

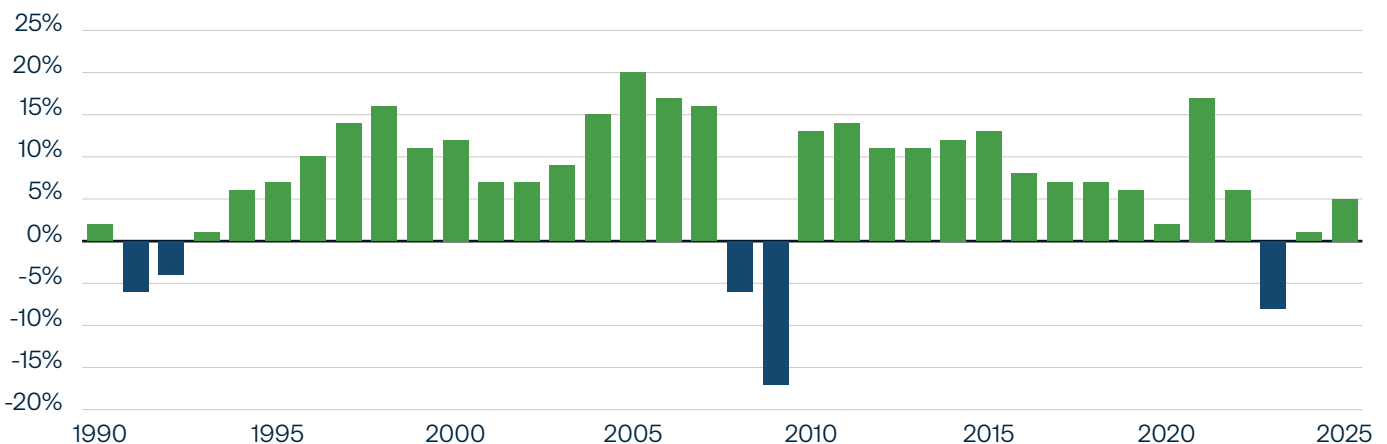


Investing in the Real Estate Recovery

The private real estate market has posted six consecutive quarters of positive performance. Based on current observations, we believe we may be in the early phase of a new cycle, which may present attractive investment opportunities.

Following the downturns in the 1990s and 2000s, private real estate delivered average annual returns of approximately 10% over the subsequent five-year periods.*

Private Real Estate Performance (YoY %)



Past performance does not guarantee future results. Based on certain market observations. The periods referenced are based on selected historical downturns and may not be representative of all market cycles. Indexes are unmanaged, and investors cannot invest directly in an index. Returns shown are based on index data over the stated period and may not reflect the returns of any specific investment. Private real estate represented by NCREIF Property Index.

Source: National Council of Real Estate Investment Fiduciaries. As of December 31, 2025.

* Represents annual return in five years post-downturn. While current conditions may present opportunities, real estate markets remain cyclical and subject to uncertainty, and outcomes will vary based on market conditions and investment selection.

However, investing in real estate isn't just about riding a broad-based recovery, but repositioning for the next long-term cycle. This takes skill and experience, an understanding of current market conditions, operational expertise and an ability to identify opportunities.

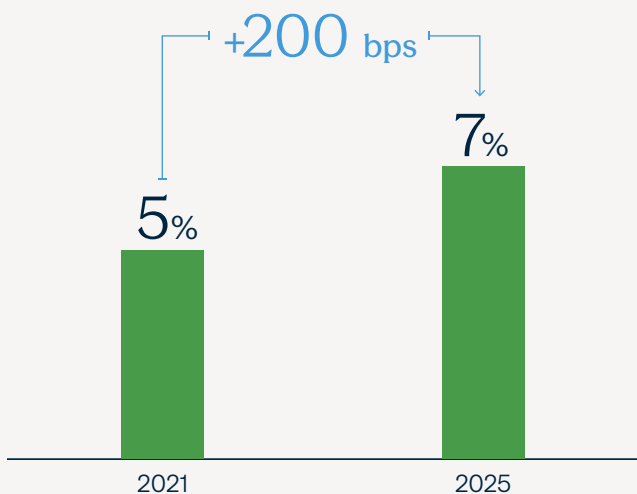
Here are three things to know about the current real estate market:

1. Today's market conditions are unusual. Today's cycle differs from the previous one in that entry yields, as represented by capitalization rates (cap rates), are about 200 basis points (bps) higher.

Typically, the higher the cap rate, the greater the potential return (and associated risk). However, because of the nature of the current cycle, with interest rates still elevated relative to recent historically low levels—cap rates have been more difficult to assess due to higher financing costs and limited transaction volumes. This means there may be opportunities to acquire properties at elevated yields, which we believe could create attractive entry points.

Entry Yields Today Are Notably Higher Than in the Prior Cycle

All-Sector Average Cap Rates



Past performance is not indicative of future results.

Source: Green Street. As of March 2026.



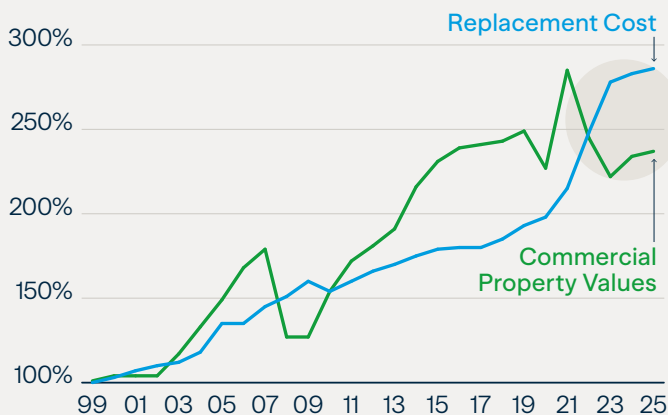
2. We see compelling opportunities across real estate sectors. Despite global volatility, we believe real estate fundamentals across key sectors remain relatively stable. Current market conditions may offer areas of opportunity for investors, with continued demand across several themes, including housing, logistics and data centers.

<p>Diversified Rental Housing</p> <p> 3x</p> <p>U.S. rental population growth vs. homebuyers</p> <p>Redfin analysis of U.S. Census Bureau data, as of Q3 2024.</p>	<p>Logistics</p> <p> +11% CAGR</p> <p>E-commerce growth through 2031</p> <p>CoStar, as of Q4 2025</p>	<p>Construction Completions</p> <p> -30%</p> <p>on average YoY</p> <p>Average decline in logistics and multifamily construction completions year over year. Cushman & Wakefield, as of Q4 2025.</p>
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At the same time, replacement costs are at historical highs and construction starts are at multi-decade lows, enhancing the relative appeal of existing assets. We believe the next real estate cycle may be driven more by scarcity than new supply, which could support asset values and create an attractive environment for investment.

Replacement Costs Are at **Historical Highs**

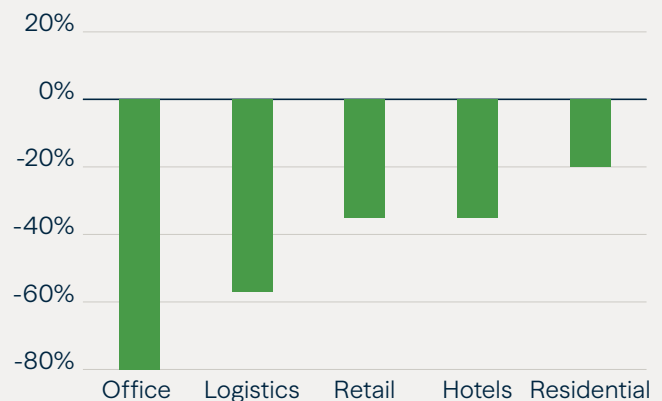
Commercial Property Price Return vs. Replacement Cost



Historical analysis is not indicative of future results.
 Values indexed to 100. Cohen & Steers, Green Street, Zurich.
 As of September 2025.

Construction Starts Are at **Multi-Decade Lows**

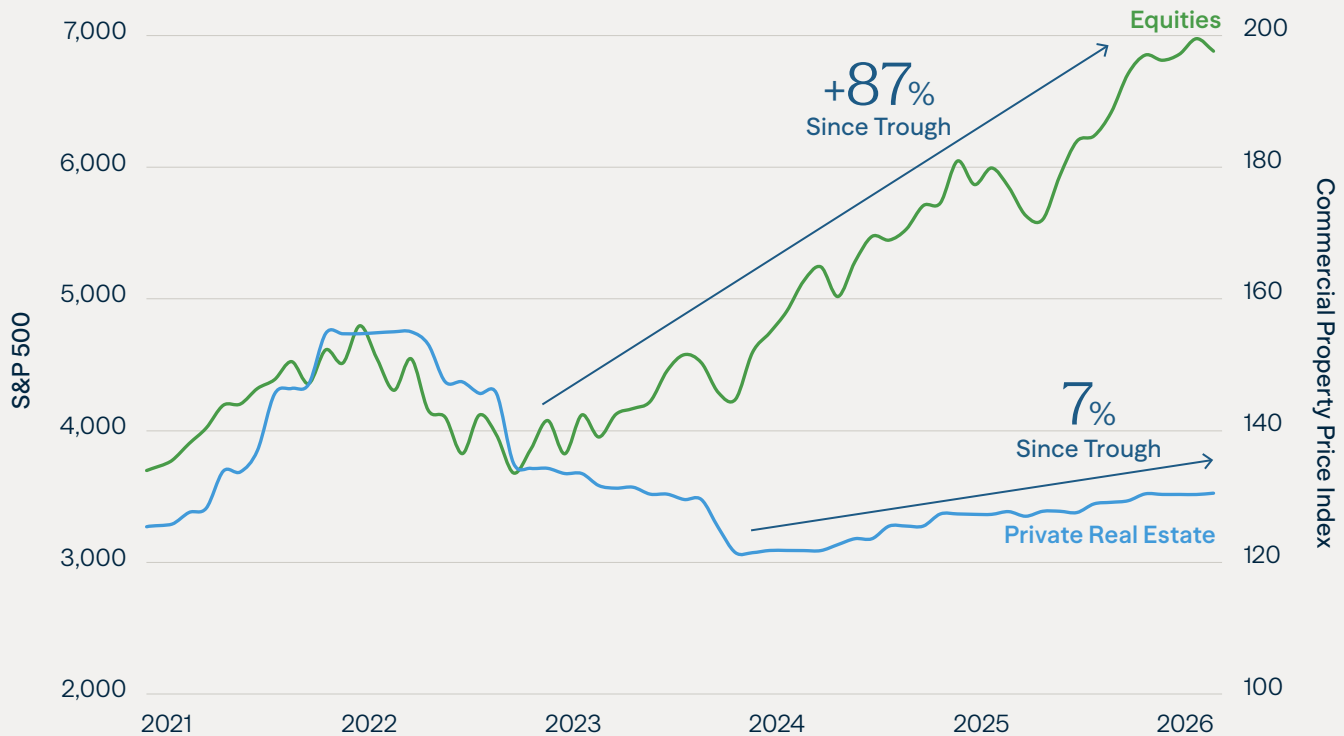
2026 Forecast Completions vs. Peak



Forecasts are forward-looking statements based on current assumptions and are not guarantees of future performance.
 North America compared to 2021–2025. Source: Jones Lang LaSalle.
 As of 2025.

Although real estate valuations have rebounded 7.0% from their trough since the pricing reset in late 2023, we believe there may still be potential for value as valuations continue to adjust. In contrast, current valuations in the broader public equities market appear expensive.

Real Estate Currently Offers Relatively Attractive Value vs. Equities



Past performance is not indicative of future results. Equities represented by S&P 500 Index; private real estate represented by Green Street's Commercial Property Price Index (CPPI). Indexes are unmanaged, and investors cannot directly invest in an index. Private real estate and public equities have different liquidity, valuation methodologies and risk characteristics, and therefore may not be directly comparable. Comparisons are based on selected indexes with differing characteristics, including liquidity, valuation methodology and risk profile; results may not be directly comparable.

Source: Green Street, S&P Global. As of March 31, 2026.

We believe real estate valuations will continue to rebound. Attractive entry points have historically occurred when sentiment was still cautious. That is where we believe we are today. However, selectivity is key. In today's market, the focus should be on what you can control—practicing discipline in deployment and driving results through smart operations.

3. Operational execution—not just capital—may play a critical role in investment outcomes.

Even with strong long-term structural tailwinds, you can't be a passive owner in today's environment. Operations can help unlock value.

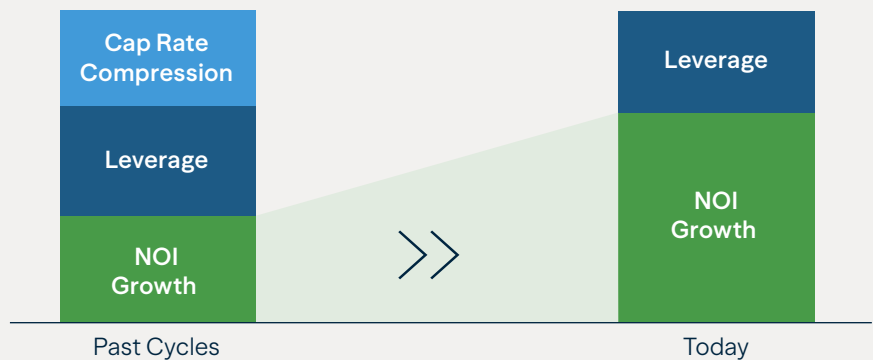
Twenty years ago, you could buy real estate, clip a coupon and call it a day. But we believe that passive returns are limited in the current environment. Cap rates have normalized, debt isn't cheap and financial engineering appears less likely to drive returns in today's market. For example, a greater share of returns this decade is being driven by net operating growth versus the prior decade.

The Era of Passive Returns Is Behind Us

Income returns are contributing

+25%

more toward total investment returns this decade vs. the last



Past performance does not guarantee future results. U.S. only. Source: National Council of Real Estate Investment Fiduciaries. As of 2025.



How we're positioning our investments during the current market cycle.

We believe current conditions present a potentially significant inflection point in real estate. In general, prices have reset and recovered, but supply is constrained globally. Structural trends such as alternative energy sources, shifting demographics and accelerating digitalization are reshaping demand across housing, logistics and data centers.

But passive capital is unlikely to be rewarded. We believe conviction, operational discipline and experience may help drive returns in this cycle. That is how Brookfield is investing through the recovery.

Key Takeaways: Investing Through the Real Estate Recovery



Past performance is not indicative of future results. Private real estate represented by NCREIF NPI and ODCE. An investor cannot invest in an index. Outperformance figures are based on selected indexes and assumptions over specific time periods and may not be representative of all market environments. Asset classes and sectors differ in terms of risk, liquidity and other characteristics, and may not be directly comparable. Active investment strategies involve higher risks than passive approaches, and there is no assurance that risk-adjusted return objectives will be achieved. Investors may experience underperformance despite sophisticated investment processes. Source: Green Street, Inland Real Estate Investment Corporation, MSCI, National Council of Real Estate Investment Fiduciaries, Savills. As of March 31, 2026.

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Green Street Commercial Property Price Index (CPPI): 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): A quarterly, appraisal-based index that measures the performance of institutionally owned U.S. commercial real estate properties held for investment purposes. The index tracks total returns, including both income and appreciation, across property sectors such as office, industrial, retail, apartment, and hotel.

NCREIF ODCE (Open-End Diversified Core Equity) Index: A capitalization-weighted index that measures the performance of open-end commingled funds pursuing a core real estate investment strategy in the U.S. The index is designed to reflect the returns of institutionally managed, income-producing commercial real estate portfolios with low leverage and diversified property exposure.

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

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