

BROOKFIELD REIT ANNOUNCES ACQUISITIONS TOTALING MORE THAN \$150 MILLION

***‘Reflection’ features 741 beds accommodating students at Georgia State University;
Brookfield REIT grows to \$2.2 billion of total asset value***

BROOKFIELD, NEWS, June 6, 2024 – Brookfield Real Estate Income Trust Inc. (“Brookfield REIT”) today announced three separate acquisitions totaling more than \$150 million.

Brookfield REIT acquired Reflection, a 741-bed high rise student housing property in Atlanta, GA, that offers units ranging from one to four bedrooms, and features an impressive array of resident amenities, including a state-of-the-art fitness center and yoga studio, luxury pool with jumbotron television, game room, podcast studio, and several common areas for studying and socializing. The property benefits from a strong supply/demand dynamic at neighboring Georgia State University, the largest university in the state with current enrollment of approximately 50,000 students.

Brookfield REIT also acquired Cannondale Court, a community of 89 newly built townhomes is within walking distance of desirable restaurants, stores and other retailers in fast growing Chattanooga, TN. Several large corporate employers have recently added new jobs in the region – notably Volkswagen’s recent hiring target of 1,000 new employees at their flagship U.S. electric vehicle plant.

Brookfield REIT is currently under contract to acquire a recently constructed community of 92 homes from a national homebuilder in south Birmingham, AL which will benefit from nearly 2,000 jobs to be created from the completion of nearby the USB Medical West Hospital development and the \$1.1 billion Smucker’s facility.

Dana Petitto, Portfolio Manager and COO of Brookfield REIT, said, “With access to over \$550M of liquidity, we are well positioned to take advantage of market dislocation while continuing to meet 100% of investor redemption requests. These acquisitions will all contribute meaningfully to the future growth of our portfolio.”

Each of these investments will benefit from Brookfield’s residential housing expertise, which manages approximately 68,000 residential apartments and 61,000 student beds globally, making it one of the largest housing operators in the world.

With the completion of these new acquisitions, Brookfield REIT’s total asset value has grown to approximately \$2.2 billion.

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About Brookfield REIT

Brookfield Real Estate Income Trust Inc. (Brookfield REIT) is a public, non-listed, perpetual-life real estate investment trust that seeks to invest in a diversified, global portfolio of high-quality real estate and debt investments. Brookfield REIT is externally managed by a subsidiary of leading global alternative asset manager Brookfield Asset Management Inc. (NYSE: BAM; TSX: BAM.A), one of the world's largest investors in real estate with over \$925 billion of assets under management as of March 31, 2024.

For more information, please visit Brookfield REIT's website at www.brookfieldreit.com.

Cautionary Language Concerning Forward-looking Statements

Certain information contained in this press release, including statements regarding management's intentions, beliefs, expectations, research, market analysis, plans or predictions of the future constitute "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. These may include financial estimates and their underlying assumptions, statements about performance of certain newly acquired properties, the financial and geographic markets of these properties and the potential closing of additional investments. Due to various risks and uncertainties, 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. 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.

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