

# Brookfield Real Estate Income Trust Inc. ('Brookfield REIT')

Seeking to deliver industry-leading private real estate and credit capabilities to investors.

Brookfield REIT's investment strategy is to invest in a diversified portfolio of income-producing private real estate, real estate-related debt and real estate-related securities.

## Flexible Investment Approach

Applying a flexible approach, Brookfield REIT seeks to identify high-quality income-producing opportunities across real estate equity and debt, diversified by location and property type.

To accomplish this, the strategy leverages Brookfield's scale as one of the world's largest real estate investors, with \$277 billion in AUM, and its deep, on-the-ground sector expertise supported by more than 650 real estate professionals.<sup>3</sup> We believe this scale and experience position us to pursue value creation throughout the entire investment cycle.

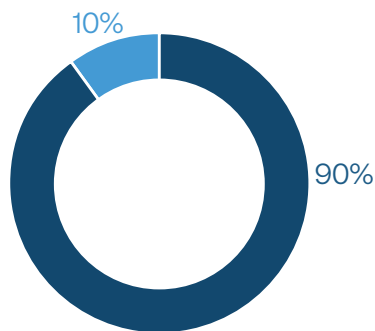
### Portfolio Overview

- Fund Inception: 12/31/2019
- \$2.7B Total Asset Value<sup>1</sup>
- \$1.0B Net Asset Value
- 53% Leverage<sup>2</sup>
- 27 Investments
- 125 Properties

### Investor-Friendly Solution

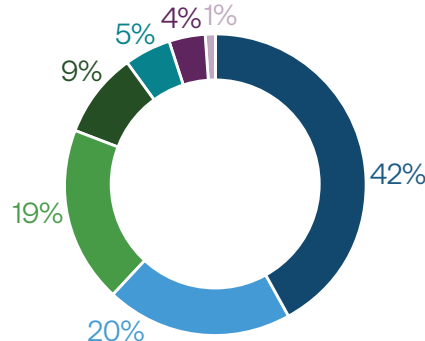
- Monthly Distributions<sup>4</sup>
- Monthly Liquidity<sup>5</sup>
- Monthly Subscriptions
- Monthly Pricing
- Annual Form 1099-DIV

**Asset Allocation by NAV<sup>6</sup>**



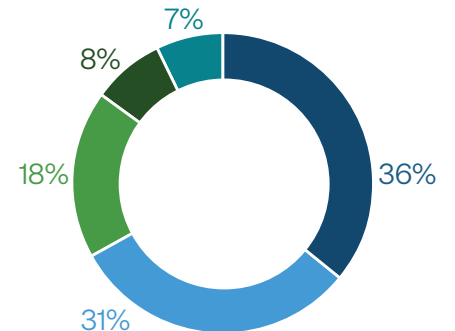
- Property Investments
- Real Estate Debt Investments

**Property Type<sup>7</sup>**



- Multifamily
- Logistics
- Net Lease
- Single Family
- Student Housing
- Data Center
- Office

**Geography<sup>7</sup>**



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

## Potential Benefits



### Sustainable, Stable Income

Pursues yield-generating real estate assets.



### Long-Term Capital Appreciation

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



### Diversification

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



### A Hedge Against Inflation

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

## The Brookfield Advantage

### Global Scale



**\$277 Billion**  
Real Estate Assets  
Under Management

Brookfield owns and operates properties in dynamic markets worldwide.

### Differentiated Insights



**650+**  
Real Estate  
Professionals

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

### Owner & Operator



**~24,000**  
Operating Employees

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

Assets under management as of March 31, 2026, and employee data as of December 31, 2025. **Diversification cannot assure a profit or protect against a loss, in a down market.**

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 our common stock, determined if the prospectus is truthful or complete or passed on or endorsed the merits of the offering. Any representation to the contrary is a criminal offense. A copy of the Brookfield Real Estate Income Trust Inc. prospectus is available at [www.BrookfieldREIT.com](http://www.BrookfieldREIT.com).

## Endnotes

As of May 31, 2026 unless otherwise stated. Source: Brookfield.

1. Total Asset Value is measured as the gross asset value of real estate equity investments (based on fair value) plus the equity in Brookfield REIT real estate-related debt investments measured at fair value (defined as the gross asset value of Brookfield REIT's real estate-related debt investments less the debt on such real estate-related debt investments) plus cash and short-term investments but excluding any other assets.
2. Leverage is calculated by dividing (i) the consolidated property-level and entity-level debt, excluding any third-party interests in such debt, net of cash, loan-related restricted cash, and trading securities by (ii) the gross asset value of real estate equity investments (calculated using the greater of fair value and cost of gross real estate assets), excluding any third-party interests in such investments, plus equity in real estate-related debt investments. There is no indebtedness on real estate-related debt investments. The leverage ratio would be higher if Brookfield REIT's pro rata share of debt within unconsolidated investment was taken into account.
3. Number of operating employees includes investment and operating professionals across all of Brookfield's real estate platform as of December 31, 2024. Assets under management are as of March 31, 2026.
4. There is no assurance Brookfield REIT will pay distributions in any particular amount, if at all. Any distributions Brookfield REIT make will be at the discretion of the Brookfield REIT board of directors.

Future distributions are not guaranteed and may be sourced from sources other than cash flows from operations. Since inception, distributions have been 100% return of capital.

Distribution payments are not guaranteed. Brookfield Real Estate Income Trust Inc. (the "Issuer") may pay distributions from sources other than cash flow from operations, including, without limitation, borrowings, the sale of its assets, return of capital or offering proceeds, and advances. Distributions may also be funded in significant part, directly or indirectly, from the deferral of certain investment advisory fees, that may be subject to repayment to Brookfield REIT Adviser LLC (the "Adviser") and/or the reimbursement of certain operating expenses, that may be subject to repayment to its Adviser and its affiliates. For the portion of the Adviser's management fee that is paid in stock, the Issuer's cash position would not be reduced by that amount at that time but will be reduced in a future period, when the Adviser requests the repurchase of its stock for cash and such request is granted. The Adviser advanced all organization and offering expenses on behalf of the Issuer through July 5, 2023, and the Issuer reimburses the Adviser pursuant to the following terms: (i) organization and offering expenses advanced through July 5, 2022 are reimbursed ratably over the 60 months following July 6, 2022; and (ii) organization and offering expenses advanced from July 6, 2022 through July 5, 2023 are reimbursed ratably over the 60 months following July 6, 2023. Following July 6, 2023, the Issuer reimburses the Adviser for organization and offering expenses as and when incurred. These reimbursement practices may have a smoothing effect on the Issuer's cash position and/or distribution payment amounts.

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

6. As of May 31, 2026. 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.
7. As of May 31, 2026. 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.

## Risk Factors

An investment in shares of common stock of "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.
- 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.
- 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 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.

**Before investing, please read the Brookfield REIT prospectus, which can be found [here](#).**

**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 any other factor or occurrence.**

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

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