

**Brookfield**

# Brookfield REIT

Brookfield Real Estate Income Trust Inc.

As of January 31, 2026

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 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) or by downloading here.

NOT FDIC INSURED | MAY LOSE VALUE | NOT BANK GUARANTEED | ID-1573



# 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:

You will not have the opportunity to evaluate Brookfield REIT's 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 Brookfield REIT's 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, including, without limitation, borrowings, the sale of its assets, return of capital or offering proceeds, and advances, and there are no limits on the amounts Brookfield REIT may pay from such sources. Distributions may also be funded in significant part, directly or indirectly, from the deferral of certain investment advisory fees, that may be subject to repayment to Brookfield REIT Adviser LLC (the "Adviser") and/or the reimbursement of certain operating expenses, that may be subject to repayment to its Adviser and its affiliates. For the portion of the Adviser's management fee that is paid in stock, Brookfield REIT's cash position would not be reduced by that amount at that time but will be reduced in a future period, when the Adviser requests the repurchase of its stock for cash and such request is granted. For organizational and offering expenses paid by the Adviser on behalf of the Issuer prior to July 6, 2023, the Issuer reimburses the Adviser ratably over 60 months and this practice may have a smoothing effect on the Issuer's cash position and/or distribution payment amounts.

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 Brookfield REIT Adviser LLC (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.

## Forward-Looking Statements:

Statements contained in this sales material that are not historical facts are based on Brookfield REIT's 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 Brookfield REIT's 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 Brookfield REIT or any other person that Brookfield REIT's 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.

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

Why Brookfield

# 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>

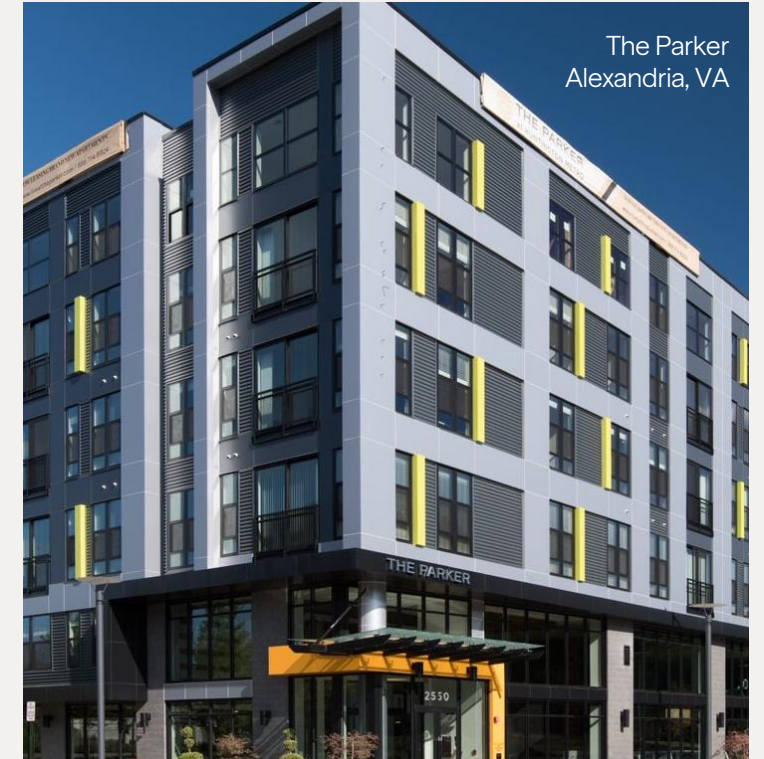
✓✓ Diversification<sup>4</sup>

✓✓ Monthly Liquidity<sup>3</sup>

✓✓ Capital Appreciation

✓✓ Monthly Pricing

✓✓ 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. See page 2 for more information.

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.

# One of the world's largest alternative asset managers, with ~\$1T AUM<sup>1</sup>

Brookfield invests in sectors where it possesses a competitive advantage



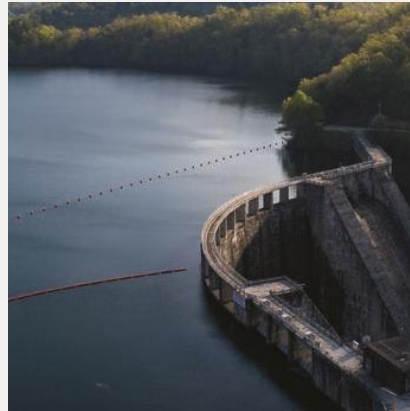
**\$273<sub>B</sub>**

Real Estate  
AUM



**\$247<sub>B</sub>**

Infrastructure  
AUM



**\$143<sub>B</sub>**

Renewable Power  
AUM



**\$155<sub>B</sub>**

Private Equity  
AUM



**\$363<sub>B</sub>**

Credit  
AUM

1. AUM (assets under management) for Brookfield Asset Management Inc. and its affiliates as of December 31, 2025. Source: Brookfield. 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.

# Why Brookfield

**\$273<sub>B</sub>**

Brookfield Real Estate AUM

**650+**

Real Estate Professionals

**~24,000**

Operating Employees

**Global Scale:** One of the world's largest real estate investors, with \$273 billion in AUM.

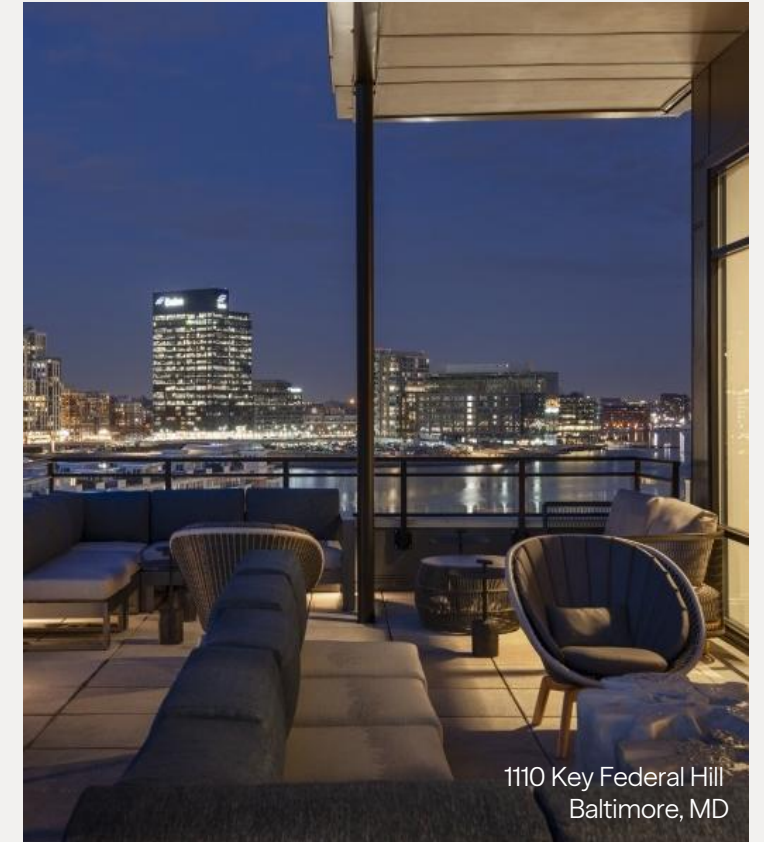
**Differentiated Insights:** More than 650 on-the-ground real estate sector specialists sourcing income-generating assets.

**Owner & Operator:** ~24,000 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 \$223 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.

**Delivering real estate and credit expertise to individual investors**

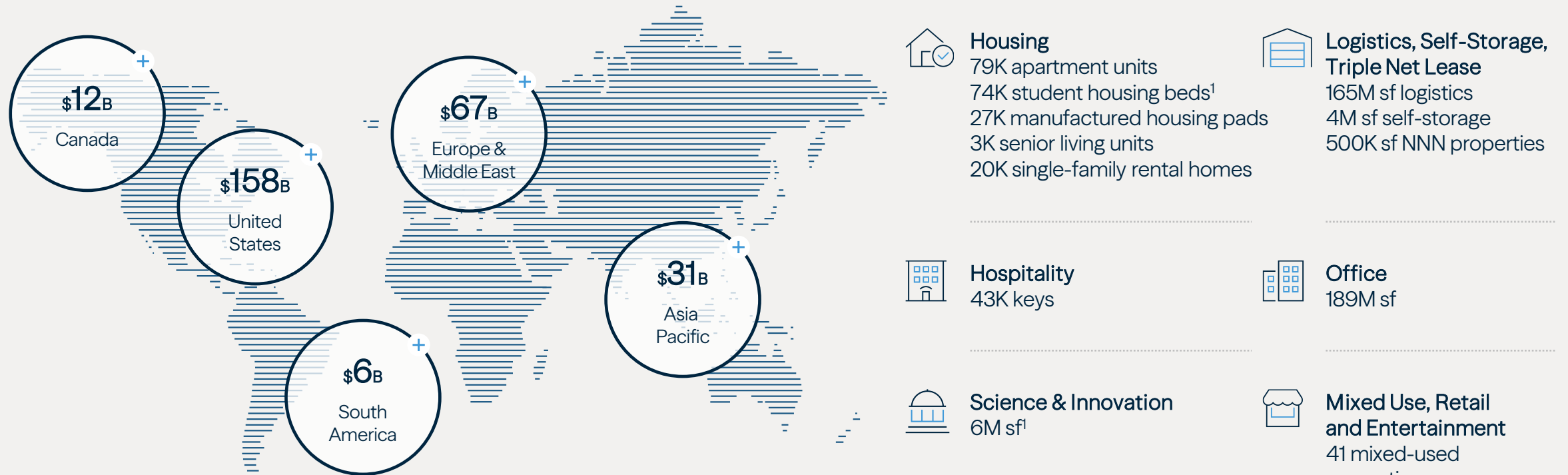


1110 Key Federal Hill  
Baltimore, MD

Assets under management for Brookfield Asset Management Inc. and its affiliates, including Oaktree, as of December 31, 2025. Number of operating employees includes investment and operating professionals across all of Brookfield's real estate platform as of December 31, 2025. There can be no assurance that any of these professional 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.

# Global Scale and Differentiated Insights

On-the-ground experts identify trends and source opportunities firsthand across sectors and geographies



Investors in Brookfield REIT will not own an interest in properties managed by Brookfield for other real estate investment strategies. AUM as of December 31, 2025. Property information as of September 30, 2025. Source: Brookfield.  
1. Includes sf Brookfield has committed to develop.

# Brookfield is an Owner & Operator



Acquisitions & Due Diligence



Risk Management



Finance & Capital Sourcing



Property Management



Sales & Leasing



Design & Capital Projects

## Investing

Trusted resources active in core markets, with real-time information helping Brookfield REIT to acquire properties with favorable terms

## Operating

Not reliant on third parties to manage properties, enabling Brookfield REIT to effectively manage assets at a cost savings

Source: Brookfield.

# Powerful Partnership

## Brookfield

**\$273<sub>B</sub>**

Real Estate  
AUM

**650<sub>+</sub>**

Real Estate  
Professionals



**OAKTREE**

**\$160<sub>B</sub>**

Credit  
AUM

**270<sub>+</sub>**

Credit  
Professionals

“We are thrilled to be partnering with Oaktree and with its exceptional management team whose credit business is second to none.”

**Bruce Flatt**  
(CEO, Brookfield)

“The opportunity to join forces with Brookfield is ideal. Our firms share a culture that emphasizes both investing excellence and integrity, and our businesses mesh without overlapping or conflicting.”

**Howard Marks**  
(Co-Chairman, Co-Founder, Oaktree)

Assets under management as of December 31, 2025. Number of professionals as of December 31, 2025. There can be no assurance that any of these professional 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.

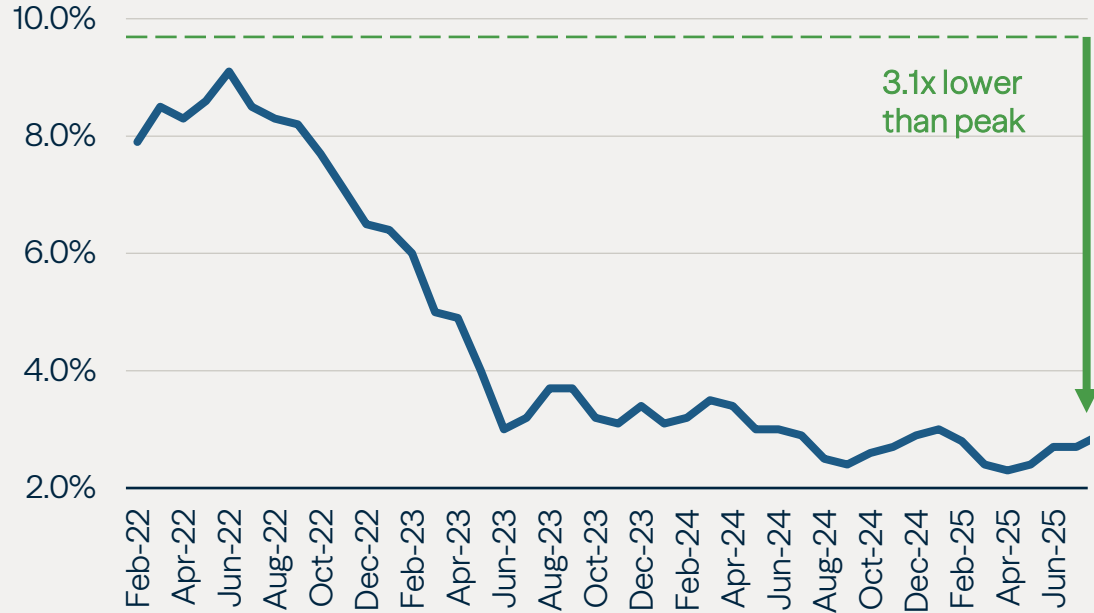
# Market Opportunity: Why Now

# Inflection point for opportunity in the cycle

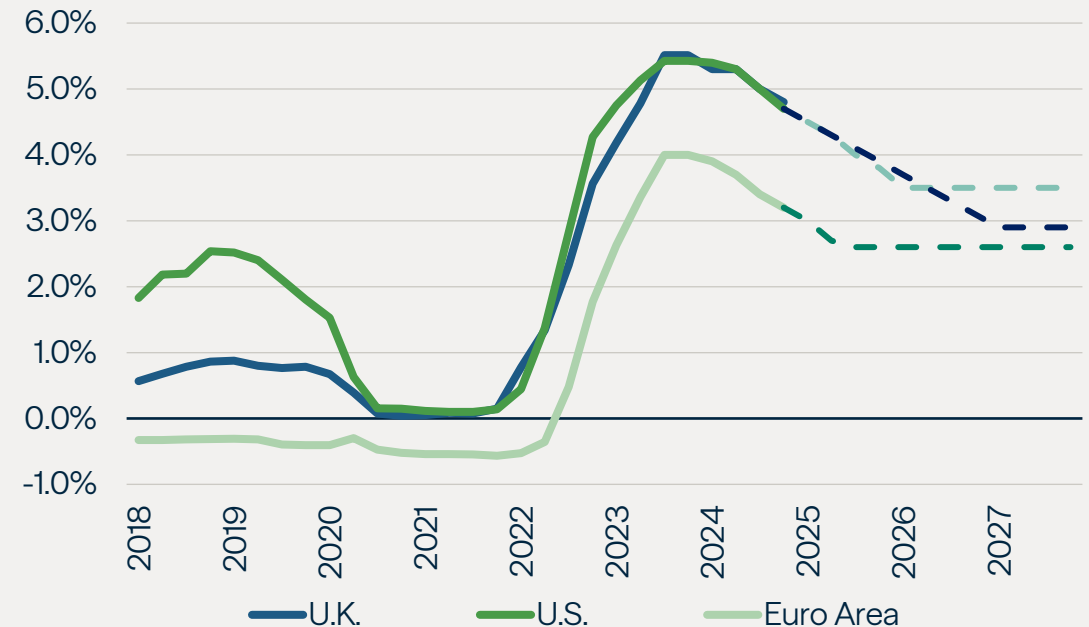
A declining interest rate environment has historically benefitted real estate returns

Inflation has slowed as a result of an aggressive hiking cycle

Consumer Price Index



Global interest rates are trending lower



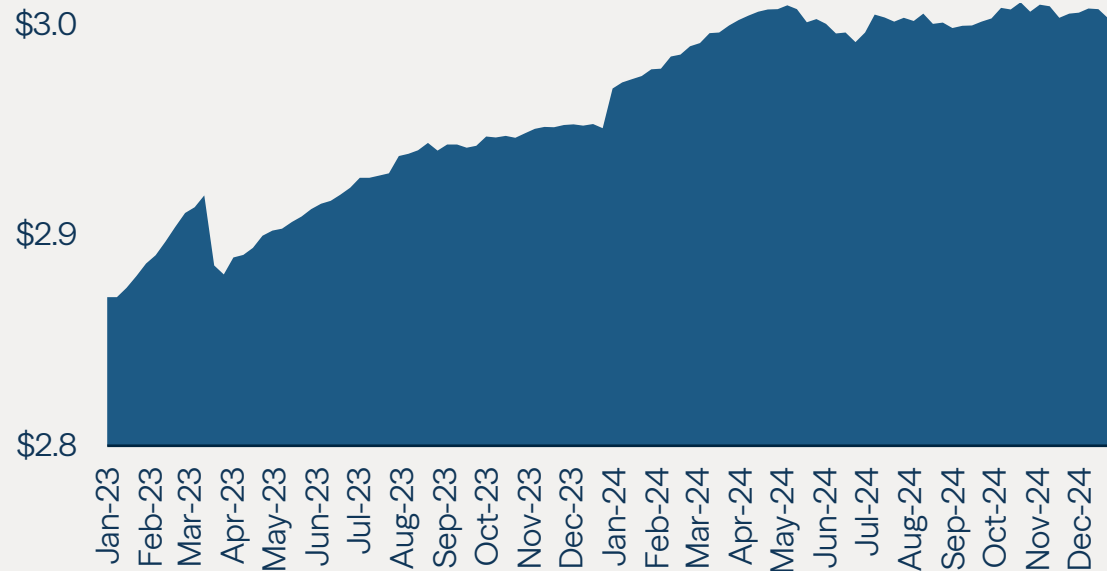
Source: U.S. Bureau of Labor Statistics (LHS), IMF and Green Street (RHS) as of June 2025.

# Capital markets revival signaling foundation of recovery

Debt capital availability has historically driven real estate valuations and is currently setting the foundation for a recovery

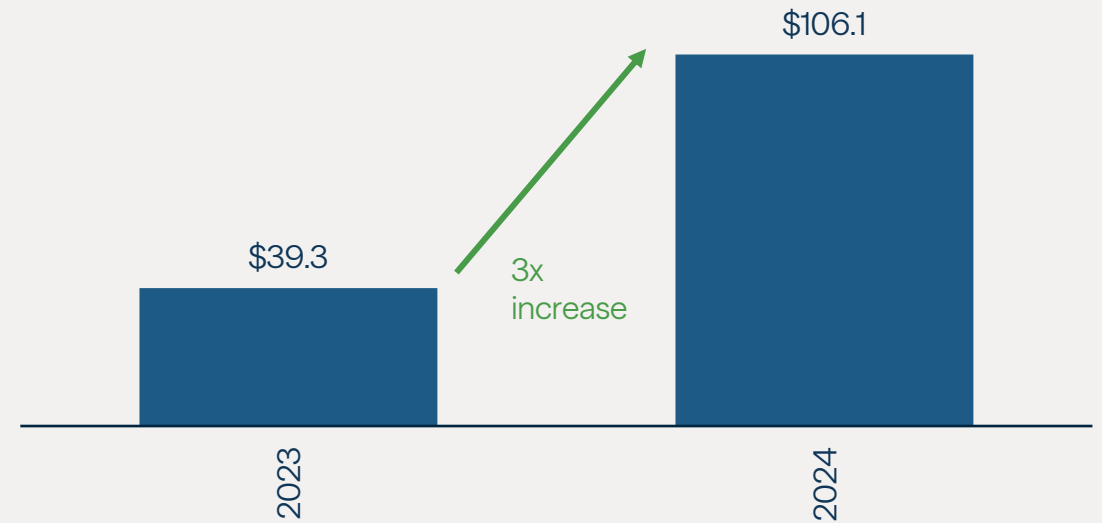
Commercial real estate lending stabilizing after drop in 2023

Commercial Real Estate Loans, All Commercial Banks (\$ in Billions)



Availability of debt capital has improved dramatically, with issuance climbing 3x from last year

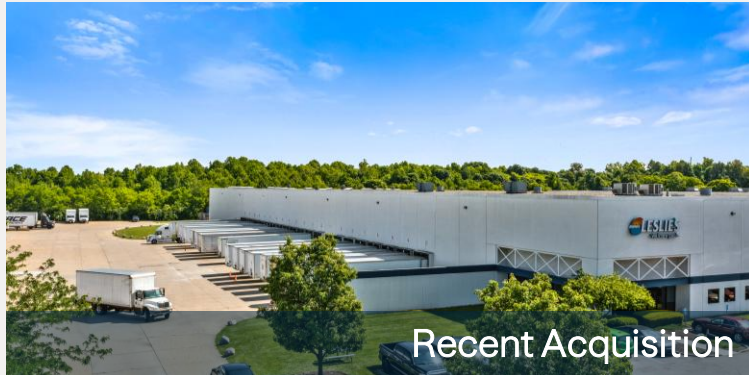
CMBS Issuance (\$B)



Source: FRED (LHS), Green Street (RHS), as of January 2025.

# Motivated sellers in target sectors leads to opportunities for investment

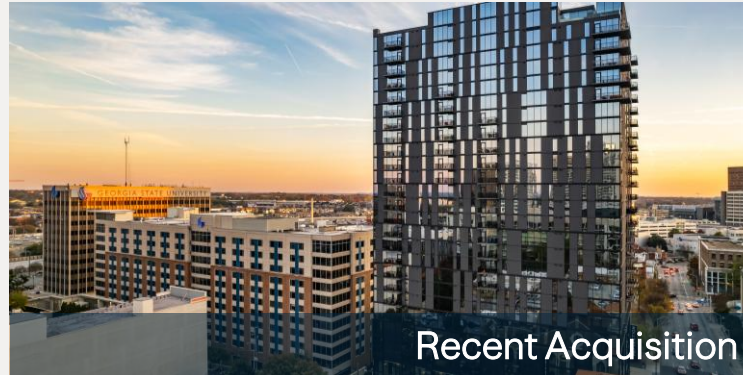
Brookfield REIT has access to total liquidity of approximately \$480 million<sup>1</sup>



**\$253M**

## U.S. Diversified Logistics Portfolio

- 19% ownership of a portfolio of desirable urban in-fill industrial estates in major U.S. markets
- Strong in-place cash flows and significant mark-to-market rent opportunities
- 80% of properties are <300,000 SF, a segment where supply is limited with low vacancy rates



**\$116M**

## Student Housing Rental Investment

- 700 new beds in Atlanta, GA
- Strong supply/demand tailwinds due to lack of student housing inventory at the neighboring university
- Enrollment growth forecasted to outpace supply growth over the next several years



**\$26M**

## Single Family Rental Investment

- 92 new homes in a build-to-rent community in Birmingham, AL
- Low-supply and outsized population growth
- New hospital development recently delivered 1,000+ jobs, and new corporate food production facility expected to deliver 750+ jobs this year

Acquisitions as of September 30, 2025. For a full list of current investments, please see the Brookfield REIT holdings slide at the end of this presentation.

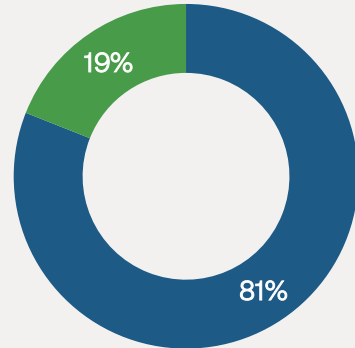
1. As of September 30, 2025.

# Brookfield REIT Portfolio

# Flexible Approach

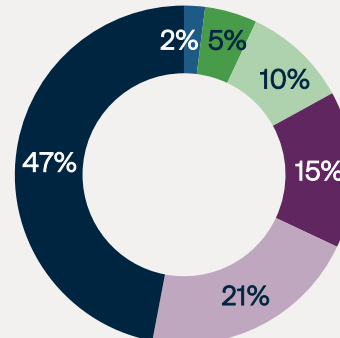
|   |                                  |                                     |                          |                         |  |
|---|----------------------------------|-------------------------------------|--------------------------|-------------------------|--|
| <b>\$2.4B</b><br>Total Asset Value <sup>1</sup> | <b>\$1.0B</b><br>Net Asset Value | <b>48%</b><br>leverage <sup>2</sup> | <b>26</b><br>Investments | <b>94%</b><br>Occupancy | <b>~5 Yrs</b><br>Weighted average<br>lease length <sup>3</sup> |
|---|----------------------------------|-------------------------------------|--------------------------|-------------------------|--|

Asset Allocation by NAV<sup>4</sup>



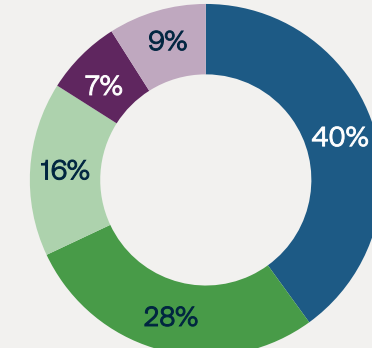
■ Property Investments ■ Real Estate Debt Investments

Property Type<sup>5</sup>



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

Geography<sup>5</sup>



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

As of January 31, 2026. Past performance is not indicative of future results. Actual results may vary. There is no guarantee that investment objective can be achieved. Diversification does not assure a profit or protect against loss in a declining market. 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. **Weighted Average Lease Length** weights assets by GAV and excludes residential properties. 4. 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. 5. **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.

# Portfolio focused on sectors with strong fundamentals and market tailwinds

- Seek income generating properties that can endure any market environment
- Identify properties in appealing locations with attractive characteristics
- Invest in properties with strong leasing demographics



## Multifamily and Student Housing

|                       |                       |                     |
|-----------------------|-----------------------|---------------------|
| ~\$1.1B<br>Investment | 92%<br>Avg. Occupancy | 4,032<br>UNITS/beds |
|-----------------------|-----------------------|---------------------|



## Single Family Rental Housing

|                       |                       |              |
|-----------------------|-----------------------|--------------|
| ~\$210M<br>Investment | 92%<br>Avg. Occupancy | 787<br>Homes |
|-----------------------|-----------------------|--------------|



## Net Lease

|                       |                        |                                 |
|-----------------------|------------------------|---------------------------------|
| ~\$552M<br>Investment | 100%<br>Avg. Occupancy | 6.6 Years<br>Average lease term |
|-----------------------|------------------------|---------------------------------|



## Logistics

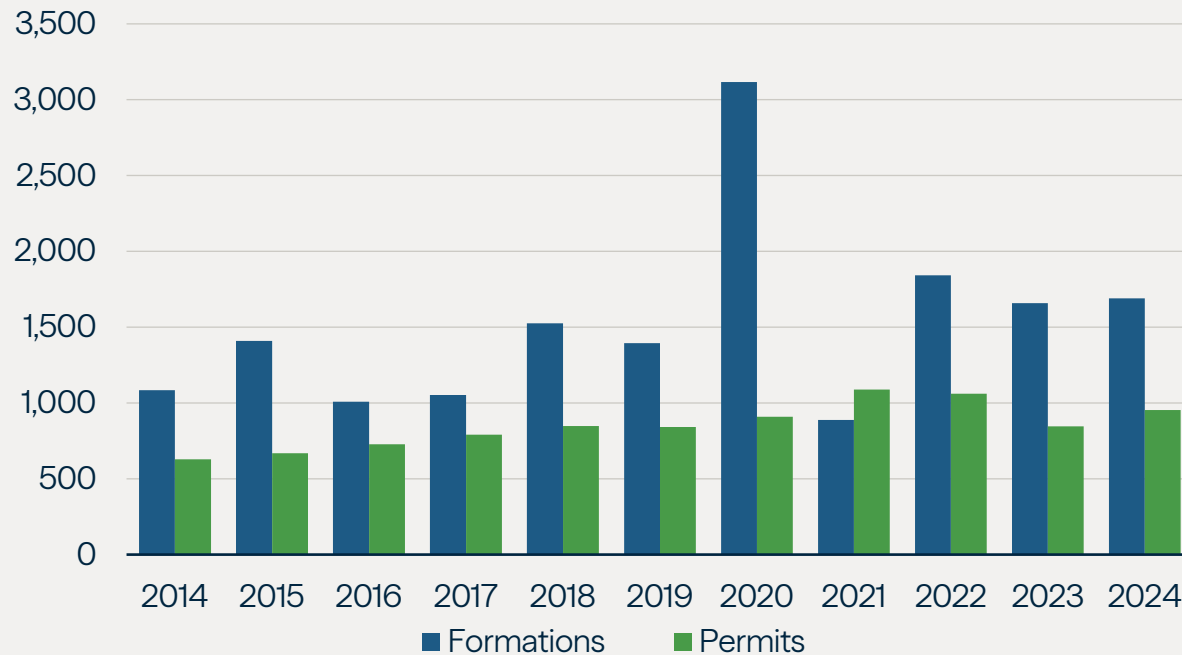
|                       |                       |                                 |
|-----------------------|-----------------------|---------------------------------|
| ~\$448M<br>Investment | 92%<br>Avg. Occupancy | 3.8 Years<br>Average lease term |
|-----------------------|-----------------------|---------------------------------|

As of December 31, 2025. Diversification does not assure a profit or protect against loss in a declining market.

# Homeownership continues to elude new households

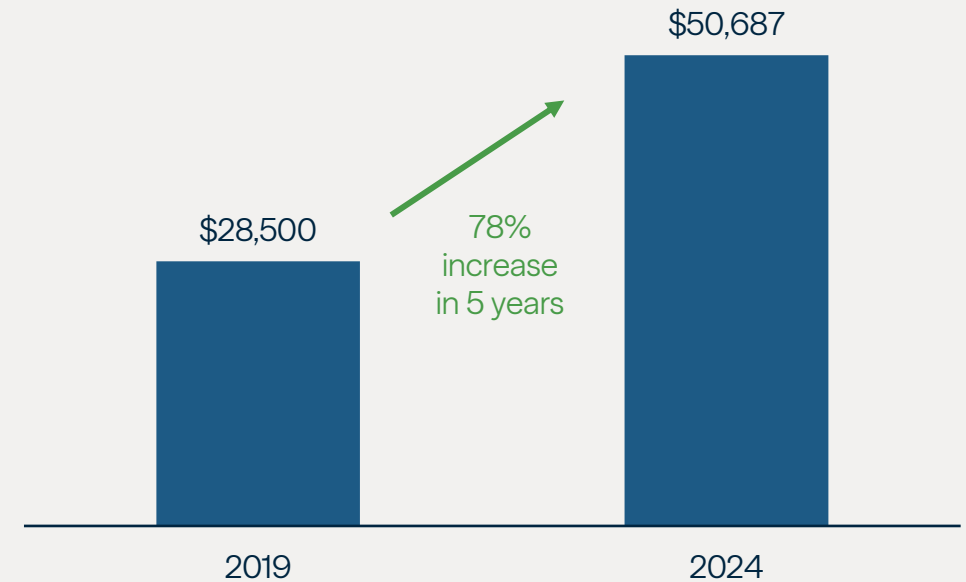
## US Household Formations Outpace Single-Family Home Construction

US Household Formations and Single-Family Home Permits (Thousands)



## Buying a Home Continues to Become More Unaffordable

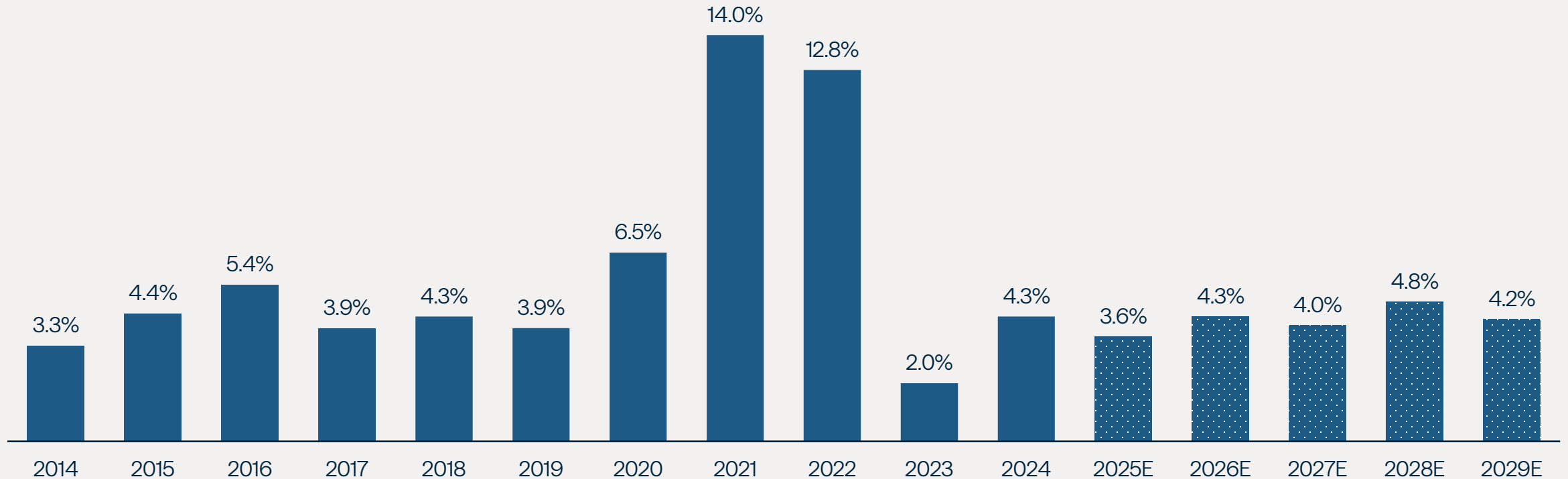
Avg. 10% Downpayment in Top SFR Markets



Source: Green Street as of January 2025.

# Solid growth expected for single family rentals

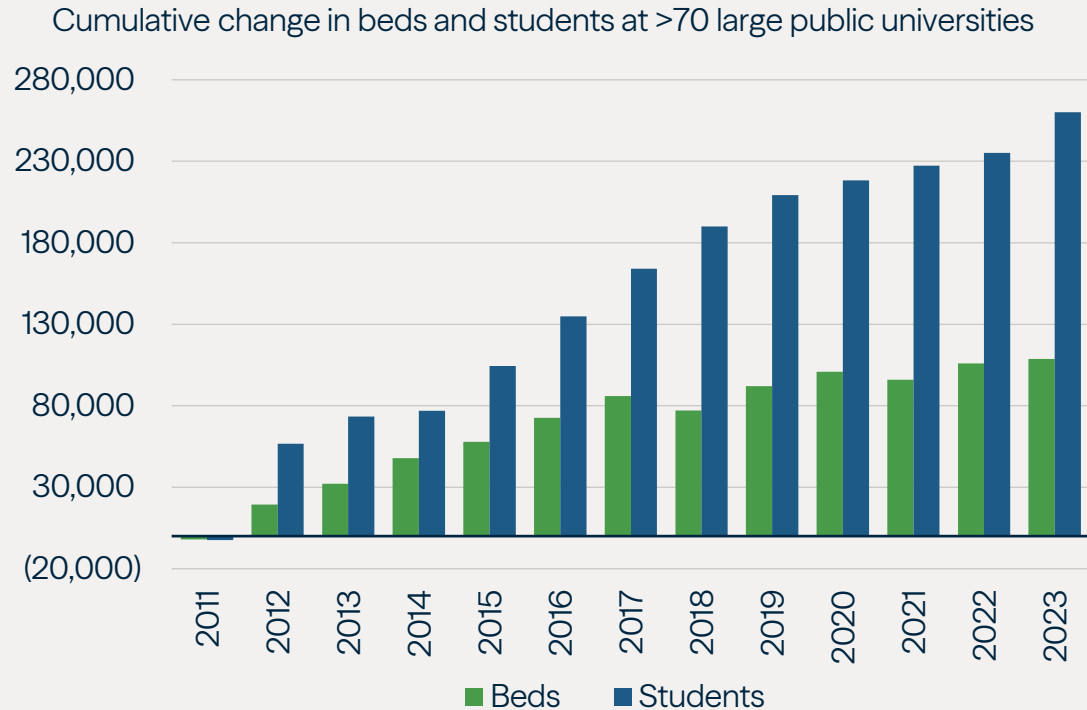
## Estimated revenue growth for single-family rental housing



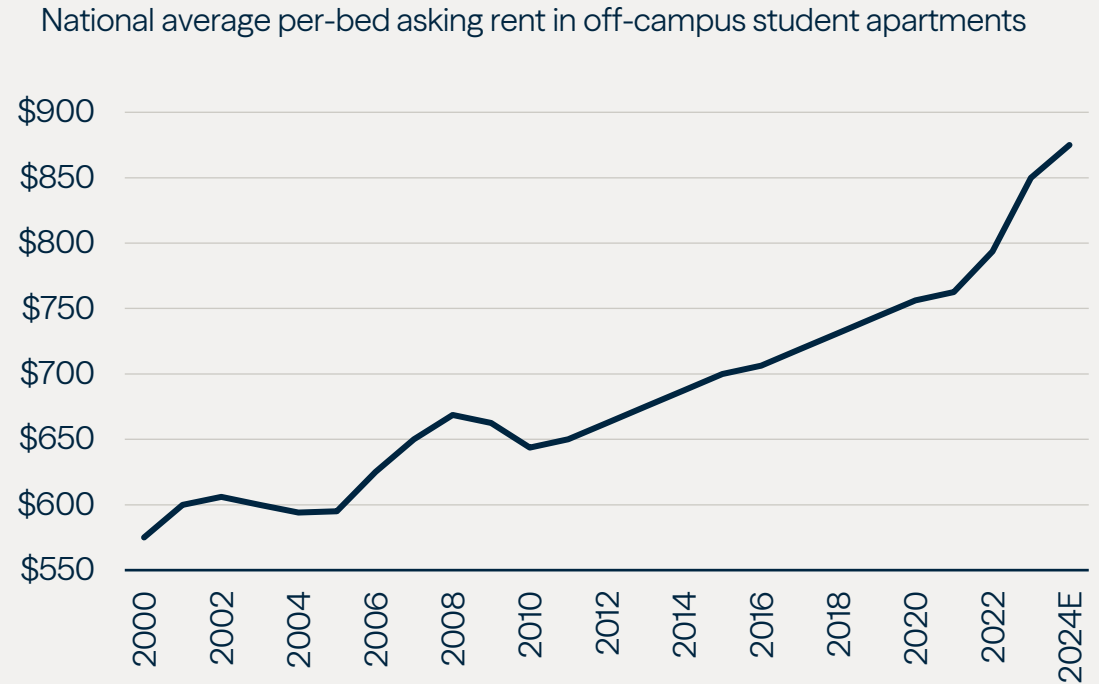
Source: Green Street, as of January 2025. Represented by revenue per available foot growth, which combines rent and occupancy. Estimates are annualized for next five years using Green Street's proprietary revenue growth assumptions for single-family rental properties in the largest 25 metropolitan statistical areas in the United States. Assumptions are created using single family rental company filings and detailed market-level estimates based on Green Street's homeownership rate forecast, which contemplates population growth and propensity to own by age and birth cohorts, taking into account cyclical factors (e.g., mortgage lending, correlation to job growth) as well as secular trends (e.g., indebted younger generations).

# Student housing has seen unprecedented demand and rental growth

Demand for student housing beds has exceeded growth for over a decade



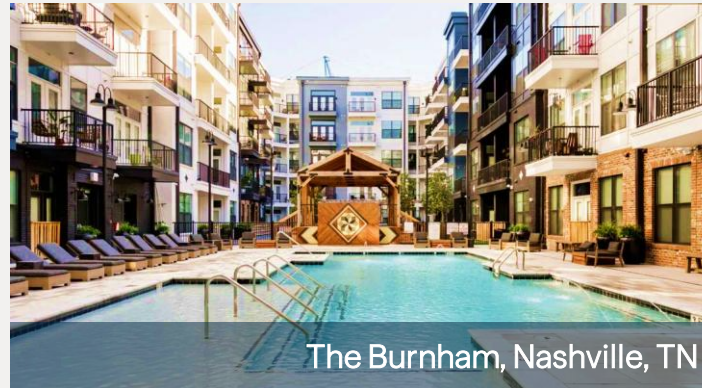
Student housing rents have risen nearly 30% nationwide in the past decade



Source: Wall Street Journal analysis of Education Department data, March 2024 (LHS), CoStar as of March 2024 (RHS).

# Building a rental housing portfolio from the bottom up

- Focusing on income-generating properties that can endure any market environment
- Identifying properties in convenient locations with appealing amenities
- Investing in properties with growing demographics



## Multifamily and Student Housing

~\$1.1B

Investment

4,032

UNITS/beds

92%

Avg. Occupancy

## Single Family Rental Housing

~\$210M

Investment

787

Homes

92%

Avg. Occupancy



As of December 31, 2025. For illustrative purposes only. These properties are representative of a broader portfolio. For a full list of current investments, please see the Brookfield REIT holdings slide at the end of this presentation.

# Mission critical net lease

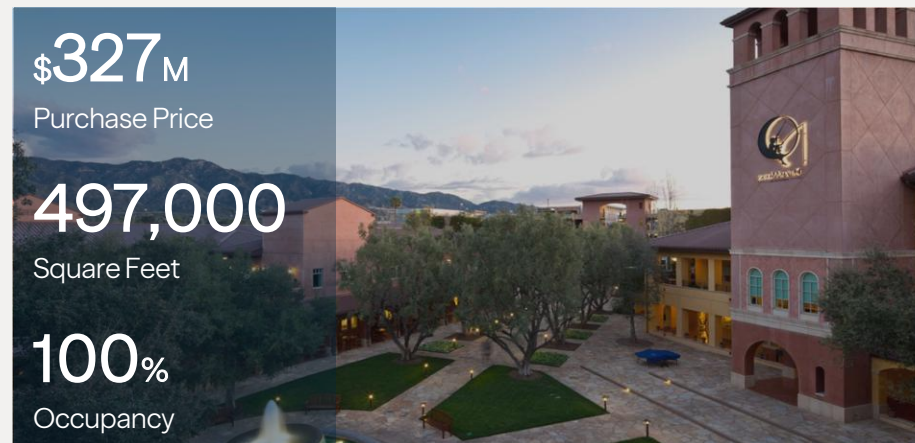
- Net lease properties pass through all operating expenses to the tenant (including any increases over time)
- Relatively little ongoing oversight and little need for local presence
- Differing characteristics from other sectors include longer-term (10+ years) leases
- As a result of longer lease terms, the valuation of these properties tend to be more sensitive to changes in interest rates (or rate expectations) than other sectors



## Principal Place

London, U.K.

- Long-term net lease to Amazon for their European headquarters (5,000+ employees)
- Located in the tech and creativity hub of Shoreditch, London, with excellent transportation access
- Lease has annual upward-only escalators that are linked to RPI (Retail Price Index), an inflation-linked index



## Dreamworks Animation Studios

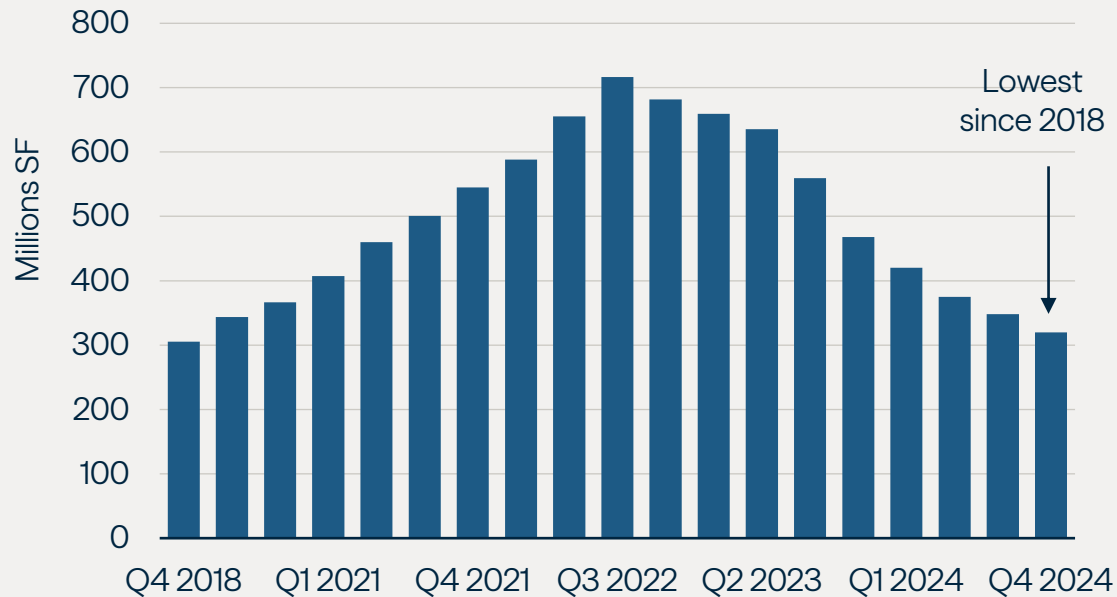
Glendale, CA

- Studio and production facility offers an artistic atmosphere, creative culture and technological innovation center to over 1,200 employees
- Includes sound and motion capture studios and on-site data center
- Located in the highly desirable media district
- Fully leased until 2035; guaranteed by NBC Universal

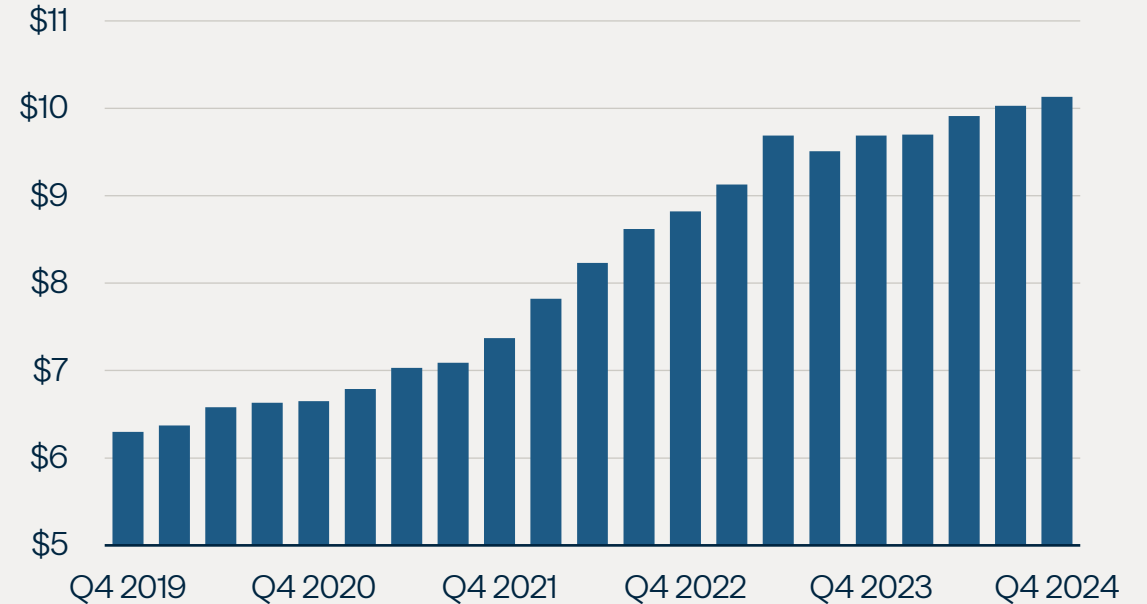
As of December 31, 2025. For a full list of current investments, please see the Brookfield REIT holdings slide at the end of this presentation.

# Logistics fundamentals support strong long term sector growth

Significant Drop in Logistics Starts is Keeping New Supply in Check  
Logistics Construction Starts (Millions SF)



Rental Growth Supported by Constrained New Supply  
Average U.S. Warehouse Asking Rent (Per SF)



Source: CoStar as of Q4 2024 & Wall Street Journal, Cushman & Wakefield, January 2025.

# Logistics portfolio in high growth regions

Infill logistics assets proximate to large metro areas with notably low supply and accelerating demand as last-mile distribution proliferates

~\$19.1M

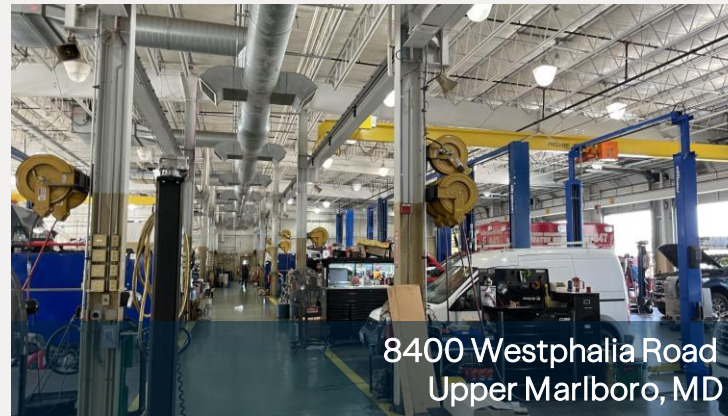
SQ. FT. Portfolio

92%

Occupancy

3.8 Years

Average Lease Length



As of December 31, 2025. For illustrative purposes only. These properties are representative of a broader portfolio. For a full list of current investments, please see the Brookfield REIT holdings slide at the end of this presentation.

# Allocating to real estate credit opportunities

- Focusing on debt investments secured by high-quality properties with well-capitalized sponsors
- Complementing Brookfield REIT's high-quality property portfolio
- Primarily investing in private real estate loans, floating-rate commercial mortgage-backed securities (CMBS) and residential mortgage-backed securities (RMBS) positions

~\$**208**M

Real Estate-Related Debt Investments<sup>1</sup>

**22**

Number of Positions<sup>1</sup>

**10.4%**

Weighted Average Coupon<sup>2</sup>

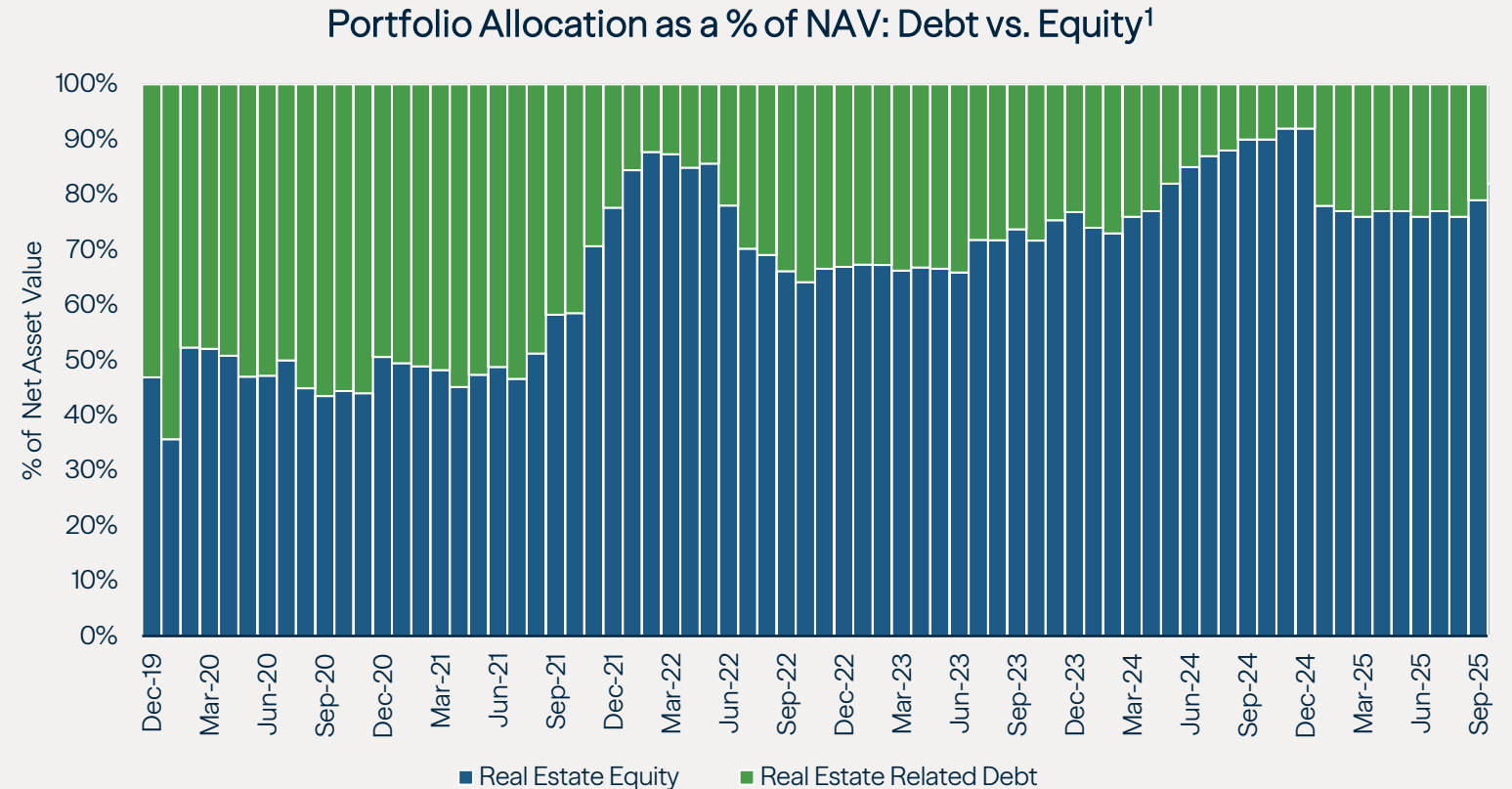
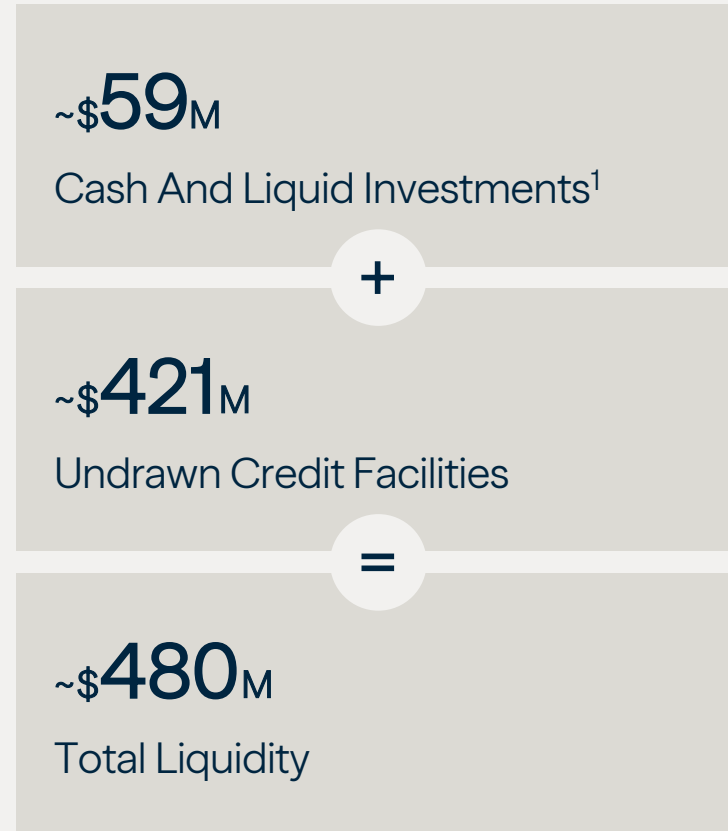
As of September 30, 2025.

1. Excludes cash and investments in U.S. Treasuries.

2. As of September 30, 2025 and December 31, 2024, the U.S. Dollar denominated Secured Overnight Financing Rate ("SOFR") was equal to 4.24% and 4.49%, respectively.

# Flexible mandate with access to liquidity

Nimble portfolio can shift into equity or debt based on relative market attractiveness



Historical analysis does not guarantee future results. Past performance is not indicative of future results. Actual results may vary. There is no guarantee that investment objective can be achieved.  
 1. Approximation as of September 30, 2025. Includes Cash & Short-Term Investments and Tradable Securities.

# Brookfield REIT Advantages

# Focused on investor outcomes

## Total Returns as of January 31, 2026

|         |                    | YTD    | 1-Year | 3-Year | 5-Year | Since Inception<br>(Ann.) | Inception<br>Date | Distribution Rate<br>(Ann.) |
|---------|--------------------|--------|--------|--------|--------|---------------------------|-------------------|-----------------------------|
| Class I |                    | 0.41%  | 1.33%  | -1.98% | 5.43%  | 6.24%                     | Dec 2019          | 6.91%                       |
| Class S | Without Sales Load | 0.33%  | 0.43%  | -2.88% | 4.62%  | 5.22%                     | Dec 2019          | 6.14%                       |
|         | With Sales Load    | -3.06% | -2.97% | -3.98% | 3.90%  | 4.64%                     |                   |                             |
| Class T | Without Sales Load | 0.36%  | 0.74%  |        |        | 0.74%                     | Feb 2025          | 5.99%                       |
|         | With Sales Load    | -3.03% | -2.66% |        |        | -2.66%                    |                   |                             |

Returns greater than one year are annualized. **Past performance is historical and not a guarantee of future results. The performance data shows historical performance prior to the effective date of the transition of Brookfield REIT's advisor from an affiliate of Oaktree to an affiliate of Brookfield, as described in the prospectus. This information is provided solely for background information and should not be relied on in making an investment decision.**

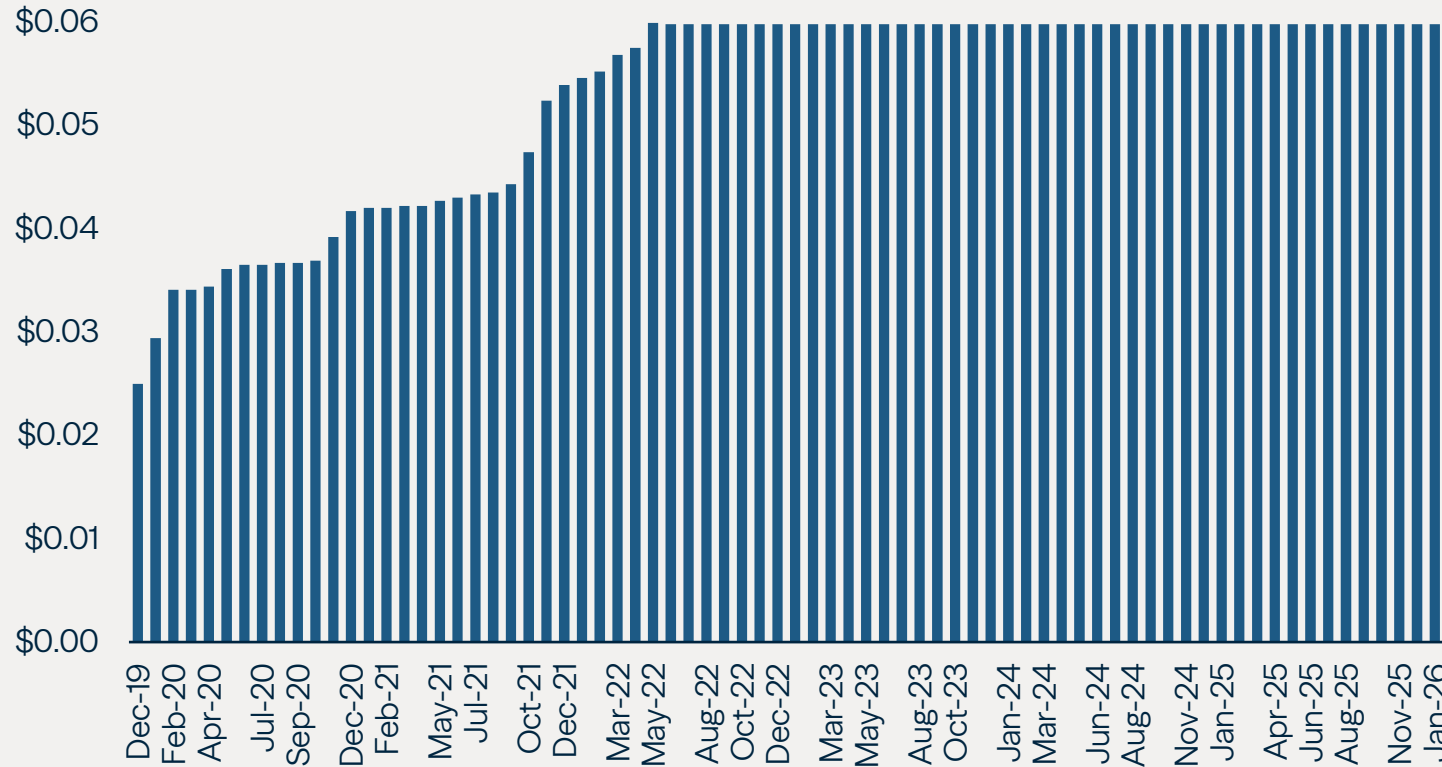
**Total Return** is calculated as the percent change in the NAV per share from the beginning of the applicable period, plus the amount of any net distribution per share declared in the period. Total return is not a measure used under generally accepted accounting principles ("GAAP") in the United States. **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.** With Sales Load reflect the returns after the maximum up-front selling commission and dealer manager fees. Without 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 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. 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.**

**Distribution Rate:** Reflects the current month's distribution annualized and divided by the prior month's NAV. Future distributions are not guaranteed and may be sourced from sources other than cash flows from operations. See page 2 for more information. Since inception, 100% of distributions were funded from cash flow from operations and proceeds from the sale of securities. For the year ended December 31, 2024, Brookfield REIT reported GAAP net loss of \$28 million.

As of September 30, 2025, Brookfield REIT's NAV per share was \$10.49, \$10.38, \$10.58, and \$10.55 for Class I, Class S, Class D, and Class T shares, respectively and total stockholders' equity per share was approximately \$6.74, \$6.67, \$6.78, and \$6.82 for Class I, Class S, Class D, and Class T shares, respectively. 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 more information on fees and expenses, please see the Summary of Terms.

# Steady income from stable cash flows

Brookfield REIT has delivered 74 months of distributions



**\$0.0598**

Class I Monthly Net Distribution<sup>1</sup>

**6.91%**

Class I Monthly Net Distribution Rate<sup>1</sup>

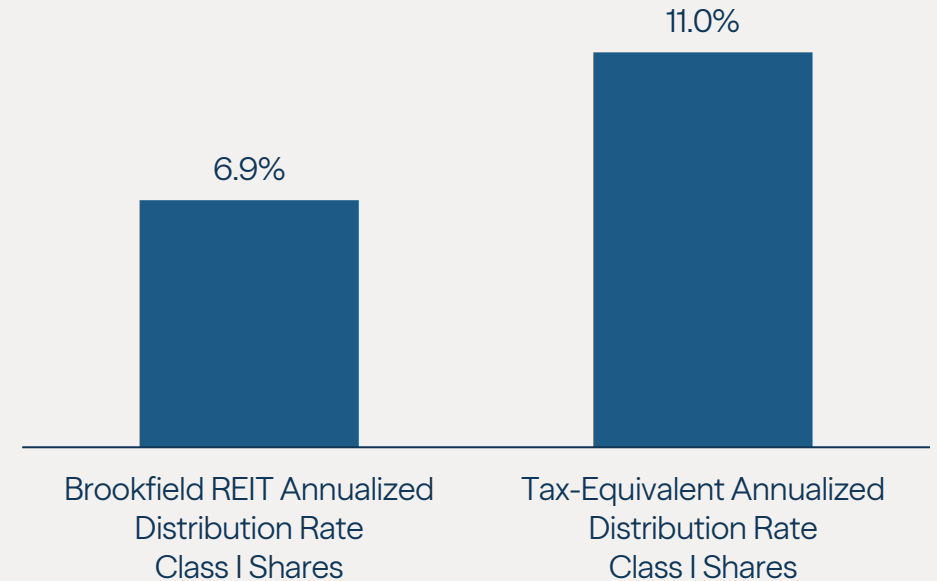
As of January 31, 2026

1. Class S, Class T and Class D shares monthly net distributions were \$0.0525, \$0.0522 and \$0.0575, and monthly net distribution rates were 6.1%, 6.0% and 6.6%, respectively. See page 2 for more information.

# Tax Efficient Distributions

## REIT distributions have different tax treatment than ordinary distributions

- REIT distributions may include a portion of operating profit that was previously sheltered from tax due to depreciation of real estate assets, called Return of Capital (ROC)
- Unlike ordinary dividends, ROC distributions are not subject to current income tax:
  - Reduce long-term capital gains rates
  - Defer shareholder taxes until year of sale
- REIT distributions are considered pass-through income
  - Current federal tax provisions allow for a 20% deduction on pass-through income through the end of 2025
  - Individual REIT shareholders can deduct 20% of the taxable REIT income they receive (but not for distributions that qualify for the capital gains rates)

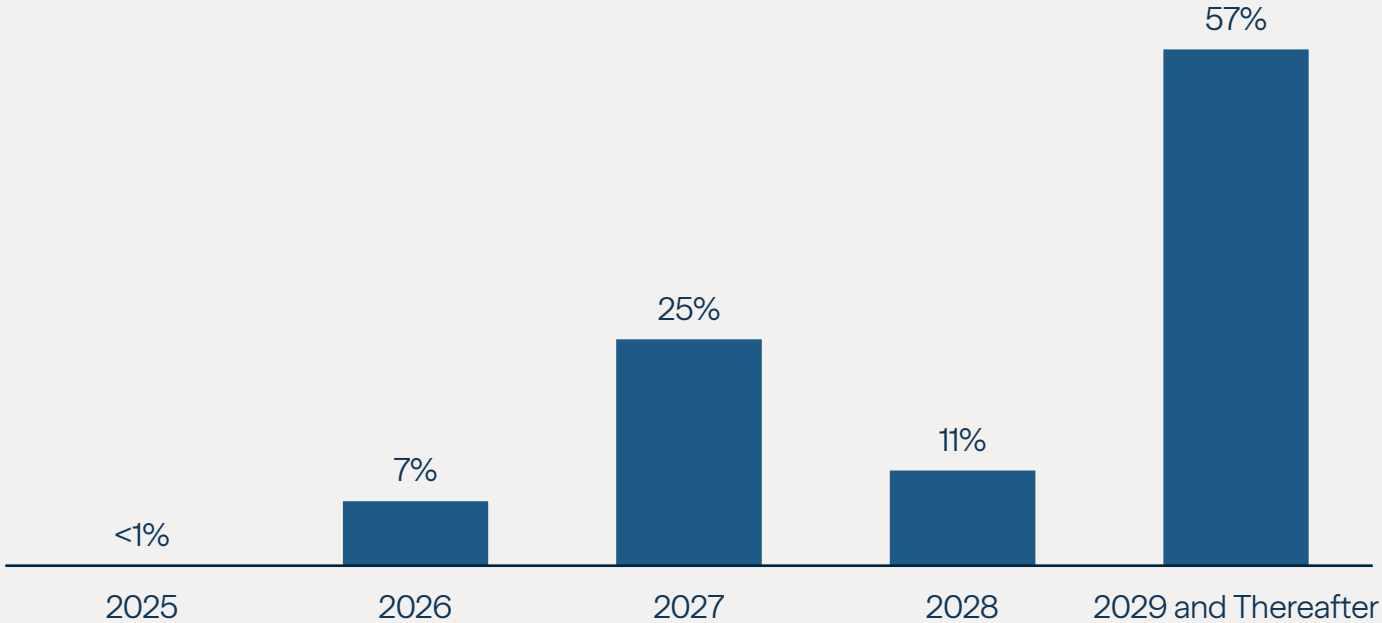


As of January 31, 2026. This sales and advertising literature does not constitute tax advice. Because each investor's tax position is different, you should consult with your tax advisor. Other investments may offer tax advantages. An accelerated depreciation schedule does not guarantee a profitable return on investment. A portion of REIT distributions may be tax deferred given the ability to characterize ordinary income as Return of Capital ("ROC"). ROC distributions reduce the stockholder's tax basis in the year the dividend is received, and generally defer taxes on that portion until the stockholder's stock is sold via redemption. Certain non-cash deductions, such as depreciation and amortization, lower the taxable income for REIT distributions. Investors should be aware that a REIT's ROC percentage may vary significantly in a given year and, as a result, the impact of the tax law and any related advantages may vary significantly from year to year. Brookfield REIT's return of capital was 100% in 2019, 2020, 2021, 2022 and 2023. This assumes the maximum effective tax rate on distributions is 0% and assumes the maximum ordinary tax bracket of 37%. Please note the effective tax rate is after the 20% reduction in rates introduced under the Tax Cuts and Jobs Act of 2017. The Tax Cuts and Jobs Act of 2017 is not applicable to capital gain dividends or certain qualified dividend income. It is only available for qualified REITs. The tax benefit is set to expire in 2026. There may be adverse legislative or regulatory tax changes. 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, including, without limitation, the sale of assets, borrowings, return of capital or offering proceeds, and advances, and it has no limits on the amounts it may pay from such sources. See page 2 for more information. The illustrative example assumes \$100,000 investment and a maximum ordinary tax bracket of 37%. It does not include state taxes. Investors could be subject to state income tax in their state of residence which would lower the after tax distribution received by the investor. The illustrative example does not reflect the impact of increasing net operating income ("NOI"); an increasing NOI from higher rents would reduce the amount of ROC. Past performance is not indicative of future results. Tax-Equivalent Distribution Rate does not take into account other taxes that may be owed on an investment in Brookfield REIT when the investor redeems their shares. Upon redemption, the investor may be subject to higher capital gains taxes as a result of a depreciating cost basis due to the return of capital portion of distributions.

# Strong Balance Sheet Construction

Large majority of debt matures in 2028 or later

## Debt Maturity Schedule



**68%**  
Of Debt Matures in 2028 or Later

Debt Maturity as of September 30, 2025.

# Brookfield REIT Holdings as of September 30, 2025

| Investment                              | Property Type        | Location               | Purchase Price (\$M)          | Acquisition | Ownership Interest     | Units/ Beds/Sq. Ft. | Occupancy Rate |
|---|----------------------|------------------------|-------------------------------|-------------|------------------------|---------------------|----------------|
| Reflection                              | Student Housing      | Atlanta, GA            | 116.0                         | Jun-24      | 97%                    | 741                 | 85%            |
| Briggs + Union                          | Multifamily          | Mount Laurel, NJ       | 158.0                         | Apr-22      | 100%                   | 490                 | 91%            |
| The Parker at Huntington Metro          | Multifamily          | Alexandria, VA         | 136.0                         | Mar-22      | 100%                   | 360                 | 92%            |
| 2626 South Side Flats                   | Multifamily          | Pittsburgh, PA         | 90.0                          | Jan-22      | 100%                   | 264                 | 91%            |
| Flats on Front                          | Multifamily          | Wilmington, NC         | 97.5                          | Dec-21      | 100%                   | 273                 | 93%            |
| Verso                                   | Multifamily          | Beaverton, OR          | 74.0                          | Dec-21      | 100%                   | 172                 | 95%            |
| The Burnham                             | Multifamily          | Nashville, TN          | 129.0                         | Nov-21      | 100%                   | 328                 | 86%            |
| Domain                                  | Multifamily          | Orlando, FL            | 74.1                          | Nov-21      | 100%                   | 324                 | 89%            |
| 1110 Key Federal Hill                   | Multifamily          | Baltimore, MD          | 73.6                          | Sep-21      | 100%                   | 224                 | 88%            |
| Arbors of Las Colinas                   | Multifamily          | Dallas, TX             | 63.5                          | Dec-20      | 90%                    | 408                 | 89%            |
| Anzio Apartments                        | Multifamily          | Atlanta, GA            | 59.2                          | Apr-19      | 90%                    | 448                 | 87%            |
| Single-Family Rentals                   | Single-Family Rental | Various                | 178.5                         | Various     | 100%                   | 667                 | 90%            |
| 2003 Beaver Road                        | Logistics            | Landover, MD           | 9.4                           | Feb-22      | 100%                   | 38,000              | 100%           |
| 187 Bartram Parkway                     | Logistics            | Franklin, IN           | 28.8                          | Feb-22      | 100%                   | 300,000             | 100%           |
| 8400 Westphalia Road                    | Logistics            | Upper Marlboro, MD     | 27.0                          | Nov-21      | 100%                   | 100,000             | 100%           |
| 6123-6227 Monroe Ct                     | Logistics            | Morton Grove, IL       | 17.2                          | Nov-21      | 100%                   | 208,000             | 100%           |
| McLane Distribution Center              | Logistics            | Lakeland, FL           | 26.7                          | Nov-21      | 100%                   | 211,000             | 100%           |
| U.S. Diversified Logistics Portfolio I  | Logistics            | Various                | 40.0                          | Feb-25      | 19%                    | 9,384,444           | 94%            |
| U.S. Diversified Logistics Portfolio II | Logistics            | Various                | 14.4                          | Jun-25      | 19%                    | 1,926,759           | 94%            |
| DreamWorks Animation Studios            | Net Lease            | Glendale, CA           | 326.5                         | Dec-21      | 100%                   | 497,000             | 100%           |
| Principal Place                         | Net Lease            | London, UK             | 99.8                          | Nov-21      | 20%                    | 644,000             | 100%           |
| Lakes at West Covina                    | Office               | Los Angeles, CA        | 41.0                          | Feb-20      | 95%                    | 177,000             | 96%            |
| Private Debt                            | Property Type        | Location               | Purchase Price (\$M)          | Acquisition | Blended Interest Rate  |                     |                |
| Private Loans                           | Specialty            | Various, North America | 199                           | Various     | 11.60%                 |                     |                |
| Public Debt                             | Property Type        | Location               | Invested Capital <sup>1</sup> |             | Target Unlevered Yield | Positions           |                |
| CMBS/RMBS                               | Various              | Various                | 37                            |             | 7.00%—10.00%           | 11                  |                |

1. Excludes cash and investments in U.S. Treasuries.

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

|                                    |   |
|------------------------------------|---|
| <b>Adviser &amp; Sub-Adviser</b>   | Brookfield REIT Adviser LLC, an affiliate of Brookfield Asset Management Inc. (adviser)<br>Oaktree Fund Advisors, LLC, an affiliate of Oaktree Capital Management, L.P. (sub-adviser)   |
| <b>Structure</b>                   | Public non-listed, perpetual life real estate investment trust (REIT)   |
| <b>Investment Portfolio</b>        | Target ~80% (potentially ranging between 60% and 90%) in real estate property investments and ~20% (potentially ranging between 10% and 40%) real estate-related debt and real estate-related securities                          |
| <b>Suitability</b>                 | Either (1) a net worth of at least \$350,000 or (2) a gross annual income of at least \$100,000 and a net worth of at least \$100,000. Certain states have additional suitability standards described in the prospectus.          |
| <b>NAV Frequency<sup>2</sup></b>   | Monthly   |
| <b>Subscriptions</b>               | Monthly   |
| <b>Distributions<sup>3</sup></b>   | Monthly (not guaranteed, subject to board approval)   |
| <b>Liquidity<sup>4</sup></b>       | 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. |
| <b>Management Fee</b>              | 1.25% per annum on NAV  |
| <b>Performance Fee<sup>5</sup></b> | 12.5% of total return, subject to 5% hurdle and 100% catch-up; also subject to a high-water mark  |
| <b>Leverage</b>                    | Target 50-60% of gross real estate assets   |
| <b>Tax Reporting</b>               | Form 1099-DIV   |

1. 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.

2. 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.

3. 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 advances, 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. See page 2 for more information.

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

5. The incentive fee will be in the form of a performance participation interest at the Operating Partnership level.

# Share Classes & Fee Structures

|  | Class S Shares                           | Class D Shares   | Class I Shares   | Class T Shares  |
|--|--|--|--|---|
| Availability   | Through transactional brokerage accounts | Through fee-based (wrap) programs, broker-dealers, registered investment advisers and bank trust departments | Through fee-based (wrap) programs, endowments, foundations, pension funds and other institutional investors, broker-dealers and executive officers | Through transactional brokerage accounts                                  |
| Selling Commissions <sup>1</sup> (Up Front) as a Percentage of Transaction Price                       | Up to 3.5%                               | Up to 1.5%   | N/A  | Up to 3.0%  |
| Dealer Manager Fee <sup>1</sup> (Up Front) as a Percentage of Transaction Price                        | N/A                                      | N/A  | N/A  | Up to 0.5%  |
| Stockholder Servicing Fees <sup>1</sup> (Per Annum, Payable Monthly, as a Percentage of NAV) (Ongoing) | 0.85%                                    | 0.25%  | N/A  | 0.65% advisor stockholder servicing<br>0.20% dealer stockholder servicing |

1. With respect to Class S shares, the amount of up-front selling commissions and dealer manager fees may vary at select broker-dealers, provided that the sum will not exceed 3.5% of the transaction price. The advisor and dealer stockholder servicing fees for Class S shares may also vary at select broker-dealers, provided that the sum of such fees will always equal 0.85% per annum of NAV.

# Brookfield

