

# Brookfield Real Estate Income Trust Inc. (‘Brookfield REIT’)

Seeking to deliver best-in-class private real estate and credit capabilities to investors

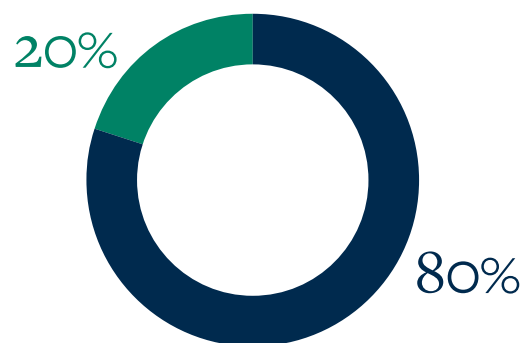
Brookfield REIT’s investment strategy is to invest in a diversified portfolio of income-producing private real estate, real estate-related debt and real estate-related securities.

## Flexible Approach Backed by a Powerful Partnership

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, Brookfield REIT leverages the power of Brookfield, one of the world’s largest real estate owners and operators, and Oaktree, a preeminent alternative asset manager with deep credit expertise.

### Targeted Exposure



- Real estate property investments
- Real estate-related debt & real estate-related securities

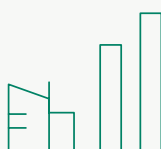
These are indicative targets and may change over time. Illustrations for discussion purposes only.

### 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

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).

# The Brookfield Advantage

## Global Scale



**\$272 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



**~25,000**

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.

## Powerful Partnership



**Brookfield & Oaktree**

As one of the largest global real estate investors, Brookfield 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 dynamic, complementary partnership.

Assets under management and employee data as of March 31, 2025.



**BRIAN KINGSTON**  
CHIEF EXECUTIVE OFFICER AND  
CHAIRMAN, BROOKFIELD REIT

“We believe Brookfield’s experience as owners and operators is a differentiator in the market and a tangible benefit for investors over the long term.”



**JUSTIN GUICHARD**  
CO-PORTFOLIO MANAGER,  
REAL ESTATE DEBT

“Real estate credit is really at the core of Oaktree’s DNA. Our focus is to identify real estate debt securities that have downside protection, but also offer attractive yields and total return potential.”

## 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:

- Brookfield REIT has a limited operating history, and its operating history should not be relied on, given the changes to its business resulting from the adviser transition, including the engagement of Brookfield REIT Adviser LLC (the "Adviser") and Brookfield Oaktree Wealth Solutions LLC and the changes to Brookfield REIT's board of directors, executive officers and investment portfolio. There is no assurance that Brookfield REIT will be able to successfully achieve its investment objectives.
- Brookfield REIT has only made limited investments to date, and you will not have the opportunity to evaluate its future investments before Brookfield REIT makes them.
- Since there is no public trading market for shares of Brookfield REIT's common stock, repurchase of shares by it will likely be the only way to dispose of your shares. Brookfield REIT's share repurchase plan will provide stockholders with the opportunity to request that it repurchase their shares on a monthly basis, but Brookfield REIT is not obligated to repurchase any shares and may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased in any particular month in its discretion. In addition, repurchases will be subject to available liquidity and other significant restrictions. Further, Brookfield REIT's board of directors may modify, suspend or terminate the share repurchase plan if it deems such action to be in 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, 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, Brookfield REIT's cash position would not be reduced by that amount at that time but will be reduced in a future period, when the Adviser requests the repurchase of its stock for cash and such request is granted. For organizational and offering expenses paid by the Adviser on behalf of the Issuer prior to July 6, 2023, the Issuer reimburses the Adviser ratably over 60 months and this practice may have a smoothing effect on the Issuer's cash position and/or distribution payment amounts.

- The purchase and repurchase price for shares of Brookfield REIT common stock will generally be based on its prior month's net asset value (NAV) (subject to material changes as described in the prospectus) and will not be based on any public trading market. While there will be independent annual appraisals of Brookfield REIT's properties, the appraisal of properties is inherently subjective, and its NAV may not accurately reflect the actual price at which its assets could be liquidated on any given day.
- Brookfield REIT has no employees and is dependent on the Adviser to conduct its operations. The Adviser will face conflicts of interest as a result of, among other things, the allocation of investment opportunities among Brookfield REIT and other Brookfield funds and accounts, the allocation of time of its investment professionals, and the substantial fees that Brookfield REIT will pay to the Adviser.
- This is a "best efforts" offering. If Brookfield REIT is not able to raise a substantial amount of capital in the near term, its ability to achieve its investment objectives could be adversely affected.
- Principal and interest payments on any borrowings will reduce the amount of funds available for distribution or investment in additional real estate assets. Borrowing also increases the risk of loss and exposure to negative economic effects.
- There are limits on the ownership and transferability of Brookfield REIT's shares.
- If Brookfield REIT fails to maintain its qualification as a REIT and no relief provisions apply, its NAV and cash available for distribution to stockholders could materially decrease as a result of being subject to corporate income tax.

- Investing in commercial real estate assets involves certain risks, including but not limited to Brookfield REIT's tenants' inability to pay rent; increases in interest rates and lack of availability of financing; tenant turnover and vacancies; and changes in supply of or demand for similar properties in a given market.
- Brookfield REIT's operating results will be affected by global and national economic and market conditions generally and by the local economic conditions where its properties are located, including changes with respect to rising vacancy rates or decreasing market rental rates; fluctuations in the average occupancy; inability to lease space on favorable terms; bankruptcies, financial difficulties or lease defaults by its tenants; and changes in government rules, regulations and policies, such as property taxes, zoning laws, limitations on rental rates, and compliance costs with respect to environmental and other laws.

## FORWARD-LOOKING STATEMENTS

Statements contained in this sales material that are not historical facts are based on 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 Oaktree Wealth Solutions LLC (member FINRA/SIPC) is the distribution manager for the Brookfield Real Estate Income Trust Inc. offering.

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## Contact Us

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