



# Brookfield REIC

Brookfield Real Estate Income Corp.

Private Real Estate Opportunities

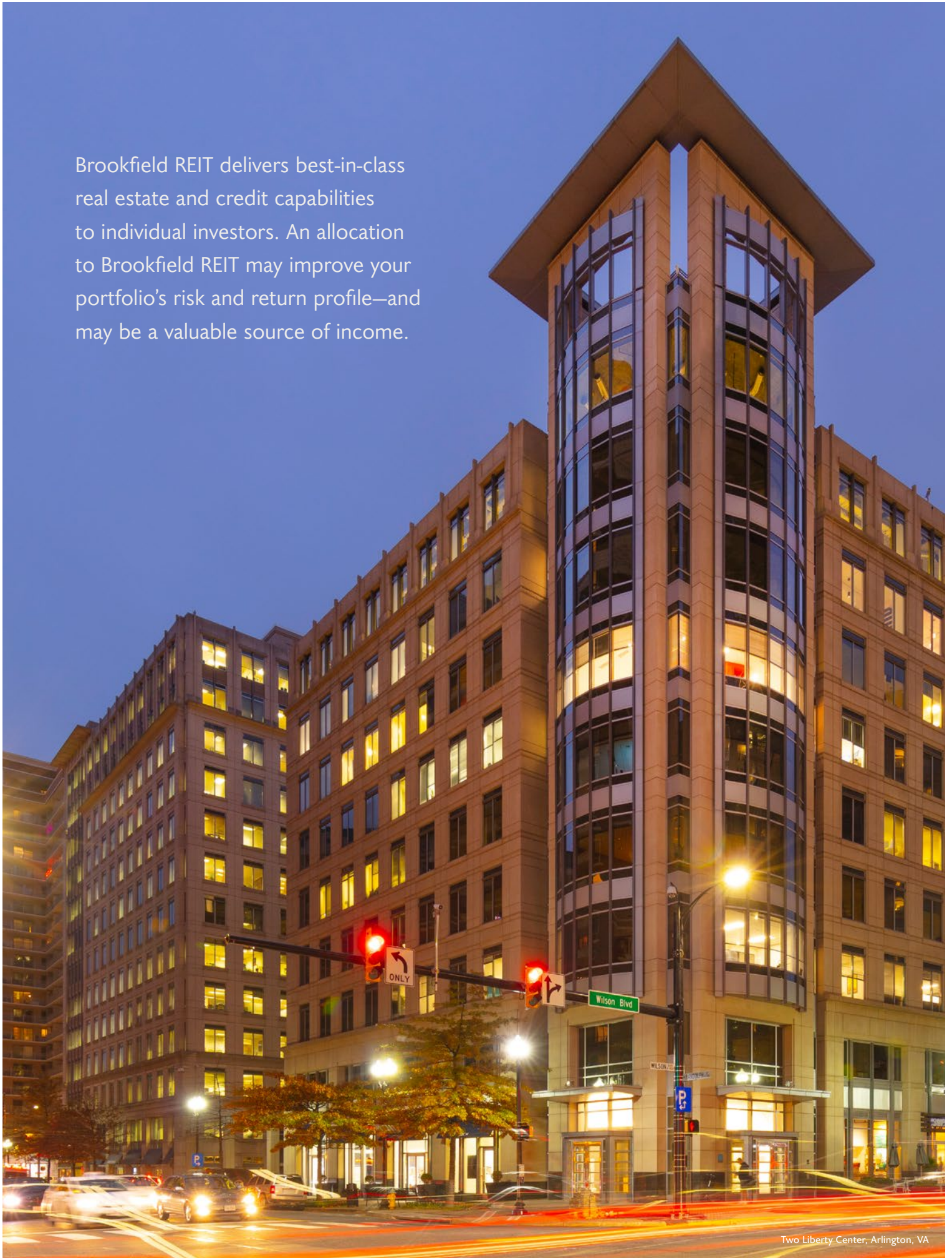
Principal Place, London, U.K.

## Brookfield

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.



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



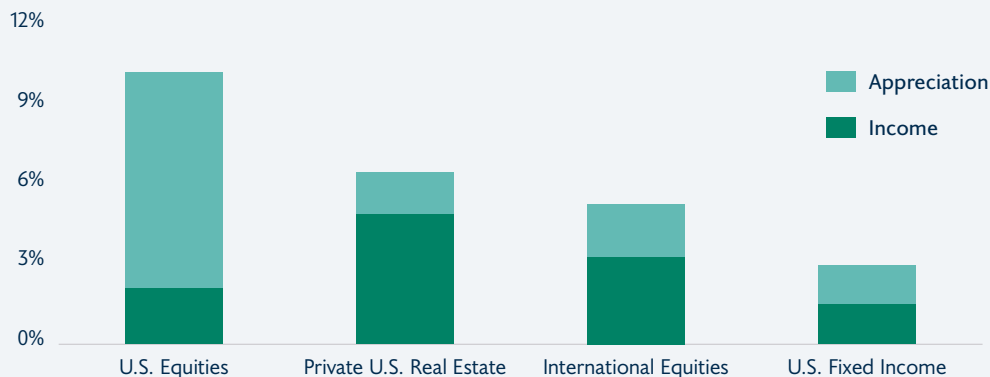
Two Liberty Center, Arlington, VA

# What Private Real Estate Can Do for Your Portfolio

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

Private real estate offers the potential for higher yield than other asset classes—even those known for income generation. Real estate has delivered attractive annualized total returns over the past 20 years, with a significant portion of total return derived from income.

Total Return: 20-Year Annualized Returns Through 2024



**Past performance does not guarantee future results.** As of December 31, 2024. Private U.S. real estate represented by NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE), U.S. equities represented by S&P 500 Index, international equities represented by MSCI EAFE Index and U.S. fixed income represented by Bloomberg U.S. Aggregate Index. An investor cannot invest in an index. Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

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

The NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE) is a capitalization-weighted, gross of fees, time-weighted return index that measures performance of the largest open-end commingled funds pursuing a core real estate investment strategy. Brookfield REIT is a non-listed REIT that will invest its portfolio in commercial-grade properties as well as in real estate-related securities. Brookfield REIT uses appraisals in its calculation of NAV and will employ leverage. Brookfield REIT is a public company with an external advisor conducting a perpetual offering and will incur the aforementioned costs. Its shares should be considered as having limited liquidity and may be illiquid.

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## Diversification

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

Asset Class Correlation: 20-Year Annualized Returns Through 2024

	U.S. Equities	International Equities	Public Real Estate	U.S. Fixed Income	Private U.S. Real Estate
U.S. Equities	1.00	0.88	0.76	0.07	0.04
International Equities		1.00	0.69	0.14	(0.03)
Public Real Estate			1.00	0.24	0.13
U.S. Fixed Income				1.00	(0.24)
Private U.S. Real Estate					1.00

Diversification does not ensure a profit or protect against loss in a declining market. Past performance does not guarantee future results. Private U.S. real estate represented by NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE), U.S. equities represented by S&P 500 Index, international equities represented by MSCI EAFE Index, public real estate represented by S&P United States REIT Index and U.S. fixed income represented by Bloomberg U.S. Aggregate Index. An investor cannot invest in an index. As of December 31, 2024. Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.

## Understanding Correlation

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

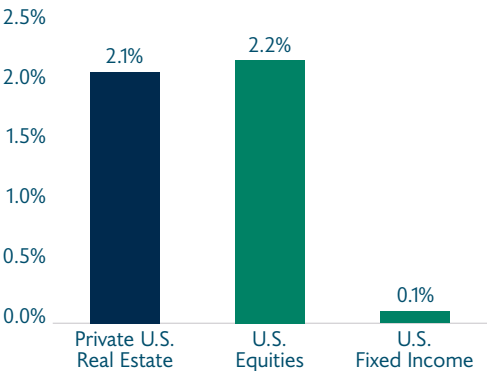


## Inflation Hedge

We believe an allocation to real estate can help insulate a portfolio from the negative effects of inflation. Rents can often be increased along with inflationary expectations, and sometimes even in excess of inflation. In addition, the value of real estate assets tends to increase as replacement costs rise. As a result, we find that real estate has performed relatively well historically during periods of above-average inflation.

### Private Real Estate Has Generated Strong Returns Amid High Inflation

Average Quarterly Returns When U.S. Consumer Inflation Was Higher Than Average<sup>2</sup>  
December 31 2004 to December 31 2024



Total Return During Periods with the Largest Spikes in U.S. Consumer Inflation

Time Period	CPI Increase (Annualized)	Private U.S. Real Estate (Annualized)
The Late 1970s–Early 1980s 3/31/1978–6/30/1980	+11.9%	+19.3%
Late 1980s–Gulf War I 12/31/1986–9/30/1990	+4.8%	+6.4%
Global Health Crisis 6/30/2020–12/31/2021	+4.0%	+7.6%

Past performance does not guarantee future results.

<sup>2</sup> Higher-than-average inflation is measured as when the year-over-year U.S. Consumer Price Index exceeded 2.5%. During those periods, we examined the average returns of private U.S. real estate (as measured by the NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE)); U.S. equities (as measured by the S&P 500 Index); and U.S. fixed income (as measured by the Bloomberg U.S. Aggregate Bond Index). As of December 31, 2024. Source: Bloomberg, National Council of Real Estate Investment Fiduciaries.









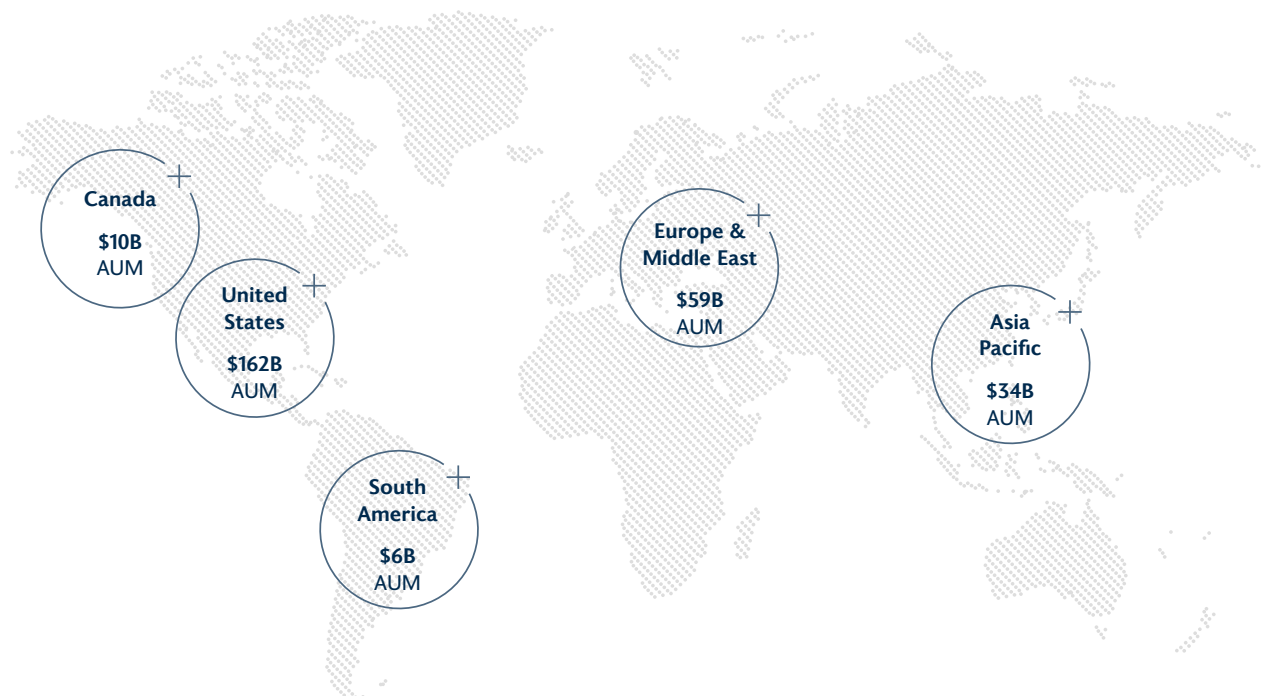
# Brookfield's Unique Real Estate Investing Advantages<sup>3</sup>

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

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## Unparalleled Scale

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



As of December 31, 2024.

<sup>3</sup> Brookfield REIT is managed by an affiliate of Brookfield Asset Management. Investors in Brookfield REIT will not own an interest in properties managed by Brookfield for other real estate programs.

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## Differentiated Insights

### More than 650 real estate experts

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

#### Housing

75K apartment units  
61K student housing beds  
30K manufactured housing pads  
14K senior living units  
10K single-family rental homes

#### Logistics

323 properties  
111 million sq. ft.

#### Office

186 million sq. ft

#### Alternatives

4091 triple net lease properties  
5 million sq. ft science & innovation  
121 million sq. ft retail properties  
2 million sq. ft entertainment  
2 million sq. ft self-storage  
38 mixed-use properties

As of December 31, 2024.

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## Operational Excellence

### 26,000 operating employees

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

Two Unique Competencies: Owners and Operators



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



**BRIAN KINGSTON**  
CEO & CHAIRMAN

As of December 31, 2024.

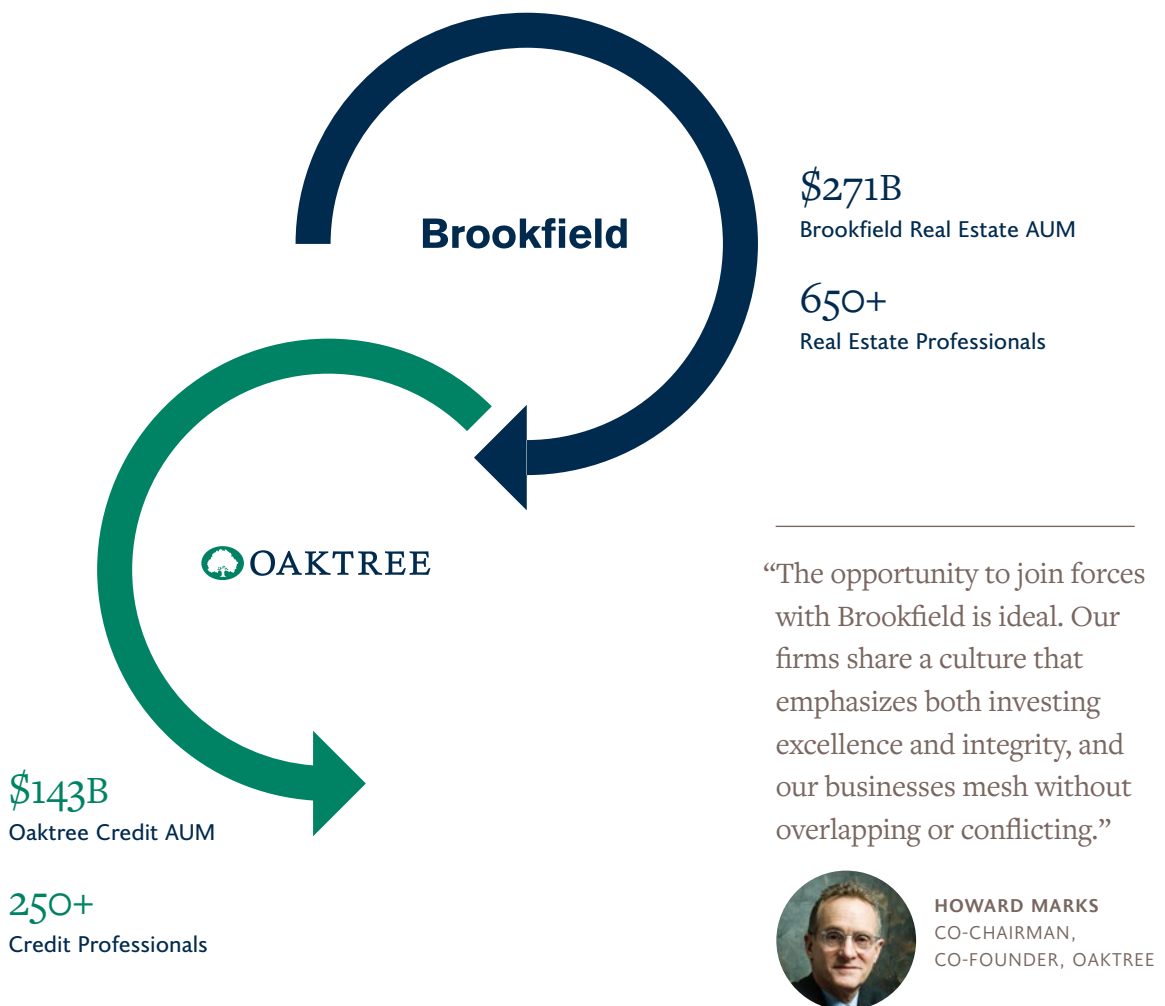


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## Powerful Partnership

### Brookfield and Oaktree<sup>4</sup>

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



As of December 31, 2024.

<sup>4</sup>Investors in Brookfield REIT will not have an interest in Brookfield, Oaktree or any other fund or program sponsored by either Brookfield or Oaktree. “Brookfield” refers to Brookfield Asset Management Inc., together with its affiliates. “Oaktree” refers to Oaktree Capital Management, L.P., together with its affiliates.







# How the Investment Is Designed to Benefit Your Portfolio

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

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## A Value-Driven Investment Approach

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

### Identify Quality Assets with a Flexible Approach

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

### Focus on Maximizing Income and Minimizing Downside

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

### Continuously Unlock More Value

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

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## Desired Outcomes

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



**Sustainable  
Income**



**Long-Term  
Capital  
Appreciation**



**Diversification  
Benefits**



**A Hedge  
Against Inflation**

Diversification does not ensure a profit or protect against loss in a declining market.

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## A Simple Structure

Individual investors can invest in a simple, accessible structure.

**Monthly  
Liquidity\***

**Monthly  
Distributions\*\***

**Monthly  
Pricing**

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

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

# Redefining Alternative Investments for the Individual Investor

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

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

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

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



## DISCLOSURES

### 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 Advisers, 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, Brookfield REIT does not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

## Index Provider Disclaimer

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## Index Definitions

**Bloomberg U.S. Aggregate Index** is a broad-base, market-capitalization-weighted bond market index representing intermediate-term investment-grade bonds traded in the United States.

**Consumer Price Index (CPI)** is a measure of the average change in prices over time in a fixed market basket of goods and services.

**NCREIF Fund Index – Open End Diversified Core Equity (NFI-ODCE)** is a capitalization-weighted, gross of fees, time-weighted return index that measures performance of the largest open-end commingled funds pursuing a core real estate investment strategy.


**MSCI EAFE Index** is a stock market index that is designed to measure the equity market performance of developed markets (Europe, Australasia and Far East) outside of the U.S. and Canada.

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

**S&P United States REIT Index** measures the investable universe of publicly traded real estate investment trusts domiciled in the United States.

# Get Started

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

 855-777-8001

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