

Brookfield Real Estate Income Corp. ('Brookfield REIC')

Seeking to deliver high quality private real estate and credit capabilities to investors.

The investment objective of Brookfield Real Estate Income Corp. ("Brookfield REIC" or the "Fund") is to invest substantially all its assets into the Brookfield Real Estate Income Trust Inc. ("Brookfield REIT" or the "Master Fund").

The Brookfield REIT seeks to invest in a diversified portfolio of income-producing properties and real estate-related debt that aims to offer stable cash flow and long-term capital appreciation, as well as a hedge against inflation. The information below outlines the portfolio details of the Brookfield REIT.

Flexible Investment Approach

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.

To accomplish this, the strategy leverages Brookfield's scale as one of the world's largest real estate investors, with \$272 billion in AUM,³ and its deep, on-the-ground sector expertise supported by more than 650 real estate professionals.⁴ We believe this scale and experience position us to pursue value creation throughout the entire investment cycle.

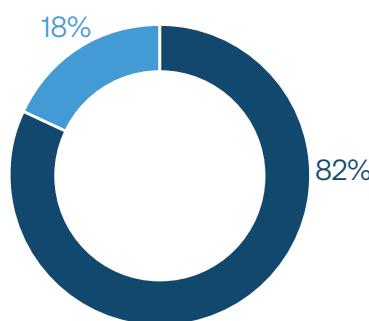
Portfolio Overview

- \$2.4B Total Asset Value¹
- \$1.0B Net Asset Value
- 48% Leverage²
- 26 Investments
- 123 Properties

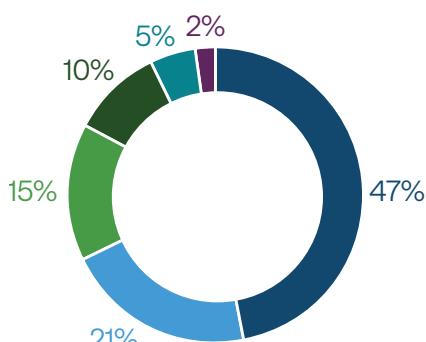
Investor-Friendly Solution

- Monthly Distributions⁵
- Monthly Liquidity⁶
- Monthly Subscriptions
- Monthly Pricing

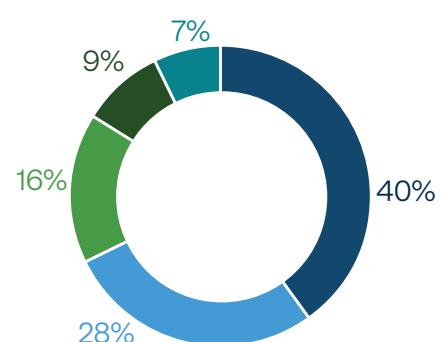
Asset Allocation by NAV⁷



Property Type⁸



Geography⁸



■ Property Investments
■ Real Estate Debt Investments

■ Multifamily
■ Net Lease
■ Logistics
■ Single Family
■ Student Housing
■ Office

■ South
■ East
■ West
■ Non-U.S.
■ Midwest

Potential Benefits



Sustainable, Stable Income

Pursues yield-generating real estate assets.



Long-Term Capital Appreciation

Targets attractive risk-adjusted return with a disciplined approach to valuations and downside risk.



Diversification

Seeks to generate low correlations to a traditional stock and bond portfolio and provide diversification across real estate sectors and geographies.



A Hedge Against Inflation

Aims to offer defense against rising input costs by growing rents faster and in excess of inflation.

The Brookfield Advantage

Global Scale



\$272 Billion

Real Estate Assets Under Management

Brookfield owns and operates properties in dynamic markets worldwide.

Differentiated Insights



650+

Real Estate Professionals

We believe Brookfield uncovers the best income-generating assets through diligent, bottom-up underwriting. Its on-the-ground experts identify trends and glean insights firsthand to source real estate investment opportunities across sectors and geographies.

Owner & Operator



~26,000

Operating Employees

In addition to deep expertise as real estate investors, Brookfield also has a long history of operating its own properties. We believe the combination of these two competencies provides Brookfield with capabilities that may help enhance income and support long-term value creation for investors.

Assets under management as of September 30, 2025, and employee data as of December 31, 2024. **Diversification cannot assure a profit or protect against a loss.**

The Brookfield Real Estate Income Corp. ("Brookfield REIC" or the "Fund") is a feeder fund that invests substantially all of its assets into the Brookfield Real Estate Income Trust, Inc. ("Brookfield REIT" or "Master Fund"). All of the information contained herein regarding Brookfield REIT or Brookfield REIT Adviser LLC ("REIT Adviser") has been provided by REIT Adviser and/or Oaktree Fund Advisors, LLC ("REIT Sub-Adviser"). This document is confidential and is not an offer to sell nor a solicitation of an offer to buy shares of Brookfield REIC or Brookfield REIT. Any offering of securities of the Fund will only occur in accordance with the terms and conditions of the Fund's confidential offering memorandum, which describes more fully the implications, terms and risks of the Fund.

All returns shown assume reinvestment of distributions pursuant to Brookfield REIC's distribution reinvestment plan, are derived from unaudited financial information, and are net of all Brookfield REIC 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. The returns have been prepared using unaudited data and valuations of the underlying investments in the Brookfield REIC portfolio, which are estimates of fair value and form the basis for Brookfield REIC's NAV. Valuations based on 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. For more information on fees and expenses, and the risks of the offering, please see the Brookfield REIC offering memorandum.

Endnotes

As of September 30, 2025 unless otherwise stated. Source: Brookfield.

1. Total Asset Value is measured as the gross asset value of real estate equity investments (based on fair value) plus the equity in Brookfield REIT real estate-related debt investments measured at fair value (defined as the gross asset value of Brookfield REIT's real estate-related debt investments less the debt on such real estate-related debt investments) plus cash and short-term investments but excluding any other assets.
2. Leverage is calculated by dividing (i) the consolidated property-level and entity-level debt, excluding any third-party interests in such debt, net of cash, loan-related restricted cash, and trading securities by (ii) the gross asset value of real estate equity investments (calculated using the greater of fair value and cost of gross real estate assets), excluding any third-party interests in such investments, plus equity in real estate-related debt investments. There is no indebtedness on real estate-related debt investments. The leverage ratio would be higher if Brookfield REIT's pro rata share of debt within unconsolidated investment was taken into account.
3. Assets under management (AUM) figure as of September 30, 2025.
4. Number of operating employees includes investment and operating professionals across all of Brookfield's real estate platform as of December 31, 2024.
5. Distributions from Brookfield REIT received by the Fund, if any, will generally be converted to Canadian dollars and distributed to shareholders subject to certain reserves and other obligations of Brookfield REIC. There is no assurance Brookfield REIC will pay distributions in any particular amount, if at all. Any distributions Brookfield REIC makes will be at the discretion of the Brookfield REIC board of directors. Brookfield REIC 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 REIC has no limits on the amounts Brookfield REIC may pay from such sources. Brookfield REIC 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.

6. Liquidity is primarily provided through Brookfield REIT's share repurchase plan, which has monthly and quarterly limits and may be suspended.
7. As of November 30, 2025. Asset allocation is measured based on the net asset value of Brookfield REIT's investments, which is calculated as the sum of (a) the gross asset value of property investments (based on fair value) less the fair value of debt liabilities adjusted for investment-level working capital, excluding any third-party interest in such real estate investments, plus (b) the fair value of real estate-related debt investments and investments in short-term treasuries. There is no indebtedness on real estate-related debt investments. Totals may not sum due to rounding.
8. As of November 30, 2025. Property Type and Geography weightings are measured as the gross asset value of real estate equity investments for each sector category and for each geographical category against the total gross asset value of all real estate equity investments. There can be no assurance asset allocations will be met or that the Brookfield REIT will be able to implement its investment strategy or its investment objectives.

Summary of Risk Factors

Because Brookfield REIC (or the Fund) has been established to invest substantially all of its assets in the Brookfield REIT, an investment in the Fund involves all of the risks of investing in Brookfield REIT in addition to those risks particular to the Fund and its operation as a "feeder fund." Brookfield REIT may purchase certain instruments or utilize certain investment techniques that carry specific risks. Accordingly, investment in the Fund involves considerations and risk factors that prospective investors should consider before subscribing. The risks associated with Brookfield REIT are not summarized fully below but rather are summarized in the Brookfield REIT prospectus. The following are key risks of an investment in the Fund itself.

Investment Risks in General. All investments in securities risk the loss, including the complete loss of capital. No guarantee or representation is made that the Fund's investment strategy will be successful, and investment results may vary substantially over time. Adverse changes in regulation and provincial, national or international economic conditions—including, for example, financial market fluctuations, local market conditions, governmental rules and fiscal policies, availability of terms of debt financing, and interest rates—can substantially and adversely affect the prospects of the investments of Brookfield REIT and, consequently, the performance of the Fund.

Investment of Substantially All Assets in Brookfield REIT. Because the Fund will invest substantially all of its assets in, and conduct its investment program through, Brookfield REIT, prospective investors should also carefully consider the risks that accompany an investment in Brookfield REIT. The returns of the Fund will depend almost entirely on the performance of its investment in Brookfield REIT, and there is no assurance that Brookfield REIT will be able to implement its investment objective and strategy. Certain ongoing operating expenses of the Fund, which will be in addition to those expenses indirectly borne by the Fund as an investor in Brookfield REIT, generally will be borne by the Fund and the Shareholders, with a corresponding impact on the returns to the Shareholders. Such additional expenses of the Fund will reduce the Fund's performance relative to Brookfield REIT. Although the Fund will be an investor in Brookfield REIT, investors in the Fund will not themselves be investors of Brookfield REIT and will not be entitled to enforce any rights directly against Brookfield REIT or assert claims directly against Brookfield REIT or its affiliates. Brookfield Public Securities Group LLC (the "Manager") is not the general partner or manager of Brookfield REIT and does not have any control whatsoever over its trading strategies or policies. None of the Fund or the Manager will take part in the management of Brookfield REIT or have control over its management strategies and policies. The Fund is subject to the risk of bad judgment, negligence or misconduct of the REIT Adviser and Oaktree Fund Advisors, LLC (the "REIT Sub-Adviser"). The terms of Brookfield REIT are subject to change.

General Real Estate Risks. The Fund expects to have significant exposure to real estate through Brookfield REIT. All real estate investments, ranging from equity investments to debt investments, are subject to some degree of risk. For example, real estate investments are relatively illiquid and, therefore, will tend to limit Brookfield REIT's ability to vary its portfolio promptly in response to changes in economic or other conditions. No assurances can be given that the fair market value of any real estate investments held directly or indirectly by Brookfield REIT will not decrease in the future or that Brookfield REIT will recognize full value for any investment that Brookfield REIT is required to sell for liquidity reasons. In addition, the ability of Brookfield REIT to realize anticipated rental and interest income on its equity and debt investments will depend on, among other factors, the financial reliability of its tenants and borrowers, the location and attractiveness of the properties in which it invests, the supply of comparable space in the areas in which its properties are located, and general economic conditions. Other risks include changes in zoning, building,

environmental and other governmental laws, changes in operating expenses, changes in real estate tax rates, changes in interest rates, changes in the availability of property relative to demand, changes in costs and terms of mortgage loans, energy prices, changes in the relative popularity of properties, changes in the number of buyers and sellers of properties, the ongoing need for capital improvements, cash flow risks, and construction risks, as well as natural catastrophes, acts of war, terrorism, civil unrest, uninsurable losses and other factors beyond the control of Brookfield REIT's and REIT Adviser's management.

Brookfield Private Wealth LLC (member FINRA/SIPC) is the dealer manager for the Brookfield Real Estate Income Trust Inc. Any offers and sales in the applicable Canadian provinces will be made in accordance with regulatory requirements in the particular province through financial intermediaries including a Brookfield affiliate, Brookfield Investment Management (Canada) Inc.

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Contact Us

-  Brookfieldreit.com/reic
-  privatewealth@brookfield.com
-  +1855-777-8001
-  Follow us on LinkedIn