

Quarterly Report  
All data as of June 30, 2024

# Brookfield Global Listed Real Estate Fund

Class I: BLRYX

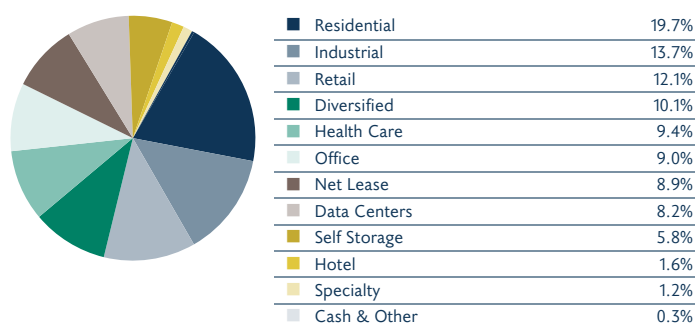
## Investment Objective

The Fund's investment objective is to seek total return through growth of capital and current income. There can be no assurance that the Fund will achieve its investment objective.

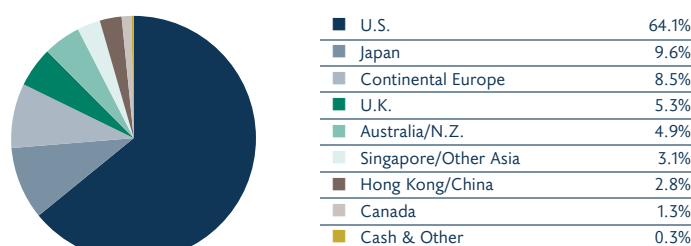
Fund Information	
Share Class	I
Symbol	BLRYX
CUSIP	112740303
Minimum Investment	\$1,000,000
Dividend Frequency	Quarterly
Expense Ratio (Without Waiver) as of 4/29/24 <sup>2</sup>	0.94%
Expense Ratio (With Waiver) as of 4/29/24 <sup>2</sup>	0.95%

Fund Statistics	
Total Net Assets (in millions)	\$210.63
Net Asset Value (NAV) Per Share	\$10.61
Annualized Standard Deviation <sup>1</sup>	15.96%
Annualized Tracking Error <sup>1</sup>	2.86%
Sharpe Ratio <sup>1</sup>	0.25
Number of Holdings	56

## Assets by Sector<sup>3</sup>



## Assets by Geography<sup>3</sup>



## Average Annual Total Returns (%)

	Inception	3 Month	YTD	1 Year	3 Years	5 Years	10 Years	Since Incep.
Class I	12/01/11	-2.47%	-4.31%	1.11%	-5.78%	-1.48%	1.64%	5.26%
FTSE EPRA Nareit Developed Index Net (USD)		-2.43%	-3.70%	4.54%	-4.76%	-0.69%	2.04%	4.90%

Performance data quoted represents past performance; past performance does not guarantee future results. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. Current performance of the Fund may be lower or higher than the performance quoted. Performance data current to the most recent month end may be obtained by calling 855.244.4859. Investment performance reflects fee waivers, expenses and reimbursements in effect. In the absence of such waivers, total return and NAV would be reduced.

On March 25, 2021, the Board of Trustees of Brookfield Investment Funds, on behalf of Brookfield Global Listed Real Estate Fund, approved a proposal to close the Fund's Class I Shares (the "Legacy Class I Shares"). Following the close of business on April 30, 2021, shareholders holding the Legacy Class I Shares had their shares automatically converted (the "Conversion") into the Fund's Class Y Shares (the "Legacy Class Y Shares"). Following the Conversion, the Fund's Legacy Class Y Shares were renamed "Class I Shares" (the "new Class I Shares"). As a result of the Conversion, the Fund's new Class I Shares adopted the Legacy Class Y Shares' performance and accounting history.

Portfolio  
Management  
Team

### Brookfield Public Securities Group

Brandon Benjamin, Director and Portfolio Manager  
Julian Perlmutter, CFA, Director and Portfolio Manager  
Richard Sweigard, Director and Portfolio Manager

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**Top Ten Holdings<sup>4</sup>**

Ticker	Security	Sector	Geography	Weight
PLD US	Prologis Inc	Industrial	U.S.	7.5%
EXR US	Extra Space Storage Inc	Self Storage	U.S.	3.9%
WELL US	Welltower Inc	Health Care	U.S.	3.8%
DLR US	Digital Realty Trust Inc	Data Centers	U.S.	3.7%
EQIX US	Equinix Inc	Data Centers	U.S.	3.6%
SPG US	Simon Property Group Inc	Retail	U.S.	3.4%
ESS US	Essex Property Trust Inc	Residential	U.S.	3.1%
UDR US	UDR Inc	Residential	U.S.	2.9%
ELS US	Equity LifeStyle Properties Inc	Residential	U.S.	2.7%
VICI US	VICI Properties Inc	Net Lease	U.S.	2.7%
				<b>37.3% Total</b>

**Top/Bottom Sector Contribution**

Sector	Relative Attribution	Total Contribution	Average Active Weight
Net Lease	26 bps	23 bps	1.4%
Health Care	18 bps	98 bps	1.5%
Industrial	17 bps	-99 bps	-1.6%
Office	-6 bps	-25 bps	-1.2%
Data Centers	-9 bps	-28 bps	0.4%
Residential	-26 bps	64 bps	-0.1%

**Top/Bottom Geography Contribution**

Geography	Relative Attribution	Total Contribution	Average Active Weight
U.S.	44 bps	42 bps	0.9%
Singapore/Other	14 bps	3 bps	-1.0%
U.K.	-5 bps	-7 bps	1.4%
Australia/N.Z.	-15 bps	-51 bps	-1.3%
Canada	-15 bps	-31 bps	-0.4%
Hong Kong/China	-20 bps	-47 bps	0.2%

**Top/Bottom Security Contribution**

Ticker	Security	Geography	Sector	Relative Attribution	Total Contribution	Average Active Weight
PLD US	Prologis, Inc.	U.S.	Industrial	23 bps	-76 bps	0.1%
ADC US	Agree Realty Corporation	U.S.	Net Lease	17 bps	21 bps	1.7%
8830 JP	Sumitomo Realty & Development Co., Ltd.	Japan	Office	15 bps	0 bps	-0.8%
FR US	First Industrial Realty Trust, Inc.	U.S.	Industrial	-15 bps	-23 bps	0.7%
CHC AU	Charter Hall Group	Australia/N.Z.	Diversified	-19 bps	-24 bps	1.4%
AVB US	AvalonBay Communities, Inc.	U.S.	Residential	-22 bps	0 bps	-1.7%

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All data as of June 30, 2024

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## MARKET COMMENTARY

Global equities finished the second quarter higher, as markets brushed off April worries about slowing economic data and pushed ahead in May and June on soft-landing hopes and tamer inflation in the U.S. The MSCI World Index rose 2.78%, with North America and Europe up 3.80% and 0.92%, respectively, while Asia Pacific fell 2.15%. The S&P 500 Index gained 4.28%, as enthusiasm about artificial intelligence fueled gains for big technology companies. The 10-year U.S. Treasury yield increased to 4.40%, from 4.20% at the end of March. During the quarter, a slowdown in the Federal Reserve's preferred measure of underlying inflation bolstered the case for lower interest rates later this year. West Texas Intermediate Crude Oil finished the quarter at \$81.54, down from \$83.17 at the end of the first quarter, while the Bloomberg Commodity Index rose 2.89%.

## Real Estate Securities Down for the Second Consecutive Quarter

The FTSE EPRA Nareit Developed Index declined 2.15% in the second quarter of 2024, bringing the year-to-date return for the index to -3.17% for the first six months of the year.

During the quarter there was a meaningful amount of dispersion among U.S. property types. Health care stocks rose more than 10% during the period; and residential companies were up nearly 8%. However, deteriorating fundamentals and sentiment among industrial landlords and hotel stocks resulted in declines greater than 10% for both property types during the quarter.

## Portfolio Positioning and Outlook

The overall investment environment for real estate is showing signs of improvement. Supply and demand fundamentals remain supportive for

moderate net operating income growth across most property types. The decline in property values over the last couple years appears to be bottoming. Anecdotally, transaction activity is beginning to pick up and is becoming competitive, particularly around higher quality assets.

Slowing inflation and the end of the Fed tightening cycle should ease pressure on valuations. REITs have exhibited positive relative performance following interest rate peaks. We see the potential for the out-of-favor asset class to post relatively positive returns as the interest rate environment normalizes.

In the U.S., we maintain a preference for needs-based real estate, which includes residential, health care and select retail assets. Data center demand remains robust and we are positioned accordingly. We maintain a more cautious view on the industrial sector, but believe fundamentals are showing signs of bottoming. The office sector also remains challenged broadly; and we have concerns around the impacts of the lodging sector as U.S. consumer spending slows.

We have increased exposure to Europe and have a favorable view broadly, particularly among residential, retail and specialty landlords in continental Europe. Within the U.K., we are focused on the student housing sector and what we believe are high-quality retail assets.

In Asia Pacific, we believe Japanese property values may benefit as some private investors indicated they're likely to deploy meaningful amounts of capital in the region over the next several years. We also think leisure assets will continue to benefit from the flow of international travelers. In Hong Kong we are primarily focused on residential developers and retail companies, but we are beginning to see value emerge for office landlords. In Australia, we favor companies with defensive cash flow characteristics.

**A fund's investment objectives, risks, charges and expenses must be considered carefully before investing. The prospectus contains this and other important information about the investment company, and it may be obtained by calling 855.244.4859 or visiting [www.brookfield.com](http://www.brookfield.com). Read the prospectus carefully before investing.**

*Risks to consider: Mutual fund investing involves risk. Principal loss is possible. There can be no assurance that the Fund will achieve its investment objective. The Fund will be closely linked to the real estate market. Property values may fall due to increasing vacancies or declining rents resulting from unanticipated economic, legal, cultural or techno-logical developments. REITs are dependent upon management skills and generally may not be diversified. REITs are subject to heavy cash flow dependency, defaults by borrowers and self-liquidation. The Fund invests in small and mid-cap companies, which involve additional risks such as limited liquidity and greater volatility.*

*The Fund invests in foreign securities which involve greater volatility and political, economic and currency risks and differences in accounting methods. These risks are magnified in emerging markets. Some securities held may be difficult to sell, particularly during times of market turmoil. If the Fund is forced to sell an illiquid asset to meet redemption, the Fund may be forced to sell at a loss. Investments in debt securities typically decrease in value when interest rates rise. This risk is usually greater for longer-term debt securities. Debt securities rated below investment grade are commonly referred to as "junk bonds" and are generally more volatile, less liquid, and considered speculative. Since the Fund will invest more than 25% of its total assets in securities in the Real Estate industry, the Fund may be subject to greater volatility than a fund that is more broadly diversified.*

The FTSE EPRA Nareit Developed Index Net (USD) is a free float-adjusted market-capitalization weighted index that is designed to measure the performance of listed real estate companies and real estate investment trusts (REITs) in developed markets. Investors cannot invest directly in indices or averages, and their performance does not reflect fees and expenses or taxes except the reinvestment of dividends net of withholding taxes nor represents the performance of any fund. The Net benchmark presented is calculated on a total return basis net of foreign withholding taxes on dividends, and does not reflect fees, brokerage commissions, or other expenses. Net total return indexes reinvest dividends after the deduction of withholding taxes (for international indexes), using tax rates applicable to non-resident investors who do not benefit from double taxation treaties.

Indexes are not managed and an investor cannot invest directly in an index. Index performance is shown for illustrative purposes only and does not predict or depict the performance of the Fund.

<sup>1</sup> Represents data for Class I since inception. Standard deviation measures the degree to which an investment's return varies from its mean return. Tracking error measures the difference between a portfolio's returns and its benchmark. Sharpe ratio is a measure of the excess return to the risk-free rate (or risk premium) per unit of risk (measured by standard deviation) in an investment asset or a trading strategy.

<sup>2</sup> PSG, the Fund's investment adviser (the "Adviser"), has contractually agreed to waive all or a portion of its investment advisory or administration fees and/or to reimburse certain expenses of the Fund until at least April 30, 2025 and may not be terminated by the Fund or the Adviser before such time. There is no guarantee that such waiver/reimbursement will be continued after that date. Without the waivers, investor total returns would be lower.

<sup>3</sup> Source: PSG. Sector and geography allocations and asset classes determined by PSG are expressed as a percentage of total investments (by market value) and will vary over time. Cash & Other includes available cash and other receivables and payables of the Fund.

<sup>4</sup> Source: PSG. The top holdings will vary over time. There is no guarantee that the Fund currently holds any of the securities listed. The information above is based on the total assets of the Fund. The holdings listed should not be considered recommendations to purchase or sell a particular security.

<sup>5</sup> Calculated by Brookfield Public Securities Group LLC using FactSet. The sector contribution data reflects U.S. sector data only. Total Contribution refers to the change in the Fund's value (excluding cash) over the period. Relative Attribution refers to the difference between the change in the Fund's value (excluding cash) relative to the change in the FTSE EPRA Nareit Developed Index Net (USD) value over the period. Attribution is expressed in local currency.

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A basis point (bps) is a unit that is equal to 1/100 of 1%, and is used to denote the change in a financial instrument.

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