

Brookfield REIC

Property Book

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"). 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 the 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. This Property Book of the Brookfield REIT ("Brookfield REIT Property Book") is provided solely for background information regarding the types of investments that the Brookfield REIT has and/or may make in seeking to achieve its investment objective.



Brookfield REIC/Master Fund

Delivering best-in-class real estate and credit capabilities to individual investors.

Brookfield REIC applies a flexible approach to identify high-quality assets across investment properties and real estate-related debt—regardless of sector or location. The outcome is a portfolio that offers individual investors these potential benefits.



Sustainable, stable income¹



Diversification²



Long-term capital appreciation



A hedge against inflation

¹ Distributions are authorized by Brookfield REIT's board of directors and are not guaranteed.

² Diversification does not ensure a profit nor protect against loss in a declining market.

The Brookfield Advantage

As the manager of the Brookfield REIT and one of the world's largest owners and operators of real estate, Brookfield³ offers several unique advantages.

Unparalleled Scale

\$271 Billion

Brookfield Real Estate AUM

Differentiated Insight

650+

Real Estate Professionals

Operational Excellence

26,000

Operating Employees

Powerful Partnership

\$143 Billion

Oaktree Credit-Centric AUM

Investors in Brookfield REIC will not have an interest in Brookfield or any other fund or program sponsored by Brookfield. Assets under management as of December 31, 2024. Number of employees as of December 31, 2024.

³ "Brookfield" refers to Brookfield Corporation, together with its affiliates.



ATLANTA, GA

Reflection

741-bed high rise student housing property in downtown Atlanta, GA.

Asset Highlights

Units ranging from one to four full-furnished bedrooms, each with individual full bathrooms.

Features impressive resident amenities, including a state-of-the-art fitness center and yoga studio, and luxury pool with jumbotron television.

Other notable amenities include a game room, podcast studio, and several common areas for studying and socializing.

Property Details

Property Type	Student Housing
Location	Atlanta, GA
Number of Beds	741

Transaction Details

Acquired	2024
Purchase Price	\$116 million
Ownership %	97%

Location Highlights

Adjacent to Georgia State University (GSU) campus in downtown Atlanta, GA

Benefits from a strong supply and demand dynamic at neighboring GSU, the largest university in the state, which currently enrolls approximately 50,000 students

Enrollment growth is forecasted to outpace supply growth over the next several years, with no new projects expected to deliver



MOUNT LAUREL, NJ

Briggs & Union

Newly built 490-unit residential community located within the submarket of Burlington County and the greater Philadelphia area.

Asset Highlights

The property features a variety of modern one-, and two-bedroom apartments with den options offering additional space.

Tenant amenities include resort-style swimming pool, outdoor seating area with fire pit and grilling stations, resident lounge and media theater, state-of-the-art fitness center, putting green, on-site walking trails and dog parks.

The property has high occupancy and strong growth fundamentals in the submarket.

Property Details

Property Type	Multifamily
Location	Mount Laurel, NJ
Number of Units	490

Transaction Details

Acquired	2022
Purchase Price	\$158 million
Ownership %	100%

Location Highlights

Easy access to major highways such as New Jersey Turnpike, I-295, and routes 73, 70 and 38 – minutes from Centerton Square and other local shopping centers

Centrally located in the charming town of Mount Laurel, between outdoorsy Southern New Jersey and the lively city of Philadelphia

Burlington County is a major employment hub with proximity to fast-growing distribution centers, pharmaceutical and biotech firms and medical manufacturers



ALEXANDRIA, VA

The Parker at Huntington Metro

Luxury 360-unit residential community located in the Alexandria submarket of the Washington D.C. metro area.

Asset Highlights

The property features a variety of luxurious studio, one-, and two-bedroom apartments with loft and den options and high-quality finishes.

Resort-style amenities include two courtyards with firepits, grills, swimming pool with large sundeck, well-equipped clubroom and a bi-level fitness center.

The property has high occupancy and continues to experience strong demand from young professionals looking for ease of access to popular surrounding neighborhoods.

Property Details

Property Type	Multifamily
Location	Alexandria, VA
Number of Units	360

Transaction Details

Acquired	2022
Purchase Price	\$136 million
Ownership %	100%

Location Highlights

Walking distance to Huntington Metro Station offering convenient access to Downtown Washington, D.C., the Pentagon, and Reagan National Airport

Easy access to shops, restaurants and world-class cultural venues within the D.C. metro area, Old Town Alexandria as well as Amazon's new headquarters

Situated within the essential transportation triangle formed by Interstate 495, Highway 1, and the North Kings Highway



PITTSBURGH, PA

2626 South Side Flats

Premier 264-unit residential community with 11,440 sq. ft. of commercial retail located in the heart of SouthSide Works, one of the most highly-desirable neighborhoods in Pittsburgh, PA.

Asset Highlights

The property has high occupancy in a highly populated submarket that offers young professionals a live, work, and play environment.

Community amenities include a clubroom and courtyard with lounging area, indoor/outdoor swimming pool and spa, zen garden with adjacent movie theater, fitness center, and tenant parking garage with bike racks.

The property offers an array of studio, one-, two- and three-bedroom apartments with top-of-the-line features and riverfront views.

Property Details

Property Type	Multifamily
Location	Pittsburgh, PA
Number of Units	264

Transaction Details

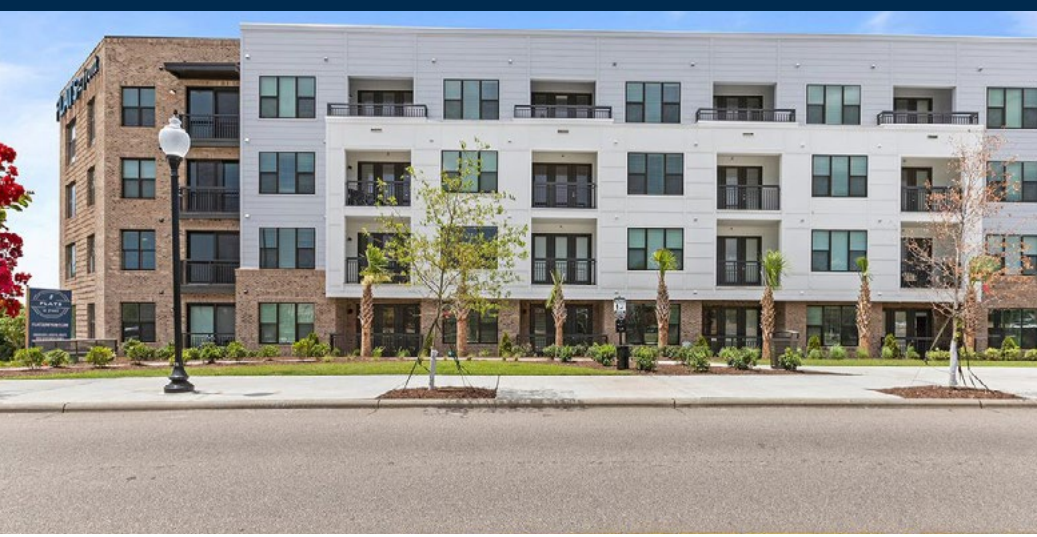
Acquired	2022
Purchase Price	\$90 million
Ownership %	100%

Location Highlights

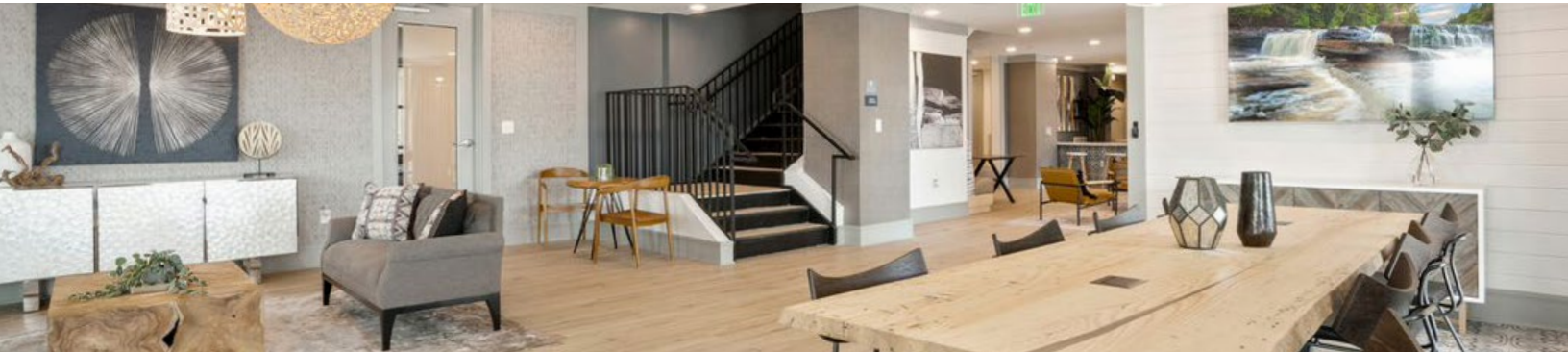
Proximity to local public transportation and just a short drive to the Penn Lincoln Parkway and downtown Pittsburgh, including Heinz Field and PNC Park

Uniquely positioned on the Monongahela riverfront with direct access to parks, historic architecture and a variety of food, shopping and entertainment

Area has experienced tremendous growth in a variety of industries, which are supported by universities including Carnegie Mellon and University of Pittsburgh



MULTIFAMILY



WILMINGTON, NC

Flats on Front

Newly built 273-unit luxury residential building in the North Waterfront District of downtown Wilmington, NC.

Asset Highlights

Tenant amenities include a uniquely designed event space and resident lounge, fitness center, saltwater pool with fountains, large sundeck equipped with lounge seating, cabanas and firepit, a dog park, a spa and a resident parking deck.

The property has high occupancy and has experienced strong leasing momentum with rent premiums.

The property features 273 newly constructed one-, two- and three-bedroom luxury apartments.

Property Details

Property Type	Multifamily
Location	Wilmington, NC
Number of Units	273

Transaction Details

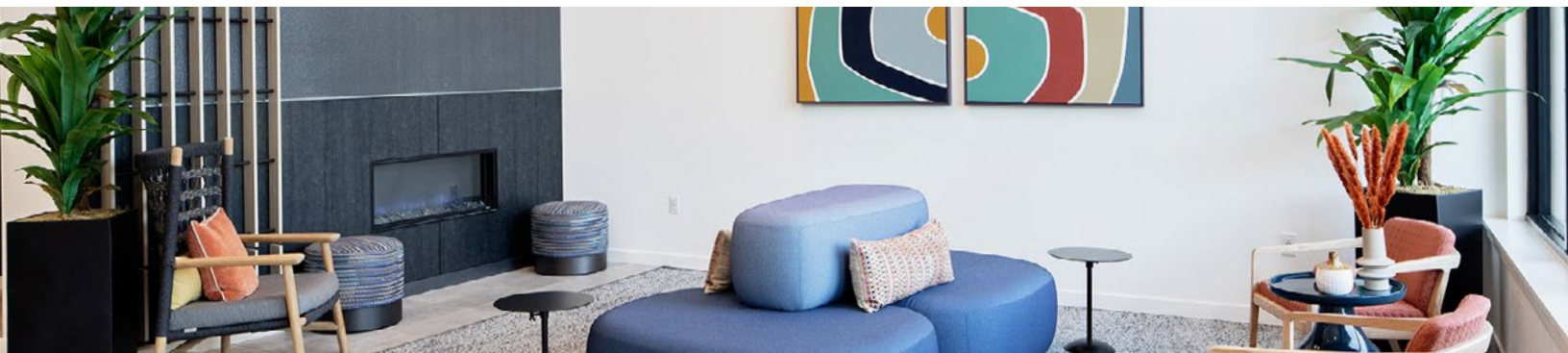
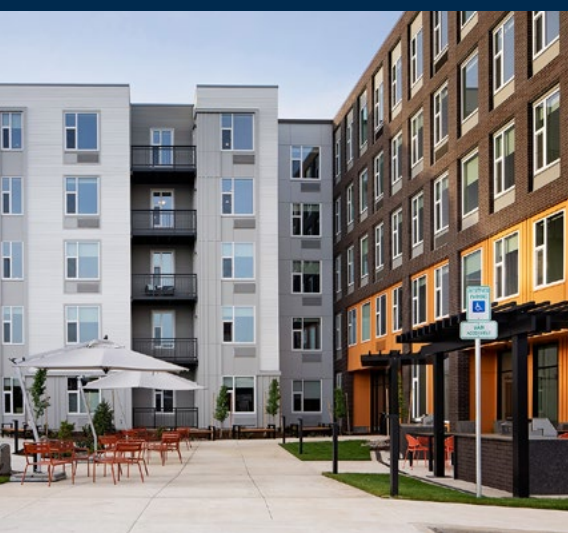
Acquired	2021
Purchase Price	\$98 million
Ownership %	100%

Location Highlights

Location combines a fast-paced city lifestyle with the relaxing coastal experience of downtown Wilmington

Direct access to Wilmington Riverwalk and Riverfront Park, with proximity to Live Oak Bank Pavilion, top restaurants and other lifestyle amenities

Proximity to one of the fastest-growing household markets, with above-average growth that is expected to provide strong rental rate increases



BEAVERTON, OR

Verso

Newly built 172-unit five-story residential community with 2,400 sq. ft. of commercial retail located in downtown Beaverton, OR, one of the most desirable suburbs outside of Portland, OR.

Asset Highlights

Community amenities include a fully equipped fitness center, large communal room and kitchen, gaming and activity room, pet washing station, bike storage and outdoor grills and lounging area.

The property has high occupancy and strong leasing momentum, in a submarket that has experienced significant economic growth.

Brand-new studio and one- and two-bedroom flats featuring luxurious modern finishes throughout each apartment.

Property Details

Property Type	Multifamily
Location	Beaverton, OR
Number of Units	172

Transaction Details

Acquired	2021
Purchase Price	\$74 million
Ownership %	100%

Location Highlights

Located near essential transit and highways and within walking distance to local attractions and amenities

Situated in Old Town Beaverton, which offers a variety of dining and shopping options at Beaverton Town Square, Cedar Hill Crossing and The Vault Vintage boutique

Area experienced strong population growth, affluent renter demographic, and an influx of premier employers and high-tech companies into the "Silicon Forest"



BALTIMORE, MARYLAND

1110 Key Federal Hill

Luxury apartment living in the picturesque Federal Hill neighborhood of Baltimore, MD.

Asset Highlights

- Provides residents a sophisticated blend of urban living amid one of Baltimore's most famed, historic waterfront neighborhoods.
- This eight-story midrise constructed in 2019 features 224 units, with an array of floorplans including townhomes, studios, and one- and two-bedrooms, each with an unparalleled emphasis on the finest finishes.
- Community amenities include an eighth-floor terrace with grilling stations, aqua lounge and sundeck, and a 24/7 fitness center equipped with a private yoga studio and Peloton bikes.

Property Details

Property Type	Multifamily
Location	Baltimore, MD
Number of Units	224

Transaction Details

Acquired	2021
Purchase Price	\$74 million
Ownership %	100%

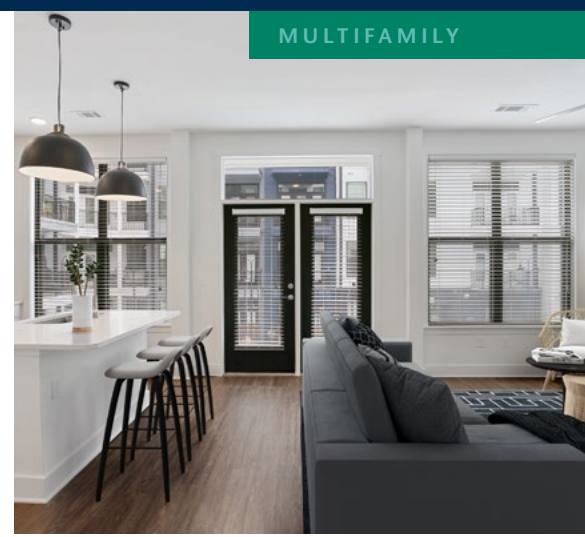
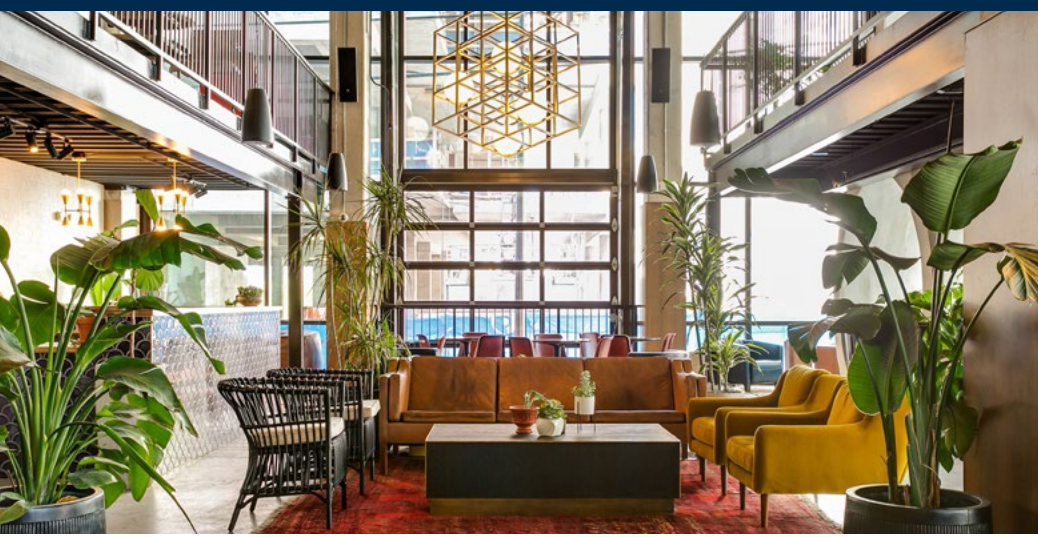
Location Highlights

Two miles from the two largest economic drivers, Johns Hopkins Medicine and University of Maryland Medical System

Within commuting distance via walking, biking or water taxi to many of Baltimore's top employers

Walking distance to over 50 restaurants and bars and retail destinations

Near the Charm City Circulator (free shuttle service), Interstate 95 and the Baltimore Light Rail (1.5 miles away)



NASHVILLE, TENNESSEE

The Burnham

Luxurious apartments located in Nashville's vibrant South of Broadway ("SoBro") neighborhood.

Asset Highlights

Resort-style amenities include a co-working and event space, bi-level fitness center, dog spa and outdoor pet run, saltwater pool, cabana area and rooftop lounge.

The Burnham has a home-sharing partnership with Airbnb, allowing for consistent revenue and strong occupancy levels.

The complex features 328 well-appointed one-, two- and three-bedroom apartments.

Property Details

Property Type	Multifamily
Location	Nashville, TN
Number of Units	328

Transaction Details

Acquired	2021
Purchase Price	\$129 million
Ownership %	100%

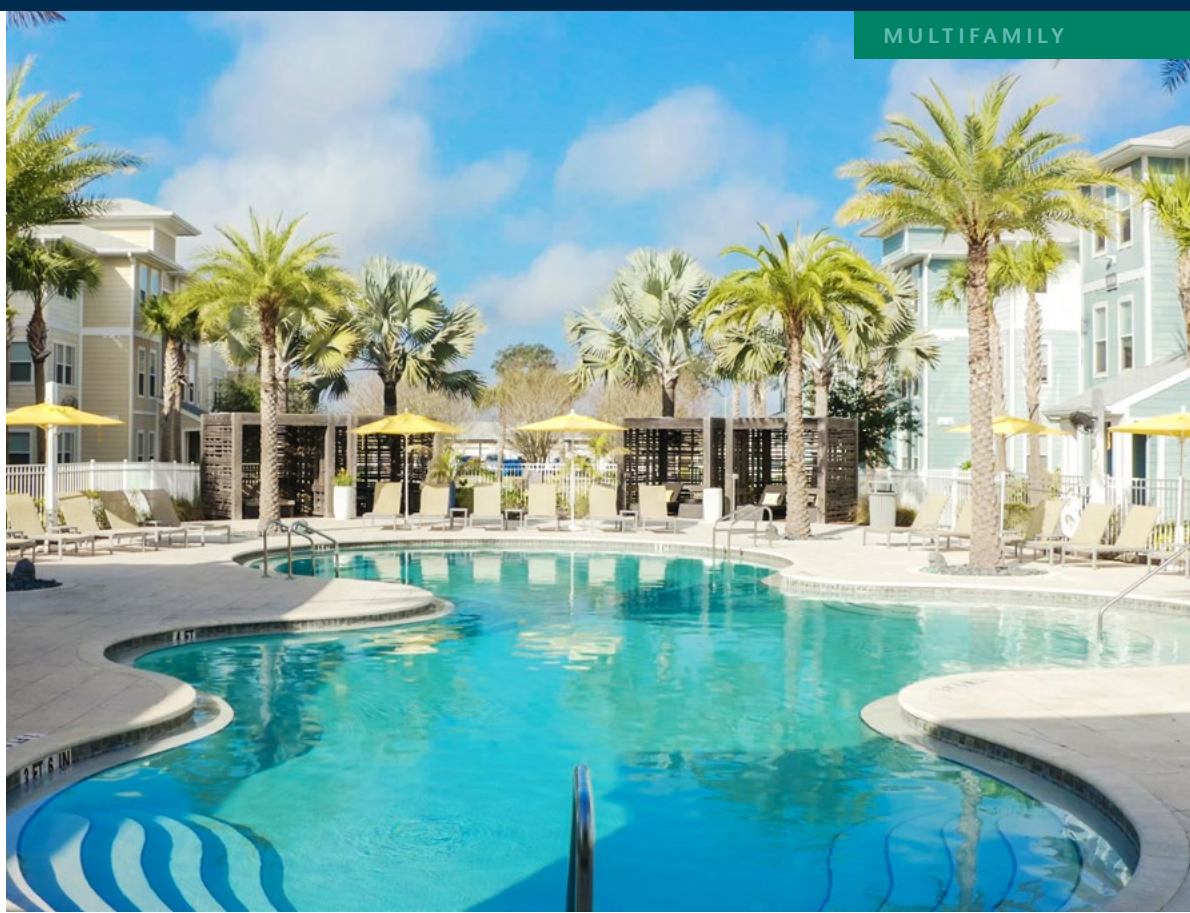
Location Highlights

Walking distance to The Gulch, downtown and East Nashville attractions

Near a wide variety of cafes, restaurants and entertainment destinations

Less than a 10-minute walk from the Cumberland River

Proximity to local attractions such as Ryman Auditorium, Fifth & Broadway, Bridgestone Arena, Nissan Stadium and many museums



ORLANDO, FLORIDA

Domain

Premium 23-acre apartment complex situated in the outdoorsy city of Kissimmee, southwest of Orlando.

Asset Highlights

The property features 324 luxuriously appointed studio, one-, two- and three-bedroom apartments.

Tenant amenities include a resort-style pool with cabanas, grills and fire pits, clubhouse with communal workspace, movie theater, designated pet park, fitness center and beach volleyball courts.

Utilizes Brookfield Properties' multifamily revenue program designed to increase rental revenue and transition out of tenant concessions.

Property Details

Property Type	Multifamily
Location	Orlando, FL
Number of Units	324

Transaction Details

Acquired	2021
Purchase Price	\$74 million
Ownership %	100%

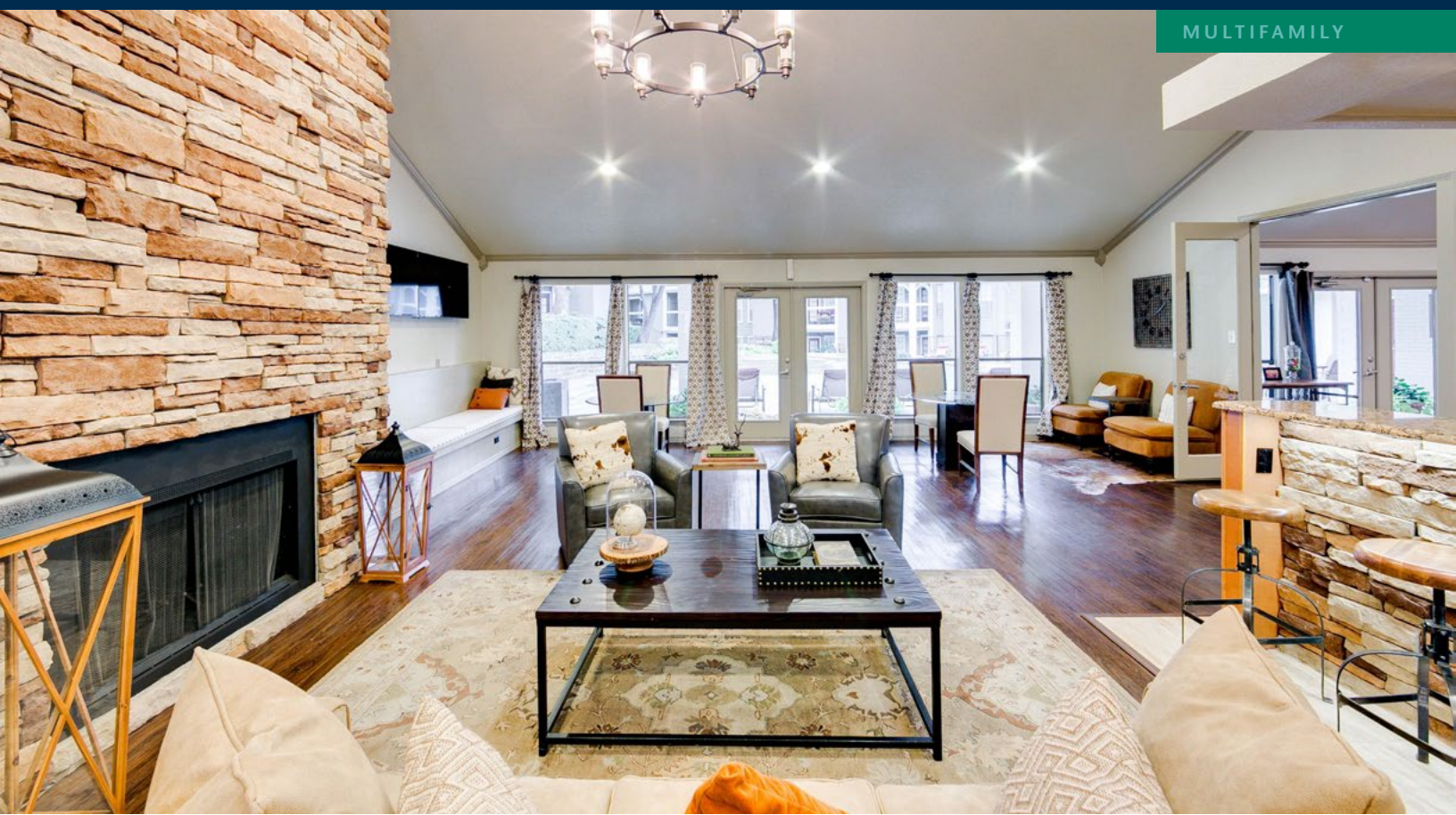
Location Highlights

Minutes away from local attractions, including Disney World, Margaritaville Resort and Sunset Walk

Near a variety of grocery stores, cafes, restaurants and entertainment venues

Proximity to water parks, waterfront walking paths, playgrounds and piers

30-minute drive to Orlando, one of the fastest-growing metropolitan statistical areas in the U.S.



DALLAS, TEXAS

Arbors of Las Colinas

Garden-style property in rapidly growing submarket of the Dallas-Fort Worth (DFW) metropolitan area.

Asset Highlights

Tenant amenities include two resort-style swimming pools, poolside clubhouse and cabanas, pet park and fitness center.

Potential upside for over 80% of units as a result of value-add renovation projects (approximately 20% of units are currently renovated).

The property features 408 luxuriously appointed one-, two- and three-bedroom apartments across several buildings.

Property Details

Property Type	Multifamily
Location	Dallas, TX
Number of Units	408

Transaction Details

Acquired	2020
Purchase Price	\$64 million
Ownership %	90%

Location Highlights

DFW is the fourth-largest and fastest-growing metro in the U.S. by population

Proximity to DFW Airport, both cities' downtown areas and local job market

Low cost of living and pro-business environment

Near several museums, arts centers, hiking trails and historical landmarks



ATLANTA, GEORGIA

Anzio Apartments

Upscale 35-acre property located in the historic town of Lawrenceville, a northeastern suburb of Atlanta.

Asset Highlights

Resort-level tenant amenities include two swimming pools, dog park, outdoor gazebo, fitness center and beach volleyball courts.

Offers strong in-place and stable cash flows with high average occupancy over the last nine years.

The property features a total of 448 units, with a mix of one- and two-bedroom apartments spread across 32 buildings.

Property Details

Property Type	Multifamily
Location	Atlanta, GA
Number of Units	448

Transaction Details

Acquired	2019
Purchase Price	\$59 million
Ownership %	90%

Location Highlights

Access to historic structures and landmarks, such as Gwinnett Historic Courthouse

Near a variety of grocery stores, cafes, restaurants and entertainment venues

Proximity to Lake Lanier and related activities such as golf, boating and hiking

30-minute drive to Atlanta



VARIOUS NORTH AMERICA / U.S.

Single Family Rental Portfolio

Premier portfolio of well-located single family rental homes in high growth markets across the U.S.

Asset Highlights

High-quality portfolio of homes that average 3-4 bedrooms, 2-3 baths, and roughly 1,800 sq. ft.

Provides access to an evolving and growing real estate sector.

Leverages Brookfield's single family rental company, a best-in-class operator, that provides in-house capabilities for potential future acquisitions.

Property Details

Property Type	Single Family
Location	Various U.S.
Units/Homes	667

Transaction Details

Acquired	2022
Purchase Price	\$179 million
Ownership %	100%

Location Highlights

Homes are located in high-demand cities such as Nashville, Indianapolis, Greenville, Charleston, and Cincinnati

Housing prices in targeted cities have experienced notable appreciation and rent growth, due to undersupply and strong demand

Homes are located in well-served major cities supporting family lifestyle



VARIOUS NORTH AMERICA | U.S.

U.S. Diversified Logistics Portfolio

Desirable urban in-fill industrial estates in major U.S. markets.

Asset Highlights

Steady rent growth and long-term value appreciation anticipated from strong in-place cash flows and significant mark-to-market rent opportunities.

80% of properties are <300,000 SF, a segment where supply is relatively limited and vacancy rates are 70 bps below U.S. industrial average.

Assets in the portfolio feature shorter WALTs, making them especially attractive in current environment given pent-up rent growth driven by strong demand and lack of new competitive supply being delivered.

Property Details

Property Type	Logistics
Location	Various U.S.
Square Feet	14,600,000

Transaction Details

Acquired	2025
Purchase Price	\$253 million
Ownership %	20%

Location Highlights

Portfolio is largely focused in the Midwest and Sunbelt, located across 10 major markets, including Atlanta, Columbus, and Dallas-Fort Worth

Geographic diversification provides increased exposure to logistics sector, without adding outsized exposure to a single asset or location

These strategically-concentrated assets often represent “mission-critical” infrastructure for regional and local small business operations



VARIOUS NORTH AMERICA | U.S.

U.S. Diversified Logistics Portfolio II

Desirable urban in-fill industrial clusters in major Sun Belt markets.

Asset Highlights

Robust U.S. logistics portfolio with strong in-place cash flows and significant mark-to-market rent opportunity staggered over the next few years—supporting steady rent growth and long-term value appreciation.

Multi-tenanted buildings with an average size of 64,000 SF; supply growth remains tight in this segment of industrial assets.

The assets in this portfolio feature shorter WALTs (<3 years), making them especially attractive amid pent-up rent growth driven by strong demand, and a lack of new, competitive supply.

Property Details

Property Type	Logistics
Location	Various U.S.
Square Feet	3,600,000

Transaction Details

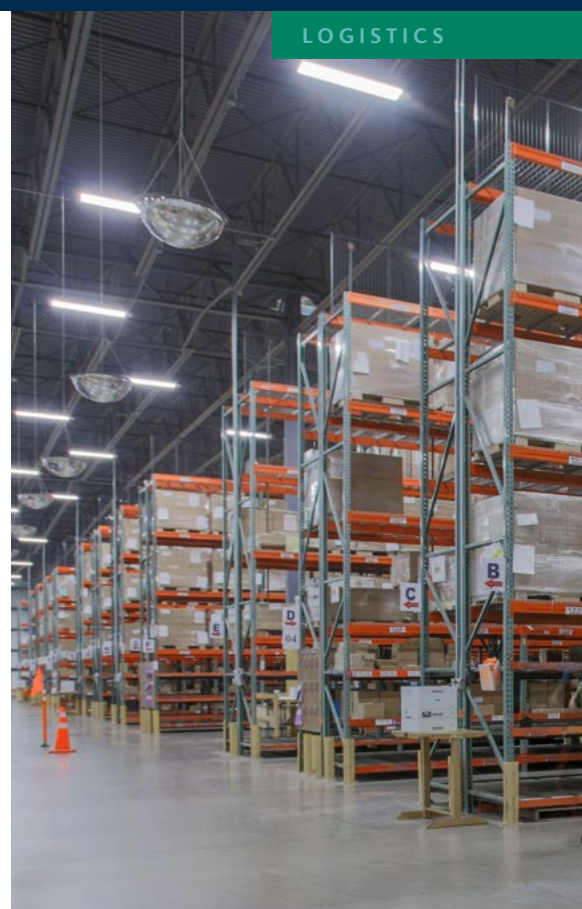
Acquired	2025
Purchase Price	\$86 million
Ownership %	20%

Location Highlights

The Sunbelt-oriented portfolio is located across premier markets, concentrated in Atlanta and Dallas

Geographic diversification facilitates increased logistics allocation, without outsized exposure to a single asset or location

Strategically concentrated in infill submarkets, these light-industrial assets are often “mission-critical” for regional and local small business operations



FRANKLIN, IN

187 Bartram Parkway

Prime logistics facility located in the Johnson County submarket of Indianapolis, Indiana – within the historic Franklin Tech Park.

Asset Highlights

The facility is over 300,000 sq. ft., including a recent property expansion, featuring ample car and trailer parking, multiple dock doors and truck court and ESFR fire protection, situated on over 30 acres of land.

The property is fully leased through 2034 to the fifth largest Tier 1 supplier of automotive car parts and systems in the world – sole tenant since property was built in 2004.

Facility serves as the company's primary center for distributing parts to manufacturing plants across North America and is a vital location for overall operations.

Property Details

Property Type	Logistics
Location	Franklin, IN
Square Feet	300,000

Transaction Details

Acquired	2022
Purchase Price	\$29 million
Ownership %	100%

Location Highlights

Minutes from I-465 Beltway – the main loop around Indianapolis connecting major interstate routes to Chicago, Cincinnati, and Columbus

Well-positioned in bustling Franklin Tech Park area - a growing business park that continues to attract top institutional tenants

Indianapolis industrial market has experienced unprecedented demand in recent years and opportunity for ample future growth remains



LANDOVER, MD

2003 Beaver Road

Logistics facility located in Landover, Maryland, a prime infill location within the submarket of Prince George's County – the second most populated county in the state of Maryland.

Asset Highlights

The facility consists of over 38,000 sq. ft. dedicated to freezer/cooler space featuring 1983 vintage, gated security, and 5 loading docks, situated on 2 acres of land.

The property is fully leased to single-tenant with over 5 years of remaining lease term and annual rent increases.

Tenant is a leading international fresh cut flower and produce distribution company, offering a complete procurement and logistics solution for the market.

Property Details

Property Type	Logistics
Location	Landover, MD
Square Feet	38,000

Transaction Details

Acquired	2022
Purchase Price	\$9 million
Ownership %	100%

Location Highlights

Immediate access to the I-495 Capital Beltway and other essential transportation highways and proximity to downtown, Washington D.C.

The facility is strategically positioned in one of the most populated metro areas in the country

Prince George's County has experienced significant rent growth in recent years due to strong occupier demand and limited competitive availabilities



MORTON GROVE, IL

6123-6227 Monroe Court

Multi-tenant logistics facility located in the Northeast Cook County neighborhood of Morton Grove, bordering Chicago's affluent North Shore and O'Hare International Airport.

Asset Highlights

Property includes over 208,000 sq. ft. and ample car and trailer parking and/or room for outside storage—a rare amenity in the submarket.

Significant renovations completed in 2017, the property features functional loading space and includes several modern features superior to surrounding facilities.

The property is fully leased to five tenants, with no tenant accounting for more than 30% of building square footage and no leases expiring in the same year.

Property Details

Property Type	Logistics
Location	Morton Grove, IL
Square Feet	208,000

Transaction Details

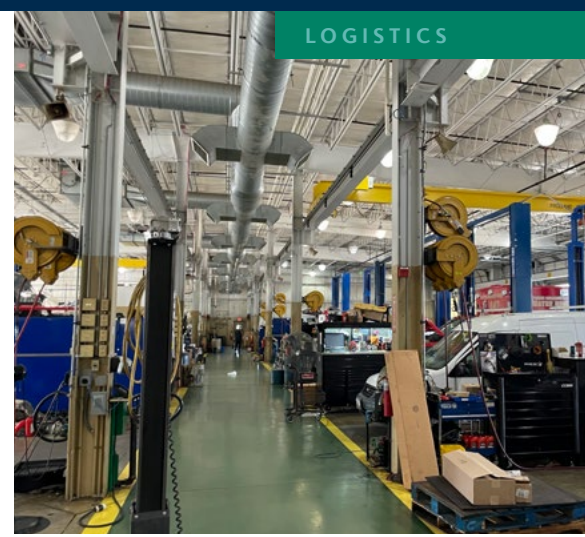
Acquired	2021
Purchase Price	\$17 million
Ownership %	100%

Location Highlights

Proximity to O'Hare International Airport, the North Shore suburbs, downtown Chicago and major interstates providing access within the greater metro region

Located in Northeast Cook County, one of the most stable industrial markets in Chicago, with low levels of vacancy

High-barrier-to-entry submarket containing limited developable land and no new construction



UPPER MARLBORO, MD

8400 Westphalia Road

Well-located logistics facility in Upper Marlboro, MD, just a 30-minute drive from downtown Washington, D.C.

Asset Highlights

The property is in Prince George's County, in suburban Maryland, and it consists of approximately 100,000 sq. ft. of logistics space situated on 15.9 acres, with 34 drive-in doors and 20'-24' clear heights.

The property is fully leased to two tenants with a healthy weighted average lease term and annual rent increases.

Property accommodates a truck maintenance and repair terminal, fleet parking, and outdoor storage. We believe, these features, along with lack of competitive inventory and growing demand, should drive future rent growth.

Property Details

Property Type	Logistics
Location	Upper Marlboro, MD
Square Feet	100,000

Transaction Details

Acquired	2021
Purchase Price	\$27 million
Ownership %	100%

Location Highlights

Benefits from immediate access to I-495 Capital Beltway—a direct route to downtown Washington, D.C. and the greater Washington, D.C. area

Provides access to 9.8 million consumers within a one-hour drive and 90 million consumers (one-third of the nation's income) within a one-day drive

Near one of the most affluent and largest metro areas in the country, with significant e-commerce demand and need for logistics space



LAKELAND, FL

McLane Distribution Center

Logistics facility located in the highly sought-after distribution submarket of Lakeland, FL, situated between Tampa and Orlando.

Asset Highlights

The facility consists of over 211,000 sq. ft. of space, with 25% dedicated for a freezer/cooler component, featuring ample dock-high loading, and trailer parking, situated on 13 acres of land.

The property is fully leased to McLane Company, one of the largest supply chain service leaders in the country, with over 10 years of remaining lease term.

Tenant has occupied the property for 50 years, providing a grocery and foodservice solution for convenience stores, mass merchants, drug stores and well-established chain restaurants.

Property Details

Property Type	Logistics
Location	Lakeland, FL
Square Feet	211,000

Transaction Details

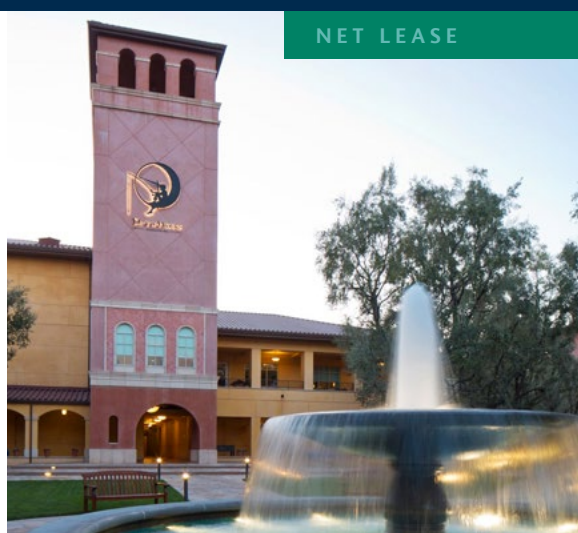
Acquired	2021
Purchase Price	\$27 million
Ownership %	100%

Location Highlights

Benefits from direct access to several of the state's essential transportation highways, including Polk Parkway/I-4 interstate, I-75, I-95 and the Florida Turnpike

The facility is strategically positioned between Tampa and Orlando, two of Florida's largest and fastest-growing metropolitan areas

Located near one of the fastest-growing warehouse and distribution hubs in the state, with proximity to densely populated areas of Florida and the Southeast



NET LEASE



GLENDALE, CA

DreamWorks Animation Studios

Headquarters for DreamWorks Animation studio, located in the highly desirable Media District of Los Angeles, CA.

Asset Highlights

The property consists of seven buildings totaling nearly 500,000 sq. ft. of space across 15 acres of land, featuring production and motion-capture studios, greenrooms, theater, and office space in the Media District of Los Angeles.

Facility designed specifically for DreamWorks, and it is fully leased until 2035.

The campus houses over 1,200 employees in the feature film division—800 of whom are artists and 3D animators, and 200 of whom are technologists and engineers—offering a vibrant open space that promotes an artistic atmosphere, creative culture, and technological innovation.

Property Details

Property Type	Net Lease
Location	Glendale, CA
Square Feet	497,000

Transaction Details

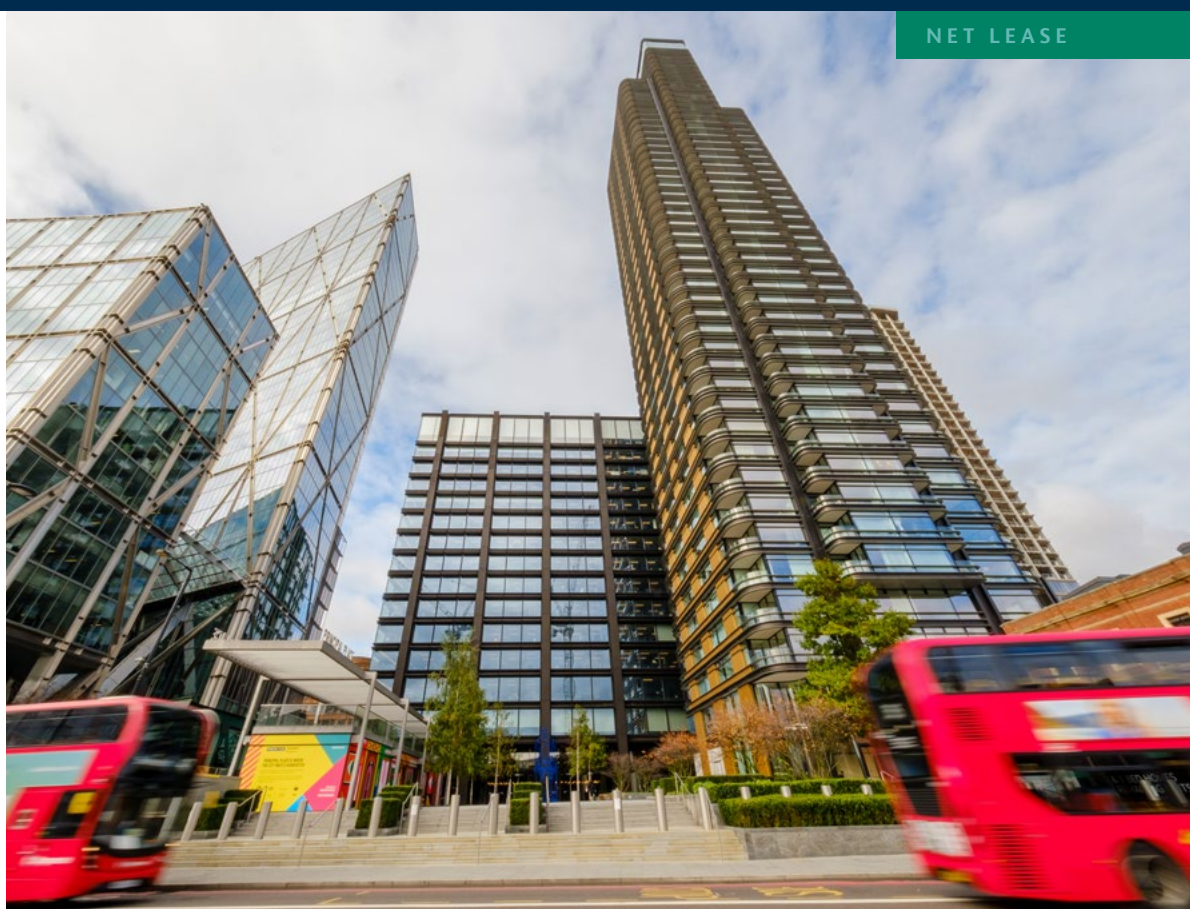
Acquired	2021
Purchase Price	\$327 million
Ownership %	100%

Location Highlights

Benefits from direct access to the iconic “Media Triangle”; located adjacent to other major media, studio production and entertainment focused campuses in the industry

Employee amenities include a Helipad, library and ping-pong tables, and over 4,000 sq. ft. of designated commissary space (including outdoor grills and dining areas), and a medical clinic

Growing content creation sector provides significant opportunity as continued demand for entertainment and digital content expands



LONDON, UNITED KINGDOM

Principal Place

Trophy property uniquely situated between the bustling City of London and creativity-focused Shoreditch.

Asset Highlights

Brookfield secured Amazon as a 100% office tenant in 2017 with a 15-year lease to house their U.K. headquarters, making it their largest European corporate office, with ~5,000 employees.

The property also includes 25,000 sq. ft. of public space offering arts and events, as well as 20,000 sq. ft. of high-quality retail.

Transportation-friendly, near the Elizabeth Line at Liverpool Street Station.

Property Details

Property Type	Net Lease
Location	London, U.K.
Net Internal Area	644,000 sq. ft.
Number of Floors	16

Transaction Details

Acquired	2021
Purchase Price	\$226 million
Ownership %	20%

Location Highlights

Access to public transportation:
Five-minute walk to Shoreditch High Street Tube Station and a walk of less than 10 minutes to Liverpool Tube and Train Station

Shoreditch provides diversity in terms of restaurant, bar, marketplace and entertainment options

Proximity to local attractions such as Old Spitalfields Market

East London is the Tech City of London



LOS ANGELES, CALIFORNIA

Lakes at West Covina

Two-building office complex located in lively West Covina, an eastern suburban city of Los Angeles.

Asset Highlights

Healthy lease maturity profile with no single tenant comprising more than 10% of the building's office space.

The property has been institutionally maintained and upgraded since it was originally constructed in 1990, distinguishing it from its direct competitive set and other nearby office offerings.

Lakes at West Covina consists of approximately 177,000 sq. ft. of renovated office suites on more than two acres.

Property Details

Property Type	Office
Location	Los Angeles, CA
Net Internal Area	177,000 sq. ft.
Number of Floors	4

Transaction Details

Acquired	2020
Purchase Price	\$41 million
Ownership %	95%

Location Highlights

Consistent high demand for office space due to robust LA economy

Near a variety of parks, hiking trails, museums and retail and dining spots

Proximity to San Bernardino Freeway

45-minute drive to West Hollywood / Beverly Hills

30-minute drive to downtown Los Angeles

Portfolio

Multifamily

Investment	Location	Purchase Price (\$M)	Acquisition Date	Ownership Interest	Units / Homes	Occupancy Rate
Briggs & Union	Mount Laurel, NJ	158	2022	100%	490	96%
The Parker at Huntington Metro	Alexandria, VA	136	2022	100%	360	92%
2626 South Side Flats	Pittsburgh, PA	90	2022	100%	264	92%
Flats on Front	Wilmington, NC	98	2021	100%	273	96%
Verso	Beaverton, OR	74	2021	100%	172	95%
1110 Key Federal Hill	Baltimore, MD	74	2021	100%	224	95%
The Burnham	Nashville, TN	129	2021	100%	328	99%
Domain	Orlando, FL	74	2021	100%	324	91%
Arbors of Las Colinas	Dallas, TX	64	2020	90%	408	89%
Anzio Apartments	Atlanta, GA	59	2019	90%	448	88%

Student Housing

Investment	Location	Purchase Price (\$M)	Acquisition Date	Ownership Interest	Square Feet / Units / Homes	Occupancy Rate
Reflection	Atlanta, GA	116	2024	97%	741	78%

Single Family

Investment	Location	Purchase Price (\$M)	Acquisition Date	Ownership Interest	Square Feet / Units / Homes	Occupancy Rate
Single Family Rental Portfolio	Various U.S.	179	2021 & Ongoing	100%	667	92%

Logistics

Investment	Location	Purchase Price (\$M)	Acquisition Date	Ownership Interest	Square Feet	Occupancy Rate
U.S. Diversified Logistics Portfolio	Various U.S.	253	2025	20%	14,600,000	93%
U.S. Diversified Logistics Portfolio II	Various U.S.	86	2025	20%	3,600,000	100%
187 Bartram Parkway	Franklin, IN	29	2022	100%	300,000	100%
2003 Beaver Road	Landover, MD	9	2022	100%	38,000	100%
6123-6227 Monroe Court	Morton Grove, IL	17	2021	100%	208,000	100%
8400 Westphalia Road	Upper Marlboro, MD	27	2021	100%	100,000	100%
McLane Distribution Center	Lakeland, FL	27	2021	100%	211,000	100%

Diversification does not ensure a profit or protect against loss in a declining market. As of June 30, 2025. Occupancy Rate as of December 31, 2024.

Net Lease

Investment	Location	Purchase Price (\$M)	Acquisition Date	Ownership Interest	Square Feet / Units / Homes	Occupancy Rate
DreamWorks Animation Studios	Glendale, CA	327	2021	100%	497,000	100%
Principal Place	London, U.K.	226	2021	20%	644,000	100%

Office

Investment	Location	Purchase Price (\$M)	Acquisition Date	Ownership Interest	Square Feet	Occupancy Rate
Lakes at West Covina	Los Angeles, CA	41	2020	95%	177,000	95%

Debt

Investment	Location	Purchase Price	Acquisition Date	Blended Interest Rate
Private Loans	Various, North America	40	Various	11.13%

Diversification does not ensure a profit or protect against loss in a declining market. As of June 30, 2025. Occupancy Rate as of December 31, 2024.

DISCLOSURES

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"). 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.

SUMMARY OF RISK FACTORS FOR THE BROOKFIELD REIC OR THE FUND

Because the 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 examples, 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.

- Additionally, Brookfield REIT may, in certain instances, be responsible for structural repairs, improvements and general maintenance of real property. The expenditure of any sums in connection therewith beyond those budgeted for by Brookfield REIT will reduce the cash available for distribution and may require Brookfield REIT to fund deficits resulting from the operation of a property. **No assurance can be given that Brookfield REIT will have funds available to make such repairs or improvements. These factors and any others that would impede Brookfield REIT's ability to respond to adverse changes in the performance of its assets could significantly affect Brookfield REIT's and, accordingly, the Fund's financial condition and operating results. For a detailed discussion with regard to risks generally applicable to investment in real estate, please see "Risk Factors" in the Brookfield REIT prospectus.**
- **No Diligence of Brookfield REIT.** The Fund has been formed specifically to invest in Brookfield REIT, and the Manager has not conducted due diligence to evaluate alternative potential investments for the Fund. The Manager does not intend to conduct investment or operational due diligence with respect to Brookfield REIT and its target investments. Similarly, the Manager will not perform any due diligence on or otherwise gauge the effectiveness of Brookfield REIT's investment program or process. Accordingly, there is a risk that the Manager may not detect potential conflicts of interest, fraudulent behavior or investment, administrative or operational weaknesses with respect to Brookfield REIT, any of which may give rise to substantial losses.

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 or other applicable laws, neither Brookfield REIT nor Brookfield REIC undertakes to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Learn More About How to Invest

 info@brookfieldoaktree.com

 855-777-8001

©2025 Brookfield Corporation

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

Brookfield |  **OAKTREE**
WEALTH SOLUTIONS