municipal Bonds				1.00	0.38	0.51	0.51
Dividend-Paying Stocks					1.00	0.91	0.83
U.S. Stocks						1.00	0.89
Publicly Traded REITs							1.00

As of March 31, 2023.

Source: Bloomberg and Brookfield.

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

High-Yield Bonds are represented by the Bloomberg US Corporate High Yield Index, Corporate Bonds are represented by the Bloomberg US Corporate Index, Municipal Bonds are represented by the Bloomberg Municipal Bond Index, Dividend-Paying Stocks are represented by the FTSE All-World High Dividend Yield Index, U.S. Stocks are represented by the S&P 500 Index and Publicly Traded REITs are represented by the MSCI US REIT Index. Indexes are unmanaged and cannot be purchased directly by investors.

<sup>1</sup> 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.

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. A copy of the Brookfield Real Estate Income Trust Inc. prospectus is available at [www.BrookfieldREIT.com](http://www.BrookfieldREIT.com).

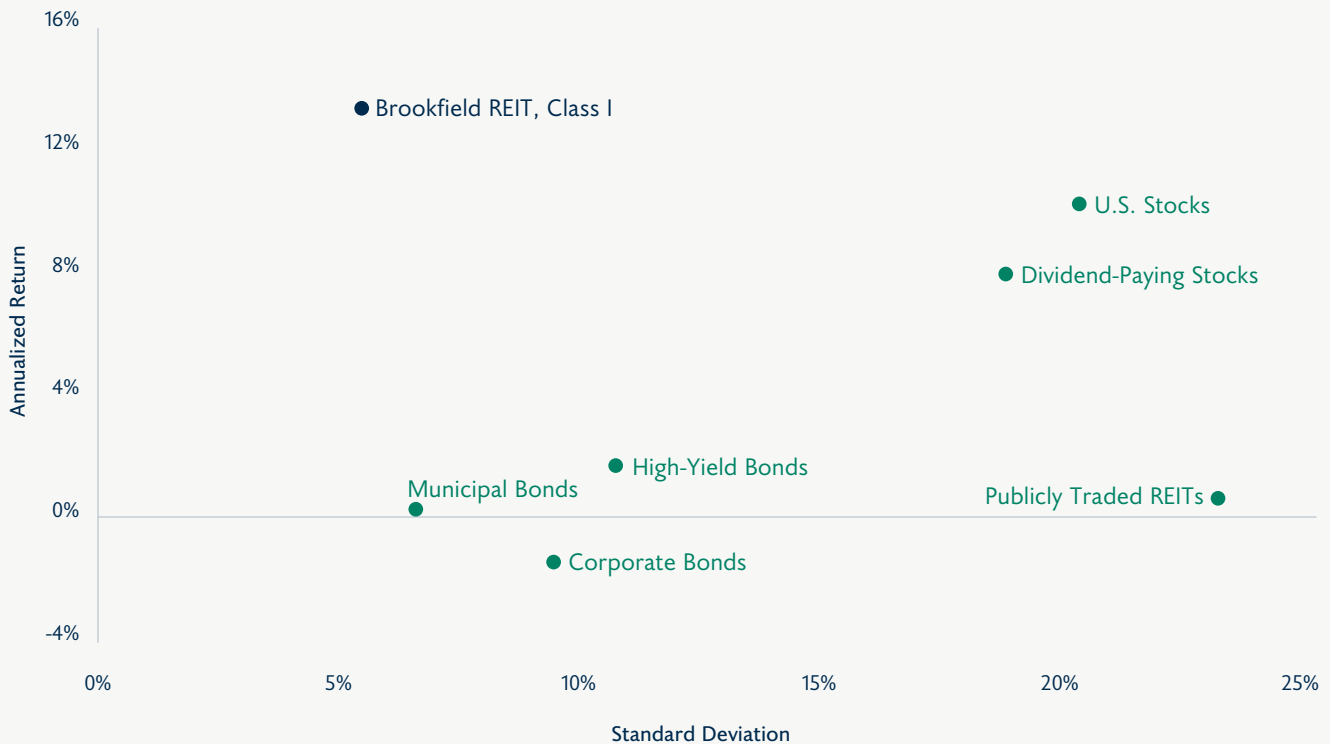
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## Attractive Risk-Adjusted Returns

Brookfield REIT seeks to invest in institutional-caliber private real estate equity and debt, leveraging the expertise of Brookfield—one of the world’s largest owners and operators of real estate. Brookfield also has a powerful partnership with Oaktree, enabling Brookfield REIT to diversify into real estate credit opportunities to help generate income and manage downside risk. This strategy has resulted in an attractive risk and return profile.

### Risk and Return Profile

December 2019 – March 2023 (annualized total return)<sup>2</sup>



As of March 31, 2023.

Source: Bloomberg and Brookfield.

#### Past performance and historical analysis do not guarantee future results.

Risk is measured by standard deviation of returns. High-yield bonds are represented by the Bloomberg US Corporate High Yield Index, Corporate Bonds are represented by the Bloomberg US Corporate Index, Municipal Bonds are represented by the Bloomberg Municipal Bond Index, Dividend-Paying Stocks are represented by the FTSE All-World High Dividend Yield Index, U.S. Stocks are represented by the S&P 500 Index and Publicly Traded REITs are represented by the MSCI US REIT Index. Indexes are unmanaged and cannot be purchased directly by investors. Municipal Bonds are more stable and have lower volatility than Non-Traded REITs.

<sup>2</sup> Total Return is calculated as the percent change in the NAV per share from the beginning of the applicable period, plus the amount of any net distribution per share declared in the period. Total return is not a measure used under generally accepted accounting principles in the United States (“GAAP”). Returns greater than one year are annualized. Brookfield REIT reported GAAP net income of \$2.5 million for the year ended December 31, 2021, and net loss of (\$34.4) million for the year ended December 31, 2022.

For the year ended December 31, 2020, and year ended December 31, 2019, we reported GAAP net loss of \$(2.4) million and \$(4.7) million, respectively.

Please refer to Brookfield REIT’s annual and quarterly reports filed with the SEC, which are available at [brookfieldREIT.com](http://brookfieldREIT.com), for a full reconciliation of NAV to GAAP measures. For information on how Brookfield REIT calculates NAV, see the “Net Asset Value Calculation and Valuation Guidelines” section of Brookfield REIT’s prospectus.

## Performance

As of March 31, 2023 (total returns)<sup>3</sup>

	1-Year	3-Year	Since Inception	Inception
Class D No Sales Load	—	—	-1.32%	June 1, 2022
Class D With Sales Load	—	—	-2.77%	June 1, 2022
Class S No Sales Load	2.87%	12.48%	12.20%	November 30, 2019
Class S With Sales Load	-0.61%	11.16%	11.05%	November 30, 2019
Class I	3.87%	13.60%	13.33%	November 30, 2019

### Past performance is historical and not a guarantee of future results.

<sup>3</sup> Total Return is calculated as the percent change in the NAV per share from the beginning of the applicable period, plus the amount of any net distribution per share declared in the period. Total return is not a measure used under generally accepted accounting principles (“GAAP”) in the United States. Returns greater than one year are annualized. All returns shown assume reinvestment of distributions pursuant to Brookfield REIT’s distribution reinvestment plan, are derived from unaudited financial information, and are net of all Brookfield REIT expenses, including general and administrative expenses, transaction-related expenses, management fees, performance fees and share-class-specific fees but exclude the impact of early repurchase deductions on the repurchase of shares that have been outstanding for less than one year. Past performance is historical and not a guarantee of future results. Class D and Class S shares listed as “With Sales Load” reflect the returns after the maximum up-front selling commission and dealer manager fees. Class D and Class S shares listed as “No Sales Load” exclude up-front selling commissions and dealer manager fees. The returns have been prepared using unaudited data and valuations of the underlying investments in the Brookfield REIT portfolio, which are estimates of fair value and form the basis for Brookfield REIT’s NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated. Please refer to Brookfield REIT’s annual and quarterly reports filed with the SEC, which are available at BrookfieldREIT.com, for a full reconciliation of NAV to GAAP measures. For information on how Brookfield REIT calculates NAV, see the “Net Asset Value Calculation and Valuation Guidelines” section of Brookfield REIT’s prospectus.

**All returns shown assume reinvestment of distributions pursuant to Brookfield REIT’s distribution reinvestment plan, are derived from unaudited financial information, and**

**are net of all Brookfield REIT expenses, including general and administrative expenses, transaction-related expenses, management fees, performance fees and share-class-specific fees, but exclude the impact of early repurchase deductions on the repurchase of shares that have been outstanding for less than one year.**

**The returns have been prepared using unaudited data and valuations of the underlying investments in the Brookfield REIT portfolio, which are estimates of fair value and form the basis for Brookfield REIT’s NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value, and may not accurately reflect the price at which assets could be liquidated.**

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**For more information on fees and expenses, and the risks of the offering, please see the prospectus.**

**Past performance is historical and not a guarantee of future results.**

The performance summary shows Brookfield REIT’s historical performance, which is provided solely for background information and should not be relied upon in making an investment decision about Brookfield REIT. Brookfield REIT has recently become managed by a new adviser, management team and board of directors. An affiliate

of Oaktree Capital Management, Brookfield REIT’s former adviser, continues to serve as Brookfield REIT’s sub-adviser. In addition, there recently have been significant changes to Brookfield REIT’s investment portfolio and investment strategy. As a result, Brookfield REIT’s historical performance, distribution rate and distribution frequency may not be an accurate indicator of the future performance or distributions of Brookfield REIT. Decisions as to the timing and amount of distributions in the future will be made in the discretion of Brookfield REIT’s board of directors.

### INDEX DEFINITIONS

The Bloomberg US Corporate High Yield Bond Index measures the USD-denominated, high-yield, fixed-rate corporate bond market. Securities are classified as high yield if the middle rating of Moody’s, Fitch and S&P is Ba1/BB+/BB+ or below.

The Bloomberg US Corporate Bond Index measures the investment-grade, fixed-rate, taxable corporate bond market. It includes USD denominated securities publicly issued by U.S. and non-U.S. industrial, utility and financial issuers.

The Bloomberg Municipal Index covers the USD-denominated long-term tax-exempt bond market. The index has four main sectors: state and local general obligation bonds, revenue bonds, insured bonds and prerefunded bonds. The S&P 500 Index is an equity index of 500 widely held large-capitalization U.S. companies.

The FTSE All-World High Dividend Yield Index comprises stocks that are characterized by higher-than-average dividend yields, and it is based on the FTSE All-World Index, which is part of the FTSE Global Equity Index Series.

The MSCI US REIT Index is a free-float-adjusted market-capitalization-weighted index that is comprised of equity real estate investment trusts (REITs).

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

## IMPORTANT INFORMATION

### 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, suspend or terminate 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.
- Brookfield REIT cannot make assurances that its distributions will be treated as return of capital, and distributions not treated as return of capital may be subject to U.S. federal 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.

The adviser of Brookfield REIT is Brookfield REIT Adviser LLC (the "Adviser"), an affiliate of Brookfield Asset Management Inc. The sub-adviser of Brookfield REIT is Oaktree Fund Advisors, LLC, an affiliate of Oaktree Capital Management, L.P.

**Before investing, please read the Brookfield REIT prospectus, which can be found [here](#).**



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### Contact Us

 [brookfieldreit.com](http://brookfieldreit.com)

 [info@brookfieldoaktree.com](mailto:info@brookfieldoaktree.com)

 +1 855-777-8001

