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

3.08%
Q2 2026 Total Return for Class I[1]

7.05%
Trailing 12-Month Total Return for Class I

95%
Portfolio Occupancy

Q2 2026 Performance

We are pleased to report strong performance for the second quarter of 2026, with Brookfield REIT delivering a total return of 3.08% for Class I stockholders.[1] Notably, June was our strongest individual month of performance in more than four years, generating a total return of 1.96% for Class I shares.

Performance was supported by consistently strong operations across the portfolio, which remains 95% occupied, with growing cash flows backed by a diversified roster of commercial and residential tenants. The quarter also benefited from capital appreciation across several assets, including recently completed acquisitions.

The end of the quarter marked Brookfield REIT's fifteenth consecutive month of positive performance, bringing the trailing 12-month total return to 7.05% for Class I shares. We believe these results reflect the durability of the portfolio's income, improving conditions across our high-conviction real estate sectors and the benefits of deploying capital into high-quality assets at attractive entry points.

Portfolio Positioning and Investment Activity

We were active deploying capital during the quarter and continued to build a pipeline of acquisition opportunities for the second half of the year. Our recent investments have been concentrated in logistics, manufactured housing and data centers—three sectors that we believe have durable demand and attractive long-term growth potential.

We completed our first data center investment in May and acquired an interest in a large U.S. manufactured housing portfolio in June. Both transactions are discussed in greater detail in our June 15, 2026 Letter to Stockholders.

The manufactured housing acquisition is already contributing positively to Brookfield REIT's performance; the initial third-party appraisal of the portfolio completed this quarter reflected an asset value approximately 10% above Brookfield's acquisition price. The economics of the transaction were agreed upon in mid-2025, and underlying property income and broader sector fundamentals strengthened between that time and closing.

Subsequent to quarter-end, in July 2026, we acquired a 20% interest in a diversified U.S. logistics portfolio for an initial equity investment of approximately $42 million. The acquisition was completed as part of a public REIT take-private transaction alongside Brookfield's flagship global opportunistic fund.

The portfolio is 100% occupied and consists of 77 assets leased on a triple-net or absolute-net basis, totaling approximately 8.2 million square feet, as well as approximately 506 acres of industrial outdoor storage. Brookfield has either closed or is under agreement on approximately $540 million of post-acquisition early asset sales that are being executed at an average 26% premium to allocated property values.

The investment expands Brookfield REIT's logistics footprint across several U.S. markets in a sector supported by constrained future supply and long-term demand for distribution and storage space. Brookfield's logistics operating platform – BGRE – will manage the portfolio, applying its scale and operating expertise to support tenant relationships, capital planning and long-term value creation.

Brookfield REIT – Harnessing the Best of Brookfield

The manufactured housing and logistics acquisitions mark the third and fourth investments Brookfield REIT has made alongside Brookfield's flagship private real estate funds and other managed pools of capital. This approach allows Brookfield REIT to participate, selectively, in large-scale transactions that meet its income requirement and total return objectives while remaining consistent with its risk tolerance. These transactions have traditionally been available only to Brookfield's largest institutional investors and would have been unattainable for Brookfield REIT to pursue independently because of their size.

The scale of these acquisitions can also reduce the number of competing buyers and create opportunities to invest at attractive values.

Not every investment pursued by Brookfield's flagship funds will be appropriate for Brookfield REIT. We believe we will participate only where the underlying assets, cash flow profile, tenant quality, growth potential and downside protections are consistent with Brookfield REIT's income-oriented mandate. At the same time, we will continue to pursue direct acquisitions where an individual asset is of the appropriate size and offers the right risk and return profile, as demonstrated by our recent Silicon Valley data center investment.

Brookfield's ability to offer both direct investments and access to larger platform transactions reflects the breadth of its global real estate business. Brookfield operates across major gateway markets and has investment and operating capabilities spanning nearly every institutional real estate asset class. Importantly, this scale is combined with an owner-operator model that has remained central to Brookfield's approach as the platform has grown.

Together, we believe that Brookfield's global scale, specialized sector expertise and hands-on operating capabilities meaningfully differentiate the platform.

Looking Ahead

We believe the real estate recovery is well underway; property values have reset to the current interest-rate environment, financing markets are accessible and investor sentiment has begun to improve. These conditions are supporting greater transaction activity and allowing real estate buyers and sellers to move forward with increased conviction.

We intend to remain disciplined and selective in our investing activity, focusing on what we believe are high-quality assets, and emphasizing conservative underwriting and downside protection. We believe Brookfield REIT is well positioned to pursue these opportunities through the sourcing reach, investment experience and owner-operator capabilities of the broader Brookfield platform.

Our focus remains on preserving capital, generating stable income and building a diversified portfolio of real estate equity and credit investments designed to compound value across market cycles.

Thank you for your continued support and partnership.

Total Net Returns as of June 30, 2026[1]

	YTD	1-Year	3-Year	5-Year	Since Inception	Distribution Rate[2]
Class S No Sales Load	4.39%	6.15%	-0.34%	4.41%	5.52%	4.48%
Class S With Sales Load	0.86%	2.57%	-1.47%	3.70%	4.97%	
Class D No Sales Load	4.66%	6.74%	0.44%	–	-0.34%	4.95%
Class D With Sales Load	3.11%	5.16%	-0.06%	–	-0.70%	
Class T No Sales Load	4.36%	6.33%	–	–	3.35%	4.36%
Class T With Sales Load	0.83%	2.73%	–	–	0.86%	
Class I	4.81%	7.05%	0.57%	5.29%	6.54%	5.26%

Past performance is historical and not a guarantee of future results.

This communication is for stockholder use only and is not an offer to sell or a solicitation of an offer to buy any securities.[3]

1. Total Return is calculated as the percent change in the net asset value (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 GAAP in the United States. Returns greater than one year are annualized. 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. **Past performance is historical and not a guarantee of future results**. Class D and Class S shares listed as "With Sales Load" reflect the returns after the maximum up-front selling commission and dealer manager fees. Class D and Class S shares listed as "No Sales Load" exclude 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 upon 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.
2. Distribution Rate reflects the current month's net distribution annualized and divided by the prior month's NAV. NAV-based calculations involve significant professional judgment. The calculated value of Brookfield REIT's assets and liabilities may differ from actual realizable value or future value, which would affect the NAV as well as any returns derived from that NAV, and ultimately the value of your investment. As return information is calculated based on NAV, return information presented will be impacted should the assumptions on which NAV was determined prove to be different. There is no assurance 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 Brookfield REIT has no limits on the amounts Brookfield REIT may pay from such sources. Brookfield REIT cannot guarantee that it will make distributions. Brookfield REIT believes that the likelihood that it pays distributions from sources other than cash flow from operations will be higher in the early stages of the offering. Distributions have consisted entirely of return of capital, which may reduce the value of your investment and may not be sustainable. The annualized distribution rate and total return figures are based on historical performance and are not guarantees of future results. Actual returns may be lower, and there is a risk of loss. Investments in real estate are subject to risks including market volatility, illiquidity, and the potential for loss of principal.
3. Private funds are speculative investments and are not suitable for all investors, nor do they represent a complete investment program. Private funds are available only to qualified investors who are comfortable with the substantial risks associated with investing in private funds. An investment in a private fund includes the risks inherent in an investment in securities. There can be no assurance that an investment strategy will be successful.

Forward-Looking Statements

Statements contained in this letter 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. Stockholders should not rely on these statements as if they were fact. Certain information contained in this letter 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 our annual and quarterly reports filed with the SEC, 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 or entity that our objectives and plans, which we consider to be reasonable, will be achieved. Stockholders should carefully review the "Risk Factors" section of our annual and quarterly reports filed with the SEC for a discussion of the risks and uncertainties that we believe are material to our business, operating results, prospects and financial condition. Except as otherwise required by federal securities laws, we do not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, unless required by law.

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