

Brookfield

Brookfield REIT

Brookfield Real Estate Income Trust Inc.

As of May 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 or by downloading [here](#).

NOT FDIC INSURED | MAY LOSE VALUE | NOT BANK GUARANTEED | ID BPW-933007



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 future investments before Brookfield REIT makes them, which makes an investment in Brookfield REIT's stock more speculative.
- 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 or suspend the share repurchase plan if it deems such action to be in our best interest and the best interest of stockholders. As a result, the shares should be considered as having only limited liquidity and at times may be illiquid.
- Brookfield REIT cannot guarantee that it will make distributions, and if it does, it may fund such distributions from sources other than cash flow from operations, and there are no limits on the amounts Brookfield REIT may pay from such sources.
- 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.
- An investment in Brookfield REIT is not a direct investment in real estate, and has material differences from a direct investment in real estate,

including those related to fees and expenses, liquidity and tax treatment.

- Brookfield REIT has no employees and is dependent on 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.
- The use of leverage, including 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.
- 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 interest rates, inflation, 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 fiscal policies, such as property taxes, zoning laws, limitations on rental rates, and compliance costs with respect to environmental and other laws.
- 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.

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.

There can be no assurances that any of the trends described herein will continue or will not reverse or that Brookfield REIT will be able to take advantage of any such trends. Past events and trends do not imply, predict or guarantee, and are not necessarily indicative of, future events or results.

You should carefully review the "Risk Factors" section of the prospectus for a discussion of the risks and uncertainties that Brookfield REIT believes are material to its business, operating results, prospects and financial condition. Except as otherwise required by federal securities laws, Brookfield REIT does not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise.

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

A copy of the Brookfield Real Estate Income Trust Inc. prospectus is available at www.BrookfieldREIT.com or by downloading [here](#).

Brookfield REIT

Brookfield REIT leverages the power of **Brookfield**,* one of the world's largest real estate owners and operators.

Applying a flexible approach, Brookfield REIT seeks to identify high-quality real estate opportunities diversified by strategy, location and property type.

Potential benefits and features:

✓✓ Monthly Distributions[†]

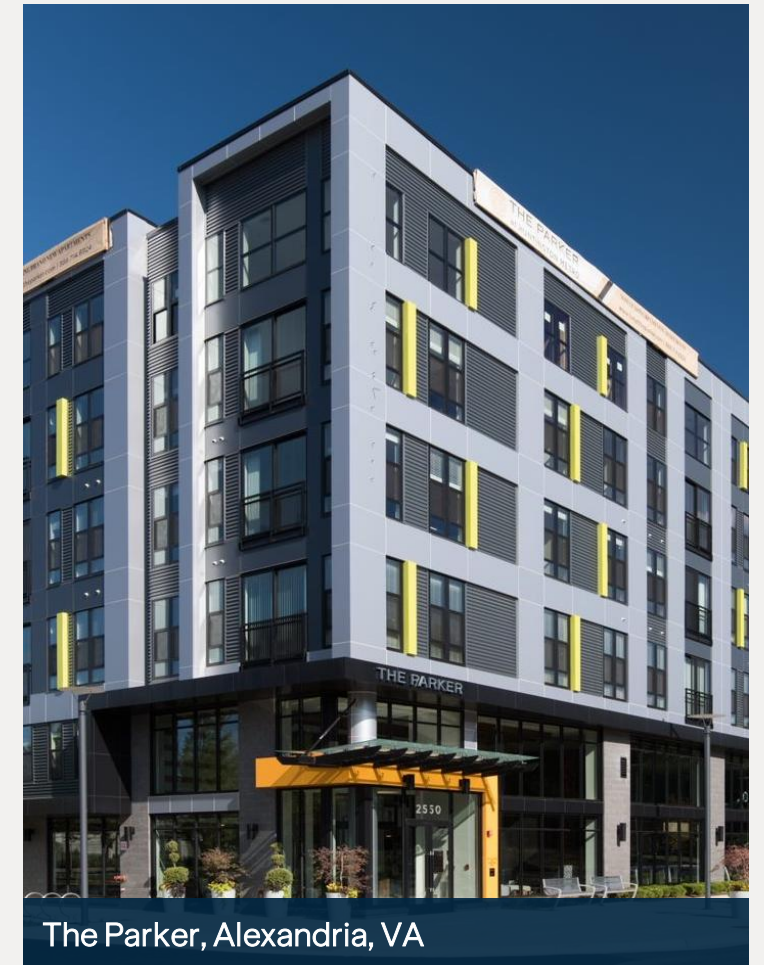
✓✓ Diversification[§]

✓✓ Monthly Liquidity[‡]

✓✓ Capital Appreciation

✓✓ Monthly Pricing

✓✓ Inflation Hedge



* "Brookfield" refers to Brookfield Corporation, together with its affiliates. The adviser of Brookfield REIT is Brookfield REIT Adviser LLC, an affiliate of Brookfield. † Distributions are authorized by Brookfield REIT's board of directors and are not guaranteed.

‡ Liquidity is provided through Brookfield REIT's share repurchase plan, which has monthly and quarterly limits and may be suspended and/or terminated. § 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*

Brookfield has a +125-year history as an owner-operator of real assets



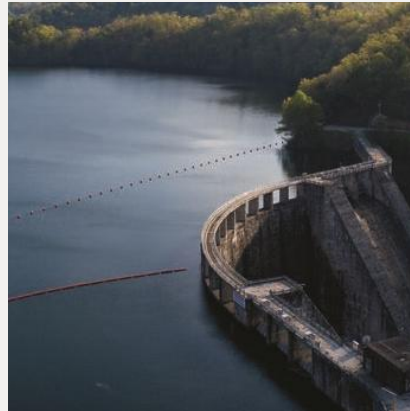
\$277_B

Real Estate
AUM



\$255_B

Infrastructure
AUM



\$142_B

Energy
AUM



\$160_B

Private Equity
AUM



\$365_B

Credit
AUM

Photos are representative of Brookfield assets and are not reflective of Brookfield REIT investments.

* AUM (assets under management) for Brookfield Asset Management Inc. and its affiliates as of March 31, 2026.

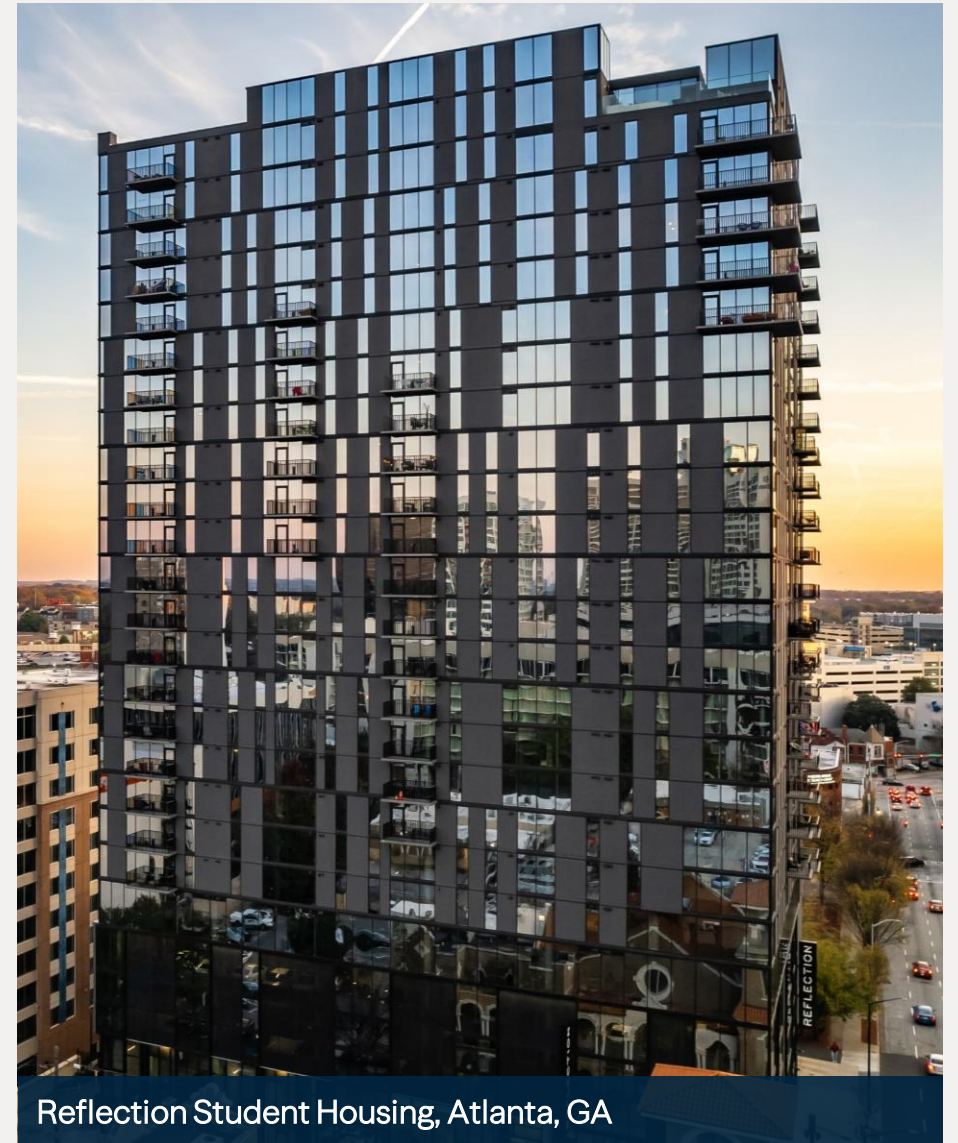
Source: Brookfield.

Brookfield REIT: Access the Brookfield Real Estate Platform

- ✓ **Global Scale:** Invest alongside one of the world's largest real estate investors (\$277 billion in AUM) and participate in large transactions unavailable to most retail investors.
- ✓ **Differentiated Insights:** More than 650 on-the-ground real estate sector specialists across 30+ markets sourcing income-generating assets.
- ✓ **Owner and Operator:** ~24,000 operating employees, with in-house operations managing every property aspect and focusing on creating long-term value.
- ✓ **Alignment of Interests:** Brookfield is Brookfield REIT's largest investor, with a \$300 million investment underscoring its commitment.

Assets under management for Brookfield and its affiliates as of March 31, 2026. 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 professionals will remain with Brookfield or its affiliates, or that the past performance or success of such professionals serves as an indicator of their future performance or success.

Source: Brookfield.



Reflection Student Housing, Atlanta, GA

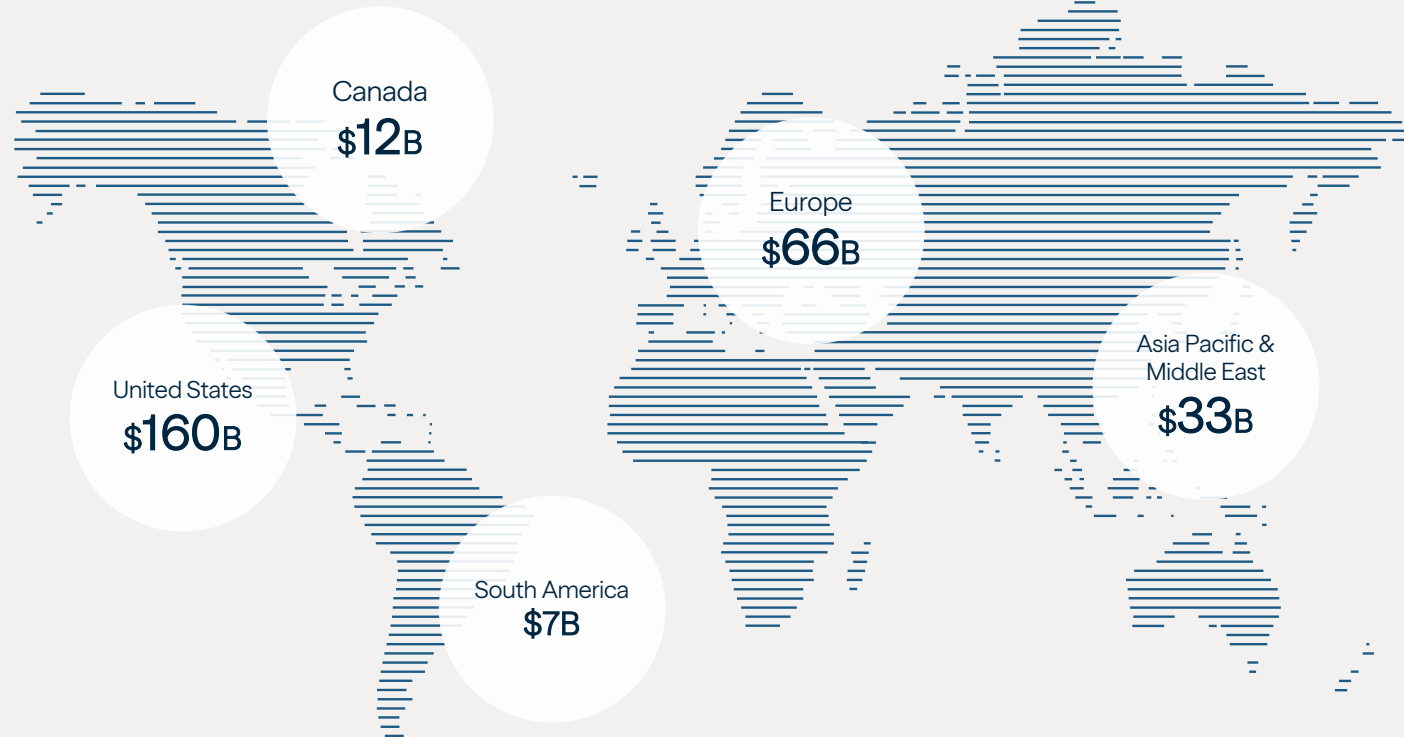
Brookfield is one of the largest real estate investors in the world

\$277_B
AUM**

24,000
Operating Personnel†

~280
Investment Professionals†

300+
Lending Relationships



- 
Housing - \$42B
 78K apartment units
 80K student housing beds*
 7K manufactured housing pads*
 8K senior living units*
 18K built-to-rent / single-family rentals
- 
Logistics and Storage - \$25B
 165M sf logistics
 4M sf self-storage
- 
Hospitality - \$21B
 43K keys
- 
Office - \$95B
 192M sf office
- 
Other Sectors - \$76B
 109M sf retail
 6M sf science and innovation
 10M sf mixed-use
 2M sf entertainment
 500K sf NNN
 120K sf data centers*

**Assets under management for Brookfield Asset Management Inc. and its affiliates, as of March 31, 2026. Note: AUM by region and sector excludes real estate AUM from Oaktree and Brookfield Public Securities Group. Numbers may not sum due to rounding. † Number of operating employees includes investment and operating professionals across all of Brookfield's real estate platform as of December 31, 2025. *Student housing includes beds/sf Brookfield has committed to develop; manufactured housing includes YES Communities, which is expected to close in Q2 2026; senior living includes U.S. Senior Living, which closed in Q1 2026; data centers includes expected closings in Q2 2026. As of March 31, 2026. Investors in Brookfield REIT will not own an interest in properties managed by Brookfield for other real estate investment strategies. No guarantee can be given that the Fund will be able to identify investments in target sectors, that the Fund will actually make these or comparable investments or have the same overall composition as shown above. The Fund's portfolio composition is subject to change without notice as permitted by the Fund's offering and governing documents, as may be supplemented and amended.

Experienced management and a powerful platform

Strong leadership team with an average of 23 years of experience*

Brookfield REIT Management Team



Brian Kingston
CEO



Alex Elawadi
CIO



Dana Petitto
COO and Portfolio
Manager



Ted Hanno
CFO



Matt Cherry
Investor Relations



Melissa Lang
Legal

Real Estate Leadership

Lowell Baron
CEO and CIO

Brian Kingston
Executive Chair

Ben Brown
Co-President and Head of Americas

Brad Hylar
Co-President and Head of Europe

Ankur Gupta
Deputy CIO and Head of Asia Pacific

Alex Elawadi
Managing Partner, North America

Sector Leadership

Swarup Katuri
Managing Partner, Housing

Devin Barnwell
Managing Partner, Logistics

Andy Smith
Managing Partner, Logistics

Shai Zelering
Managing Partner, Hospitality

Kevin McCrain
Managing Partner, Retail and Entertainment

Lauren Young
Managing Partner, Office

* Personnel figures as of March 31, 2026. There can be no guarantee that any of these professionals will remain with the Manager or that the past performance of such professionals serves as an indicator of their performance or success, or the Fund's.

Brookfield is an owner and operator



Acquisitions and
Due Diligence



Risk
Management



Finance and
Capital Sourcing



Property
Management



Sales and Leasing



Design and
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

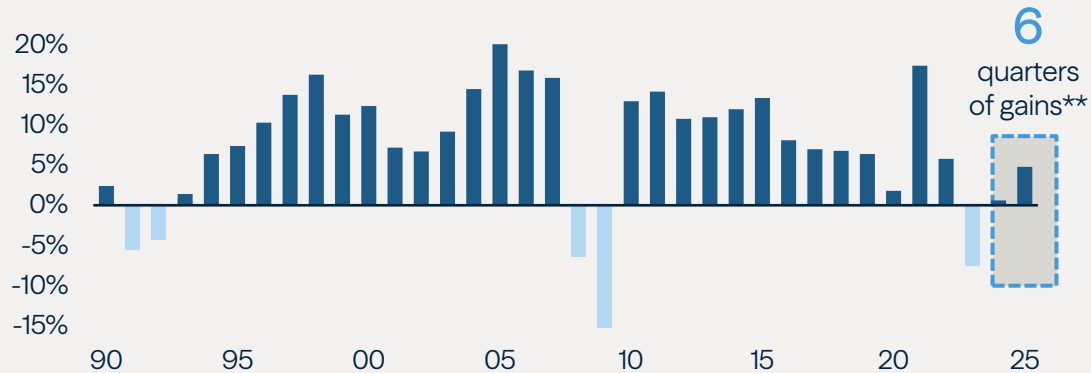
Source: Brookfield.

No guarantee can be given that the Fund will be able to identify investments in target sectors, will acquire properties at favorable terms, manage assets at a cost savings, will actually make these or comparable investments, or have the same overall composition as shown above. The Fund's portfolio composition is subject to change without notice as permitted by the Fund's offering and governing documents, as may be supplemented and amended.

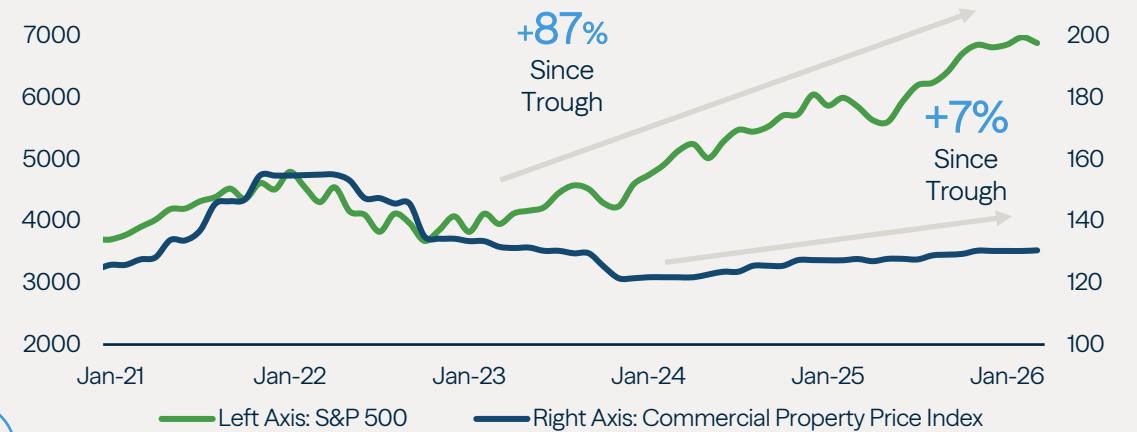
Real estate markets present a
compelling investment opportunity

The real estate recovery is underway

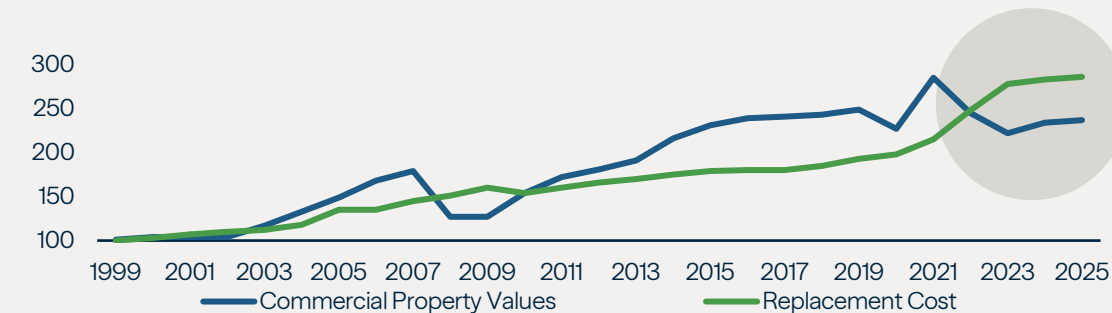
Post-Reset Periods Historically Returned ~10% Annually*
Private Real Estate Performance



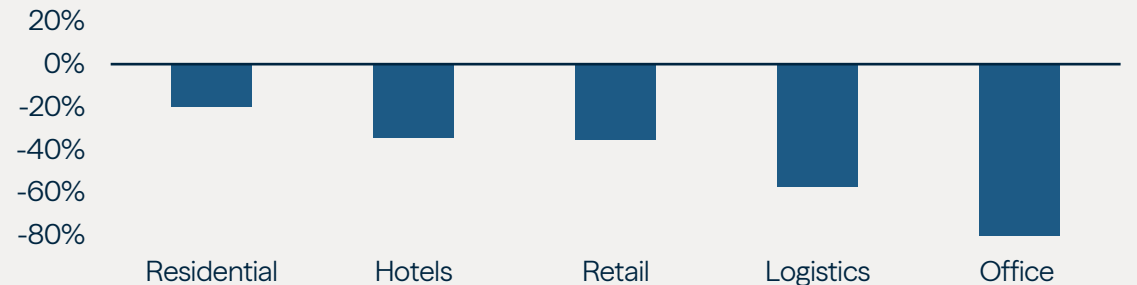
Private Real Estate Appears Well Positioned From a Relative Value Perspective†



Replacement Costs Are at Long-Term Highs
Commercial Property Price Returns vs. Replacement Cost %‡



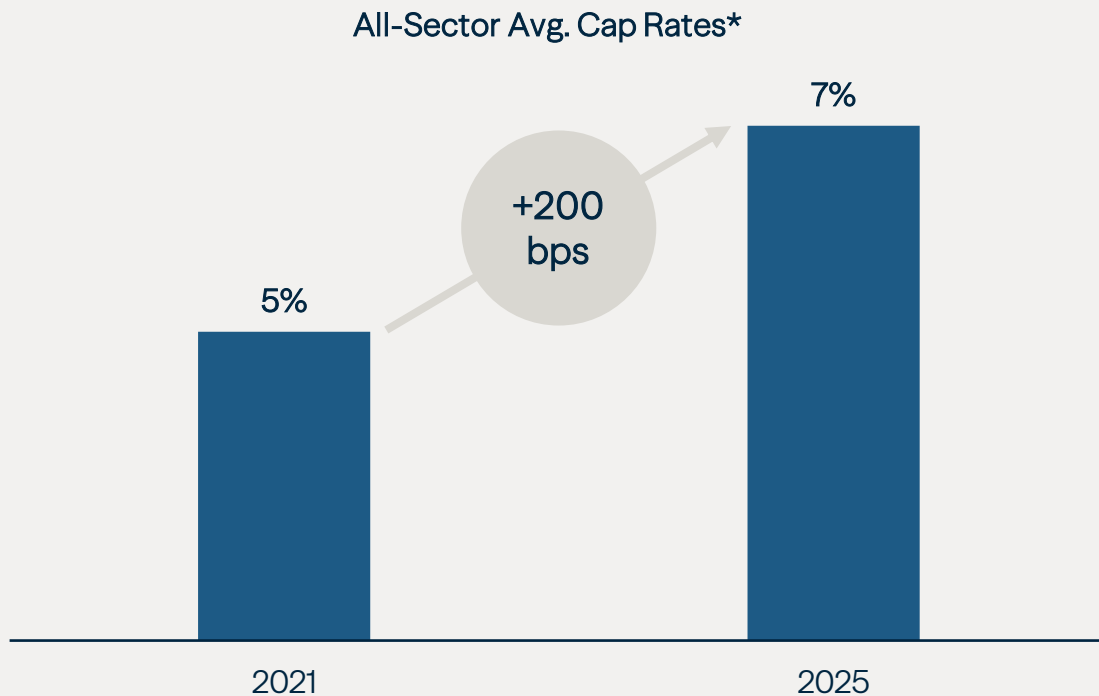
Lower Construction Starts Limit New Supply
2026 Forecast Completions vs. Peak§



Past performance is not indicative of future results. Actual results may vary. Reflects the views of Brookfield based on its experience. There is no guarantee that investment objectives can be achieved. An investor cannot invest in an index. Please see "Important Information" for index details. * Based on certain market observations. The periods referenced are based on selected historical downturns and may not be representative of all market cycles. Private real estate represented by NCREIF Property Index as of December 2025. **Represents annual return in five years post-downturn. † Private real estate is represented by Green Street's Commercial Property Price Index (CPPI), Green Street as of March 30, 2026. ‡ Indexed to 100. Replacement cost represented by Zurich Replacement Value Cost Trends. The cost trends are published to assist in maintaining proper levels of insurable replacement costs for commercial and industrial properties. Cohen & Steers, Green Street and Zurich as of September 2025. § North America compared to 2021–2025 peak. Jones Lang LaSalle, as of December 2025.

Current environment may present compelling opportunities

Entry yields today are notably higher than in the prior cycle*



Sector fundamentals remain buoyant



Diversified
Rental Housing

3x

U.S. rental
population growth
vs. homebuyers[†]



Logistics

+11% CAGR

E-commerce growth
through 2031[‡]



Construction
Completions

-30%

on average YoY[§]

Past performance is not indicative of future results. * Green Street as of March 2026. Prior cycle refers to 2021 entry yield. † Redfin analysis of U.S. Census Bureau data as of Q3 2024. ‡ CoStar as of Q4 2025. § Average decline in logistics and multifamily construction completions year over year. Cushman & Wakefield as of Q4 2025.

Seeing opportunity in sectors, underpinned by long-term tailwinds and durable cash flows

Logistics

What we see

+68%

Increase in leases signed YoY*



What it means

Low supply with increasing demand from on-shoring and e-commerce

Net Lease

What we see

+280 bps

Spread over U.S. Treasuries†



What it means

Meaningful income premium over bonds with growing contractual cash flows

Multifamily

What we see

3x

Faster growth in renters vs. homebuyers‡



What it means

Multifamily and rental housing play a significant, long-term, needs-based role

Manufactured Housing

What we see

0%

Net new supply over the last decade§



What it means

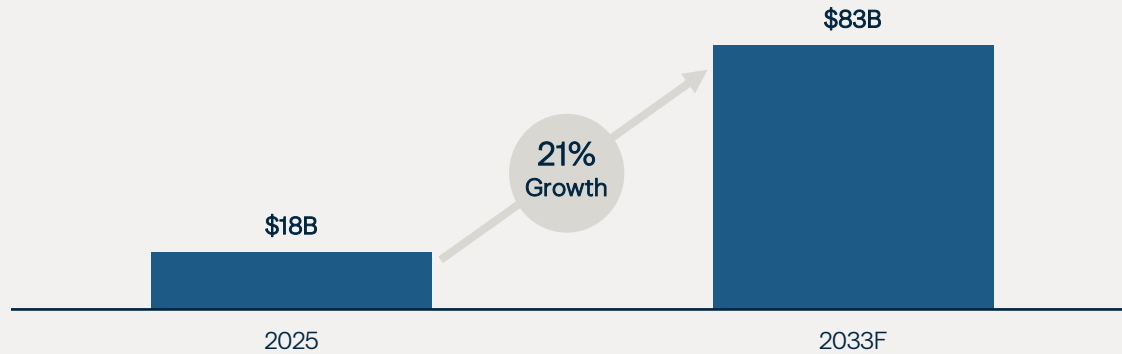
Existing supply becomes more valuable

Diversification does not ensure a profit or protect against loss in a declining market. Reflects the views of Brookfield based on its experience. * CoStar as of Q4 2025, Mordor Intelligence as of January 2026. † CBRE as of December 2025. ‡ Redfin Analysis of U.S. Census Bureau data as of Q3 2024. § CoStar, CoreLogic, First American Title, Green Street, Zillow as of December 2025.

Seeing opportunity in sectors with strong fundamentals

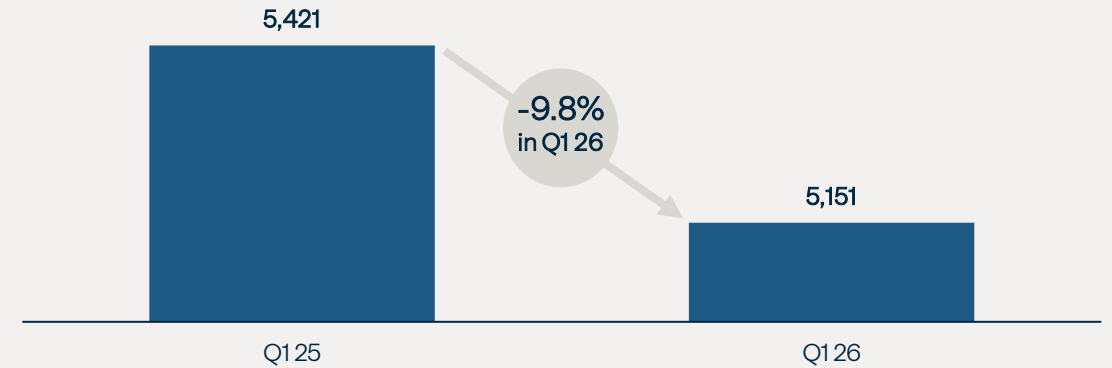
Logistics: Growing Demand*

Global E-Commerce Same-day Delivery Market Size



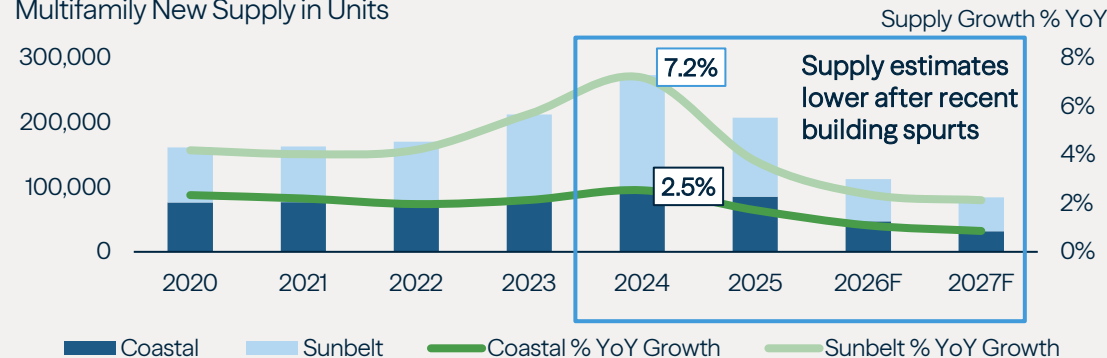
Net Lease: Low Supply†

Properties in Market



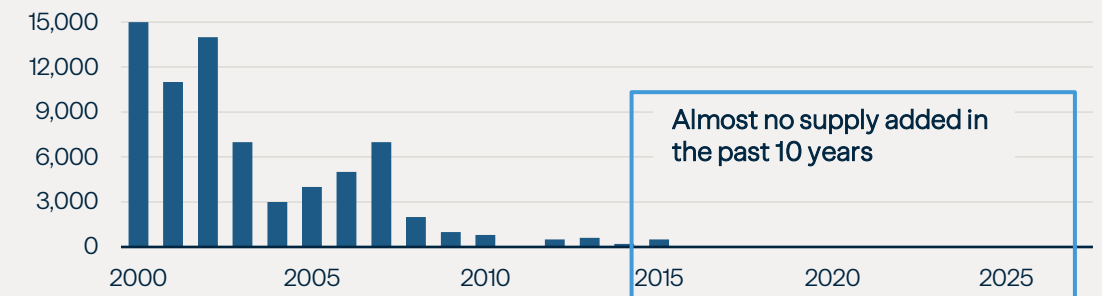
Multifamily: Lower New Supply‡

Multifamily New Supply in Units









Manufactured Housing: Limited Inventory§

New Construction



Historical analysis does not guarantee future results. Estimates, opinions, and other forward-looking statements set forth herein are based on assumptions that Brookfield believes to be reasonable as of the date hereof, including Brookfield's analysis of historical trends, current conditions and expected future developments. Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause actual results to differ materially from those expressed or implied by such forward-looking statements. The opinions expressed herein reflect the current opinions of Brookfield as of the date appearing in this material only. There can be no guarantee that the views and opinions expressed by Brookfield will come to pass. * Capital One as of December 2025, Walmart de México y Centroamérica December 2024/2025. Growth is represented by compound annual growth rate. † Boulder Group as of April 2026. ‡ CoStar as of Q4 25. § CoreLogic, CoStar, First American Title, Green Street and Zillow as of December 2024.

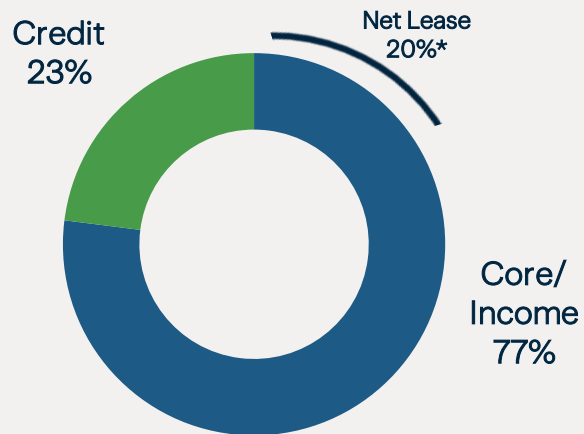
Access to investment opportunities from one of the world's largest real estate businesses

	Opportunistic	Value Add	Net Lease
Return Profile	 <p>Growth Higher growth potential than other real estate property types, with current income opportunities</p>	 <p>Growth and Income Cash flow and upside potential from modest capital improvements</p>	 <p>Income Contractual income potential from high-credit tenants and long-term leases with annual rent increases</p>
Benefits	 <p>Access and Scale Access to large portfolios and strategies traditionally only available to institutional investors</p>	 <p>Total Return Opportunity for both income and long-term appreciation potential</p>	 <p>Inflation Hedge Potential for inflation resilience through contractual lease escalators and tenant responsibility for operating costs</p>

For illustrative purposes only. There is no assurance that similar investments or results will occur in the future. The statements above reflect Brookfield's views and opinions as of the date hereof and not as of any future date. All expressions of opinion are subject to change without notice and are not intended to be a forecast of future events or results. There is no guarantee that the views and opinions expressed above will come to pass.

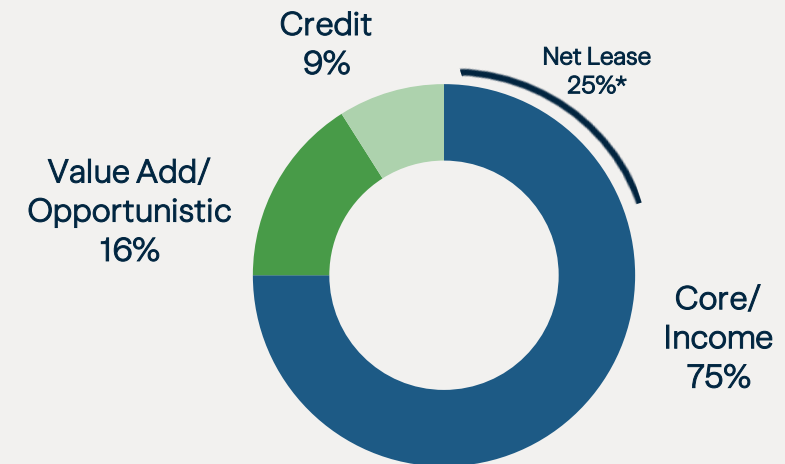
Powered by Brookfield's platform, Brookfield REIT is positioned to take advantage of today's real estate opportunity

One Year Ago



Portfolio with stable income yield and embedded NOI growth

Today



Positioned to support total return, with value-add and opportunistic investments aimed at higher growth and investing alongside the broader Brookfield real estate platform

There is no assurance that similar investments or results will occur in the future. No guarantee can be given that the Fund will be able to identify similar or comparable investment opportunities, or have the same overall composition as shown above. The Fund's portfolio composition is subject to change without notice, as permitted by the Fund's offering and governing documents, as may be supplemented and amended. "One Year Ago" portfolio is as of May 31, 2025. "Today" portfolio is based on NAV as of May 31, 2026, adjusted for acquisitions through June 15, 2026. *Net lease includes logistics and data center properties that have in-place, long-term net leases.

Higher-growth opportunities complement the portfolio

Properties acquired at a 36% average discount to replacement cost*

U.S. Diversified Logistics Portfolios

Two portfolios acquired with 181 assets†



- **Brookfield Advantage:** Acquired at a 44% discount to replacement cost due to Brookfield’s speed and certainty of execution†
- **Attractive Fundamentals:** Shorter lease terms offer 29% mark-to-market rent opportunity in markets with strong demand and limited new supply

\$1.7B

Gross Asset Value†

\$69M

REIT Equity Investment‡

Logistics Net Lease Asset

Infill Class A last-mile delivery facility



- **Brookfield Advantage:** Large transaction size had limited competition from traditional core capital; acquired at a 9% discount to replacement cost †
- **Attractive Fundamentals:** 100% leased with annual escalations and ~12-year weighted average lease term

\$155M

Gross Asset Value†

\$73M

REIT Equity Investment‡

Manufactured Housing Portfolio

294-community portfolio across 23 states†



- **Brookfield Advantage:** Large-scale, vertically integrated platform acquired at an attractive basis relative to replacement cost
- **Attractive Fundamentals:** 92% occupancy with strong historical performance and opportunity for growth through operational improvements†

\$10.4B

Gross Asset Value†

\$100M

REIT Equity Investment‡

The investments presented on this page are solely for the informational purpose of describing investment themes and objectives that are generally consistent with those of the Fund, the investment process and analysis used by Brookfield REIT to evaluate such investments, as well as Brookfield REIT’s capabilities in sourcing and managing such investments, and should not be deemed to be a recommendation to buy or sell any security mentioned. Investment opportunities pursued by the Fund may be different, potentially materially, from the opportunities described herein. The opinions expressed herein reflect the current opinions of Brookfield REIT as of the date hereof and not as of any future date. There can be no guarantee the views and opinions expressed in this presentation will come to pass. For illustrative purposes only. There is no assurance that these opportunities, investments or results will occur in the future. Investments selected represent most recent opportunistic and value-add investments. * Average discount to replacement cost at time of acquisition for new acquisitions from February 2025 through March 2026. Property investments acquired from February 2025 through March 2026. † At time of acquisition. ‡ Brookfield REIT’s equity commitment at time of acquisition and may differ from amount initially funded. Source: Brookfield.

Brookfield REIT is a
diversified portfolio

Diversified portfolio of high-quality real estate

\$2.7B
Total Asset Value*

\$1.0B
Net Asset Value

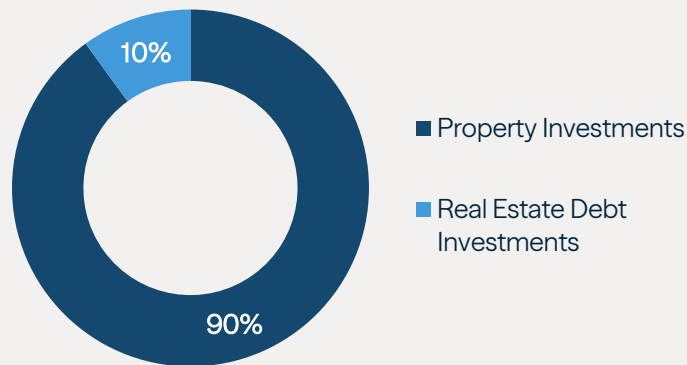
53%
Leverage†

27
Investments

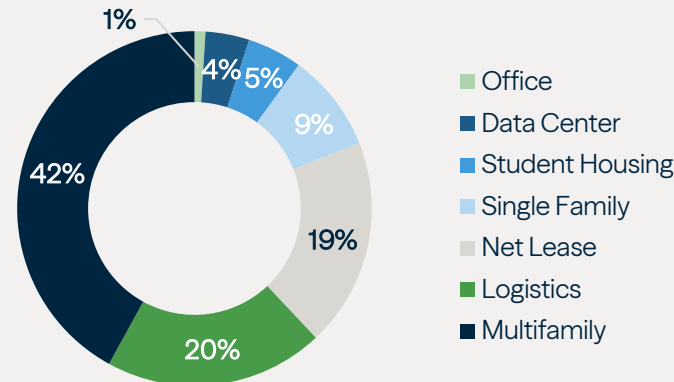
95%
Occupancy

~7Yrs
Wtd. Avg. Remaining
Lease Term‡

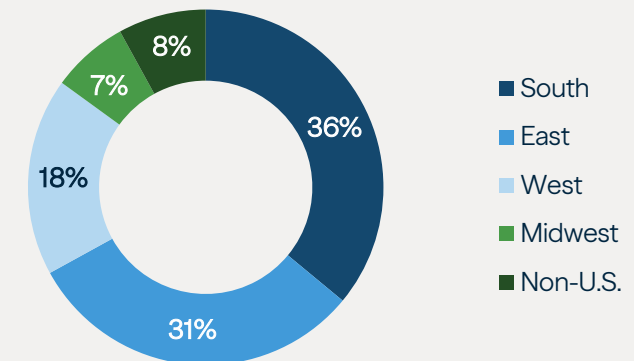
Asset Allocation by NAV§



Property Type||



Geography||



Past performance is not indicative of future results. Actual results may vary. There is no guarantee that investment objectives can be achieved. Diversification does not assure a profit or protect against loss in a declining market. * **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. † **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 investments was taken into account. ‡ **Wtd. Avg. Remaining Lease Term** weights assets by gross asset value and excludes residential properties. § **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. || **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. As of May 31, 2026.

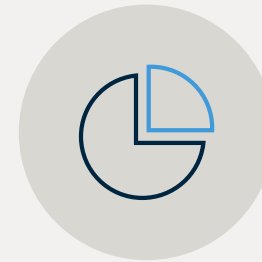
Total return potential



+



+



Cash-Flow Stability

- High-quality income-producing properties in desirable locations
- Coupon payments from real estate debt and securities

Growth Opportunities

- Potential for appreciation by targeting high-conviction sectors and properties with long-term cash-flow growth
- Leases with built-in inflation adjustments and potential market rent increases

Operational and Capital Improvements

- Upside potential through active asset management
- In-house property operations to enhance margins
- Capital structure optimization
- Select opportunistic exits

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For illustrative purposes only. Source: Brookfield.

A focus on high-quality assets across diversified sectors

Rental Housing



11 multifamily communities with ~3,300 units and a portfolio of ~800 single-family homes located across the U.S., and one student housing asset in Atlanta with ~740 units

\$1.5B

Gross
Asset Value

93%

Occupancy

Logistics



Highly diversified portfolio of 109 logistics assets totaling ~19.3 million sf, primarily located in the top U.S. industrial markets

~\$500M

Gross
Asset Value

96%

Occupancy

Net Lease



Two fully occupied net lease assets long-term leased to high-credit tenants with a 7.5-year WALT

~\$500M

Gross
Asset Value

100%

Occupancy

Other Sectors



Fully occupied Silicon Valley data center with ~119K sf and total power capacity of ~10MW and a 2-acre office complex with ~177K sf near Los Angeles

~\$140M

Gross
Asset Value

97%

Occupancy

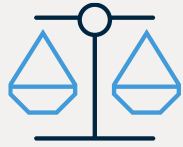
Diversification does not ensure a profit or protect against loss in a declining market. Alternatives gross asset value includes amounts that have been committed but not yet fully closed. For a full list of current investments, please see the Brookfield REIT holdings slide at the end of this presentation. As of March 31, 2026.

No guarantee can be given that the Fund will be able to identify similar or comparable investment opportunities or have the same overall composition as shown above. The Fund's portfolio composition is subject to change without notice as permitted by the Fund's offering and governing documents, as may be supplemented and amended.

Portfolio, Performance and Key Terms

Sustainable distribution policy positioned for growth

Monthly distributions supported by the REIT's current income



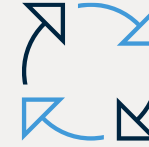
Diversified Portfolio

Monthly distributions supported by cash flows generated from a diversified portfolio of stabilized real estate assets



Disciplined Approach

Disciplined distribution approach built for sustainability in today's environment, while setting the stage for potential future growth



Growth Oriented

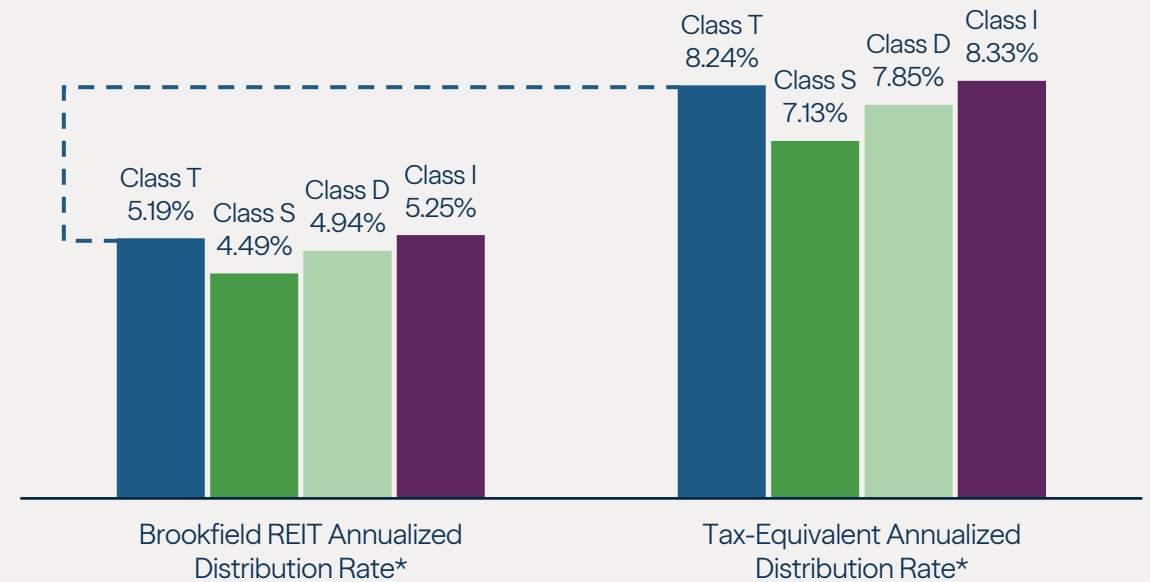
~50% of distributions currently reinvested into the REIT, which generates additional capital for investment opportunities

Diversification does not ensure a profit or protect against loss in a declining market. There can be no assurance that Brookfield REIT will be able to (i) implement its investment strategy; (ii) achieve its investment objectives; or (iii) successfully execute on any future deals, projects or exit strategy at all or on the terms or timeline set forth herein. Distributions are authorized by Brookfield REIT's board of directors and are not guaranteed. The statements above reflect Brookfield's views and opinions as of the date hereof and not as of any future date. All expressions of opinion are subject to change without notice and are not intended to be a forecast of future events or results. There is no guarantee that the views and opinions expressed above will come to pass.

Tax-Efficient Distributions

REIT distributions considered a return of capital may have different tax treatment than ordinary distributions

- A portion of REIT distributions may be classified as a return of capital (ROC) due to tax depreciation on real estate assets
- Unlike ordinary dividends, ROC distributions are not subject to current federal income tax, with taxes deferred until the time of redemption, and may be taxed at a more favorable long-term capital gains rate
- 100% of Brookfield REIT's distributions since inception have been considered ROC †



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 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 ROC was 100% since inception. 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, ROC or offering proceeds, and advances, and it has no limits on the amounts it may pay from such sources. The illustrative example assumes a \$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.** The 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 ROC portion of distributions.

*Brookfield REIT distribution rates and tax equivalent rates are pro-forma for distributions expected to be declared on June 29, 2026. † Since inception of December 31, 2019.

Performance

Total Returns as of May 31, 2026

		YTD	1-Year	3-Year	5-Year	Since Inception (Ann.)	Inception Date	Distribution Rate (Ann.)
Class T	Without Sales Load	2.60%	4.83%	–	–	2.24%	Feb 2025	5.97%
	With Sales Load	-0.87%	1.29%	–	–	-0.37%		
Class S	Without Sales Load	2.44%	4.44%	-1.45%	4.28%	5.29%	Dec 2019	6.14%
	With Sales Load	-1.02%	0.92%	-2.57%	3.57%	4.73%		
Class D	Without Sales Load	2.68%	5.05%	-0.67%	–	-0.82%	Jun 2022	6.58%
	With Sales Load	1.17%	3.50%	-1.16%	–	-1.19%		
Class I		2.79%	5.34%	-0.55%	5.13%	6.30%	Dec 2019	6.91%

Returns greater than one year are annualized. Past performance is historical and not a guarantee of future results. The performance data show 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 reflects the returns after the maximum up-front selling commission and dealer manager fees. Without Sales Load excludes 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. 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, 2025, Brookfield REIT reported, GAAP net loss of \$4 million.

As of March 31, 2026, Brookfield REIT's NAV per share was \$10.37, \$10.25, \$10.47, and \$10.46 for Class I, Class S, Class D, and Class T shares, respectively, respectively and total stockholders' equity per share was approximately \$7.38, \$7.30, \$7.43, and \$7.37 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.

Portfolio Holdings

Investment	Property Type	Location	Purchase Price (\$M)	Acquisition	Ownership Interest	Units/Beds/Sq. Ft.	Occupancy Rate
Briggs + Union	Multifamily	Mount Laurel, NJ	158	Apr-22	100%	490	97%
The Parker at Huntington Metro	Multifamily	Alexandria, VA	136	Mar-22	100%	360	95%
2626 South Side Flats	Multifamily	Pittsburgh, PA	90	Jan-22	100%	264	95%
Verso	Multifamily	Beaverton, OR	74	Dec-21	100%	172	96%
Flats on Front	Multifamily	Wilmington, NC	98	Dec-21	100%	273	95%
Domain	Multifamily	Orlando, FL	74	Nov-21	100%	324	94%
The Burnham	Multifamily	Nashville, TN	129	Nov-21	100%	328	95%
1110 Key Federal Hill	Multifamily	Baltimore, MD	74	Sep-21	100%	224	87%
Arbors of Las Colinas	Multifamily	Dallas, TX	64	Dec-20	90%	408	95%
Anzio Apartments	Multifamily	Atlanta, GA	59	Apr-19	90%	448	93%
34 Market Street	Logistics	Everett, MA	155	Mar-26	100%	221,856	100%
US Diversified Logistics Portfolio II	Logistics	Various	86	Jun-25	19%	1,926,759	94%
U.S. Diversified Logistics Portfolio I	Logistics	Various	253	Feb-25	19%	9,384,444	90%
187 Bartram Parkway	Logistics	Franklin, IN	29	Feb-22	100%	300,000	100%
2003 Beaver Road	Logistics	Landover, MD	9	Feb-22	100%	38,000	100%
6123-6227 Monroe Court	Logistics	Morton Grove, IL	17	Nov-21	100%	208,000	100%
8400 Westphalia Road	Logistics	Upper Marlboro, MD	27	Nov-21	100%	100,000	100%
McLane Distribution Center	Logistics	Lakeland, FL	27	Nov-21	100%	211,000	100%
DreamWorks Animation Studios	Net Lease	Glendale, CA	327	Dec-21	100%	497,000	100%
Principal Place	Net Lease	London, UK	226	Nov-21	20%	644,000	100%
Lakes at West Covina	Office	Los Angeles, CA	41	Feb-20	95%	177,000	93%
Single-Family Rental Portfolio	Single Family Rental	Various	210	Various	100%	787	92%
Reflection	Student Housing	Atlanta, GA	116	Jun-24	97%	741	85%
Private Debt	Property Type	Location	Purchase Price (\$M)	Acquisition	Blended Interest Rate		
Private Loans	Specialty	Various, North America	82	Various	9.92		
Public Debt	Property Type	Location	Invested Capital*		Target Unlevered Yield	Positions	
CMBS/RMBS	Various	Various	62		7.00%—10.00%	24	

* Excludes cash and investments in U.S. Treasuries.
As of March 31, 2026.

Summary of Terms*

Adviser and Sub-Adviser	Brookfield REIT Adviser LLC, an affiliate of Brookfield Asset Management Inc. (adviser) Oaktree Fund Advisors, LLC, an affiliate of Oaktree Capital Management, L.P. (sub-adviser)
Structure	Public, non-listed, perpetual life real estate investment trust (REIT)
Investment Portfolio	Target ~80% (potentially ranging between 60% and 90%) in real estate property investments and ~20% (potentially ranging between 10% and 40%) in real estate-related debt and real estate-related securities
Suitability[†]	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.
NAV Frequency[‡]	Monthly
Subscriptions	Monthly
Distributions[§]	Monthly (not guaranteed; subject to board approval)
Liquidity	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.
Management Fee	1.25% per annum on NAV
Performance Fee[#]	12.5% of total return, subject to a 5% hurdle and a 100% catch-up; also subject to a high-water mark
Leverage	Target 50–60% of gross real estate assets
Tax Reporting	Form 1099-DIV

*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. [†]Select broker-dealers may have higher suitability standards, may not offer all share classes, or may offer shares at a higher minimum initial investment. Certain states have additional suitability standards. [‡] 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. [§] There is no assurance that 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. ^{||}Liquidity is provided through Brookfield REIT's share repurchase plan, which has monthly and quarterly limits and may be suspended. [#]The incentive fee will be in the form of a performance participation interest at the Operating Partnership level.

Share Classes and Fee Structures

	Class T Shares	Class S Shares	Class D Shares	Class I Shares
Availability	Through transactional brokerage accounts	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
Selling Commissions* (Up Front) as a Percentage of Transaction Price	Up to 3.0%	Up to 3.5%	Up to 1.5%	N/A
Dealer Manager Fee* (Up Front) as a Percentage of Transaction Price	Up to 0.5%	N/A	N/A	N/A
Stockholder Servicing Fees* (Per Annum, Payable Monthly, as a Percentage of NAV) (Ongoing)	0.65% advisor stockholder servicing 0.20% dealer stockholder servicing	0.85%	0.25%	N/A

*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.

Key Takeaways



+



+



Focus on total
return and income
generation

Backed by
experienced
leadership and
robust platform

Strong market
outlook supported
by fundamentals

There is no assurance that similar investments or results will occur in the future. Reflects the views of Brookfield based on its experience.

Important Information

Index Provider Disclaimer

The quoted indexes within this publication are unmanaged and cannot be purchased directly by investors. Index performance is shown for illustrative purposes only and does not predict or depict the performance of any investment. There may be material factors relevant to any such comparison, such as differences in volatility or regulatory and legal restrictions between the indexes shown and any investment in a Brookfield strategy, composite or fund. Brookfield obtained all index data from third-party index sponsors and believes the data to be accurate; however, Brookfield makes no representation regarding its accuracy. Indexes are unmanaged and cannot be purchased directly by investors.

Brookfield does not own or participate in the construction or day-to-day management of the indexes referenced in this document. The index information provided is for your information only and does not imply or predict that a Brookfield product will achieve similar results. This information is subject to change without notice. The indexes referenced in this document do not reflect any fees, expenses, sales charges or taxes. It is not possible to invest directly in an index. The index sponsors permit use of their indexes and related data on an "as is" basis, make no warranties regarding same, do not guarantee the suitability, quality, accuracy, timeliness and/or completeness of their index or any data included, related or derived from it, and assume no liability in connection with the use of the foregoing. The index sponsors have no liability for any direct, indirect, special, incidental, punitive, consequential or other damages (including loss of profits). The index sponsors do not sponsor, endorse or recommend Brookfield or any of its products or services. Unless otherwise noted, all indexes are total-return indexes.

Green Street Commercial Property Price Index (CPPI) is a transaction-based index that measures changes in the market values of U.S. commercial real estate properties. Published by Green Street, the index tracks pricing trends across major property sectors and is based on real-time market transactions and pricing data, providing a timely indicator of commercial real estate values and market sentiment.

NCREIF NPI (National Council of Real Estate Investment Fiduciaries Property Index) is a broad benchmark that measures the investment performance of institutionally owned, income-producing commercial real estate in the U.S. It tracks property-level total returns, including both income return (NOI/cash flow) and appreciation return, across sectors such as office, industrial, apartment, retail, and hotel.

NCREIF ODCE (Open-End Diversified Core Equity Index) tracks the performance of large open-end core real estate funds held by institutional investors. ODCE funds primarily invest in stabilized, income-producing commercial real estate with moderate leverage and are considered a benchmark for core private real estate investing in the U.S.

S&P 500 Index is a market-cap-weighted equity index of 500 widely held, large-capitalization U.S. companies.

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Thank You