

A low-angle, black and white photograph of two modern skyscrapers reaching towards a dark, overcast sky. The building in the foreground has a distinctive facade with a grid of rectangular protrusions, creating a textured, three-dimensional effect. The second building, slightly behind and to the left, is a more traditional glass-and-steel skyscraper. The overall mood is professional and architectural.

Brookfield Property Partners

INVESTOR DAY

SEPTEMBER 24, 2020

Brookfield

Agenda

Overview and 12-Month Review

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Brian Kingston, Chief Executive Officer

Retail Real Estate – State of the Industry

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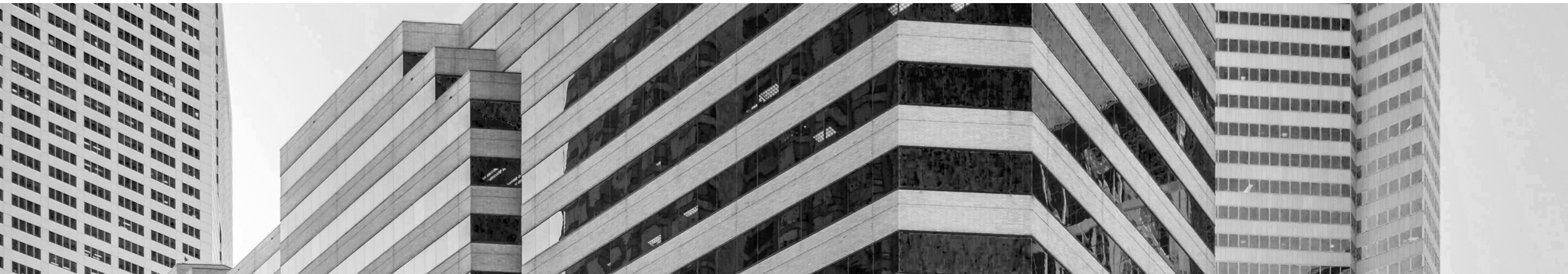
Meredith Darnall, SVP, Business Intelligence & Strategy

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Bryan Davis, Chief Financial Officer

Q&A



Overview and 12-Month Review



BRIAN KINGSTON

CHIEF EXECUTIVE OFFICER

Global Owner, Developer and Operator of High-Quality Real Estate

Investment Portfolio Characteristics

CORE OFFICE

- 134 premier office properties
- 94 million square feet

CORE RETAIL

- 122 best-in-class retail properties
- Over 120 million square feet

LP INVESTMENTS

- High-quality assets and portfolios with operational upside
- Sectors include office, retail and alternative asset classes

\$86B¹

Total Assets

\$25B¹

Unitholder Equity

\$0.3325

Quarterly Distribution
Per Unit

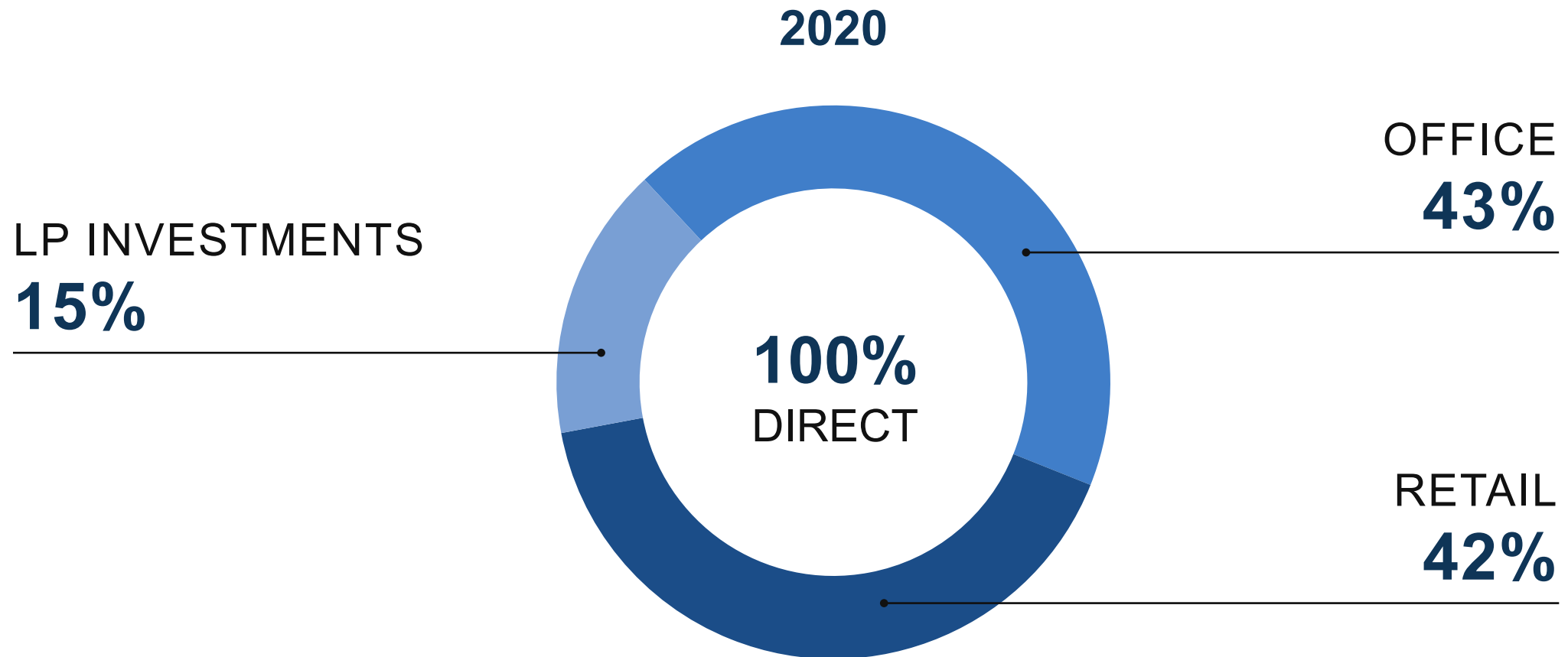
11.6%²

Distribution Yield

1. As of June 30, 2020 and on a proportionate basis.

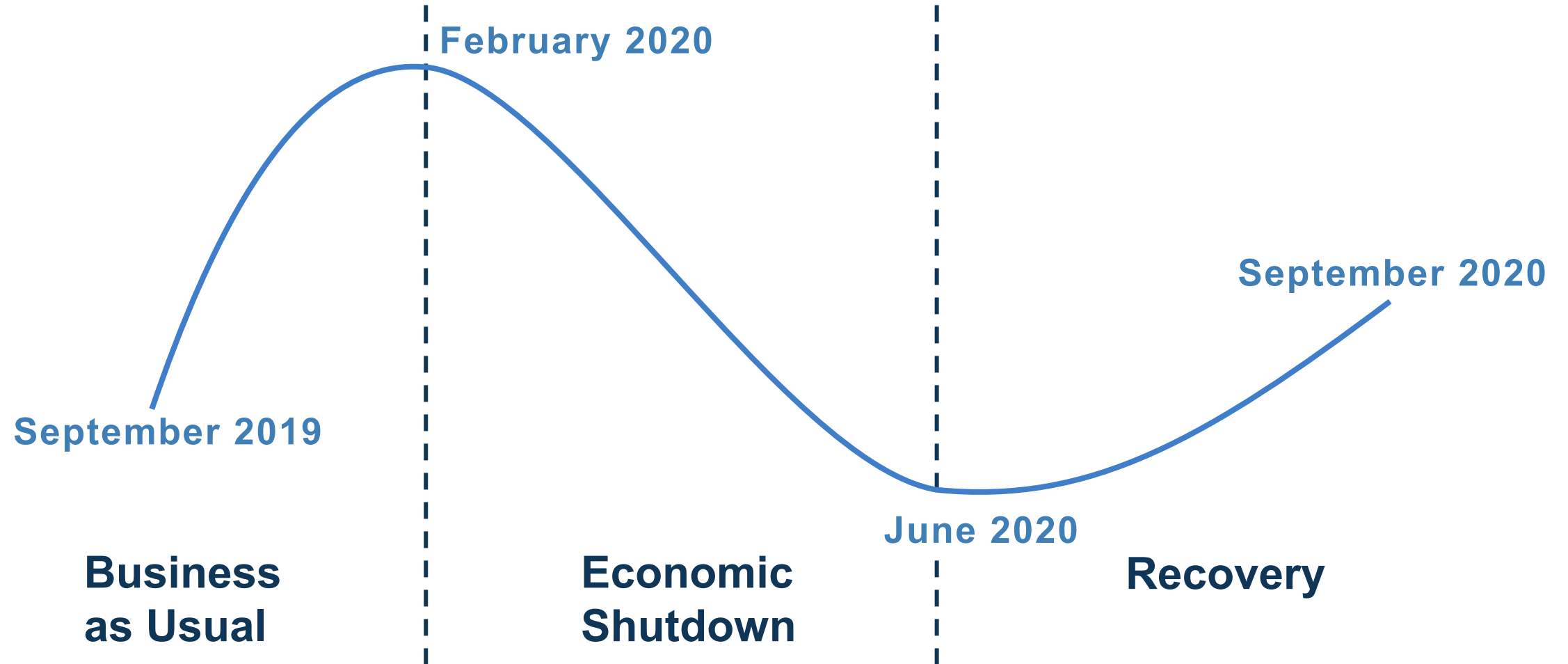
2. Based on BPY's closing price of \$11.45 on the Nasdaq Stock Market, as of September 18, 2020.

Invested Capital by Sector



State of the Market

Phases in 1 year...



Phase I – Business as Usual

During Q4 2019 and Q1 2020, we completed

Office Leasing

- **5.3 million sq. feet** at premiums to expiring rents

Retail Leasing

- **4.2 million sq. feet** at premiums to expiring rents

Capital Recycling

- Realized **\$674 million** of net proceeds from **\$1.3 billion** in asset sales at **7%** premium to IFRS values

Development

- Reached practical completion on One Manhattan West & 100 Bishopsgate

Phase II – Economic Shutdown

Despite a shutdown of the global economy, our assets were **resilient**:

- Rent collection in office, logistics, multifamily remained **above 90%**
- Best-in-class operating procedures developed for shutdowns & reopenings
- **IFC Seoul Case Study: In Q2 2020...**

90% Occupancy Maintained	107,000sf New Leasing
48,000sf Lease Renewals	15 New Leases in Progress



IFC SEOUL
SOUTH KOREA

Phase III – Reopening & Recovery

World-leading **safety measures** in place, including:

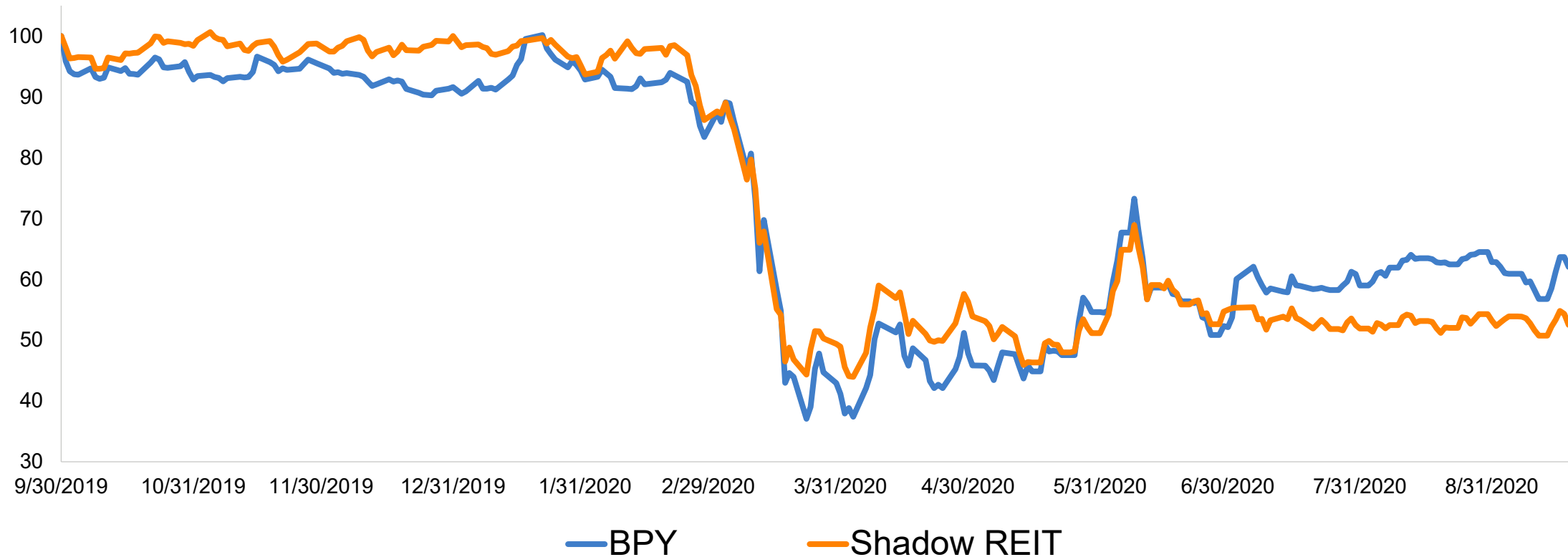
- 1 Bi-polar ionization air filtration
- 2 Temperature screening
- 3 Widely available PPE, hand sanitization, etc.
- 4 Enhanced surface cleaning

Allowed **85%** of our US retail tenants to reopen by July 4th weekend

Trading Update

Unit performance over last 12 months is in line with peers

1 YR PRICE PERFORMANCE

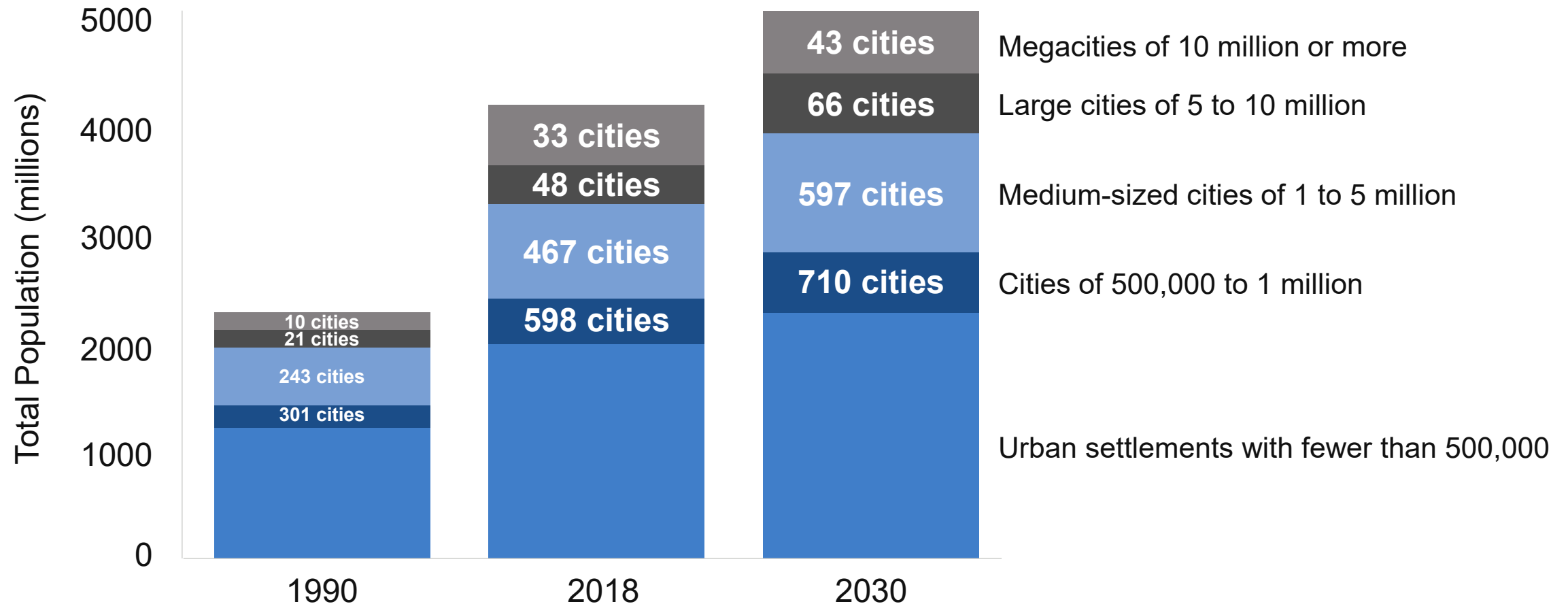


2020 Outlook

- ✓ The worst is behind us
- ✓ Capital Markets are accommodating and capital is plentiful
- ✓ Operating environment for our tenants is key challenge
- ✓ Urbanization is not slowing down

The Future of Cities

Population and number of urban clusters by size



The Future of the Office

Working from home will become a *supplement* to, rather than a *substitute* for, the office

- Incubating a dynamic **corporate culture**
- Long-term employee **development** and company **growth**
- Physical workspace drives **employee recruitment, connectivity** and **productivity**
- Increased workspace **flexibility**
- Demand for more **personal space** in the office



Brookfield BROOKFIELD INSIGHTS | REAL ESTATE

The Future of the Office: Not What You Might Think

While remote work has proliferated in a COVID-19 environment, we believe vibrant physical workplaces will remain in demand—and key to corporate culture.

Members of today's workforce likely never imagined that they would have to live—and work—through a pandemic. The lockdowns designed to slow the spread of COVID-19 spurred many companies to quickly leverage technology to shift their workforces to remote work. This experience has prompted a big question among industry observers: Will the quick fix of widespread working from home become a fixture over the longer term—and will it lead to a drop in demand for office space?

We believe the answer is no. In our view, successful companies value the power of in-person collaboration in shaping a dynamic corporate culture, and their employees do too. While remote work can be effective in the short and even medium term, it cannot replace human interaction forever, and it can introduce a long [list of risks](#). Ultimately, a company's culture needs in-person connection—and the physical workspaces that support it—to thrive.

Our outlook is based on our experience working closely with our tenants around the world, our observations in regions that have already started to recover—such as South Korea and Germany—and our history

as an owner-operator that dates back more than 100 years. With a portfolio of more than 250 office properties globally, we have managed through many challenging periods, including the dot-com bubble (when technological advances such as telecommuting were expected to render physical offices obsolete), the September 11, 2001 terrorist attacks, the Global Financial Crisis and the Brexit referendum. Offices endured these and other shocks, and we expect this resilience to continue through and after the pandemic.

An important distinction is that our view focuses on the area in which we own and operate office assets: the Class A segment—top-quality buildings in major urban centers with amenities catering to a “live, work, play” environment. We expect these assets will fare much better than older office properties with high levels of deferred capital expenditures or those in less desirable locations.

In fact, demand for high-quality office space may even increase in the long term as the psychological effect of the pandemic pulls back on the long-lived trend of office densification.

1



Retail Real Estate – State of the Industry

MEREDITH DARNALL

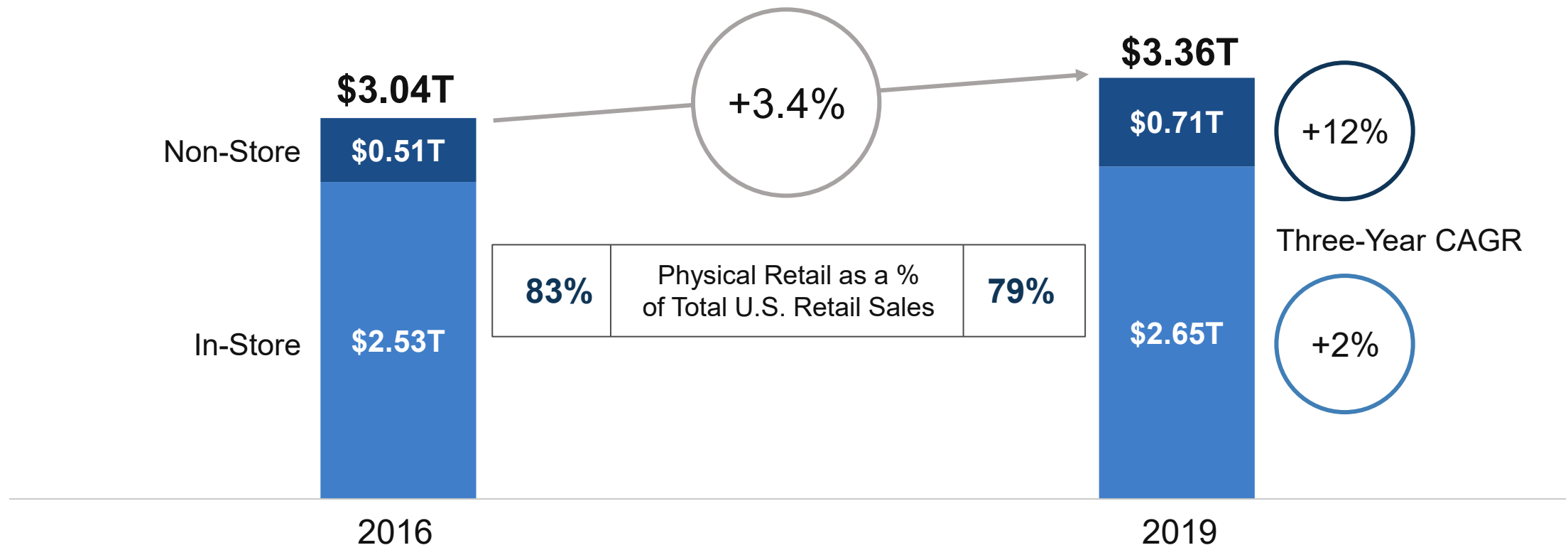
SVP, BUSINESS INTELLIGENCE AND STRATEGY

Retail is **here to stay,**
but the **game has changed**

Physical retail sales have been strong and growing

+2% annually, continuing to represent the bulk of retail spending

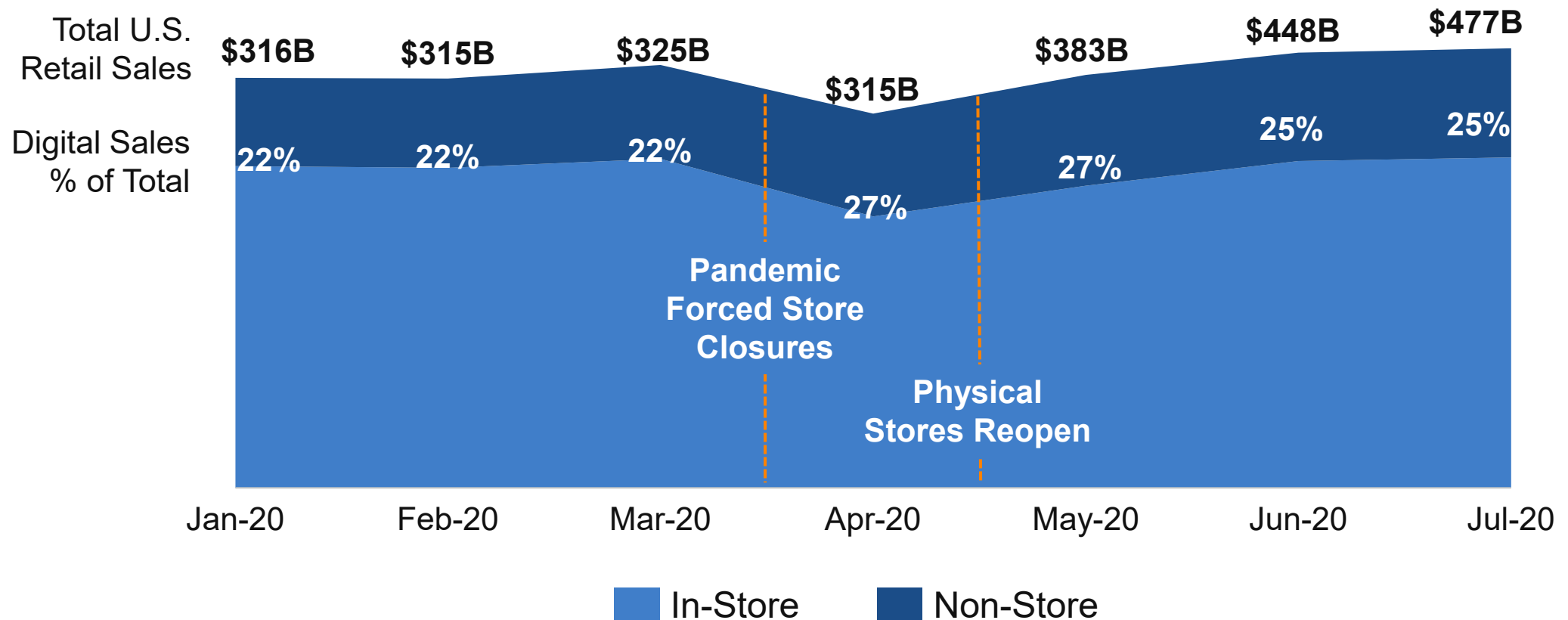
U.S. RETAIL SALES GROWTH BY CHANNEL



Sales rebounded quickly following 2020 economic shutdown

Physical stores still represent the vast majority of sales

YTD 2020 U.S. RETAIL SALES VOLUME BY CHANNEL



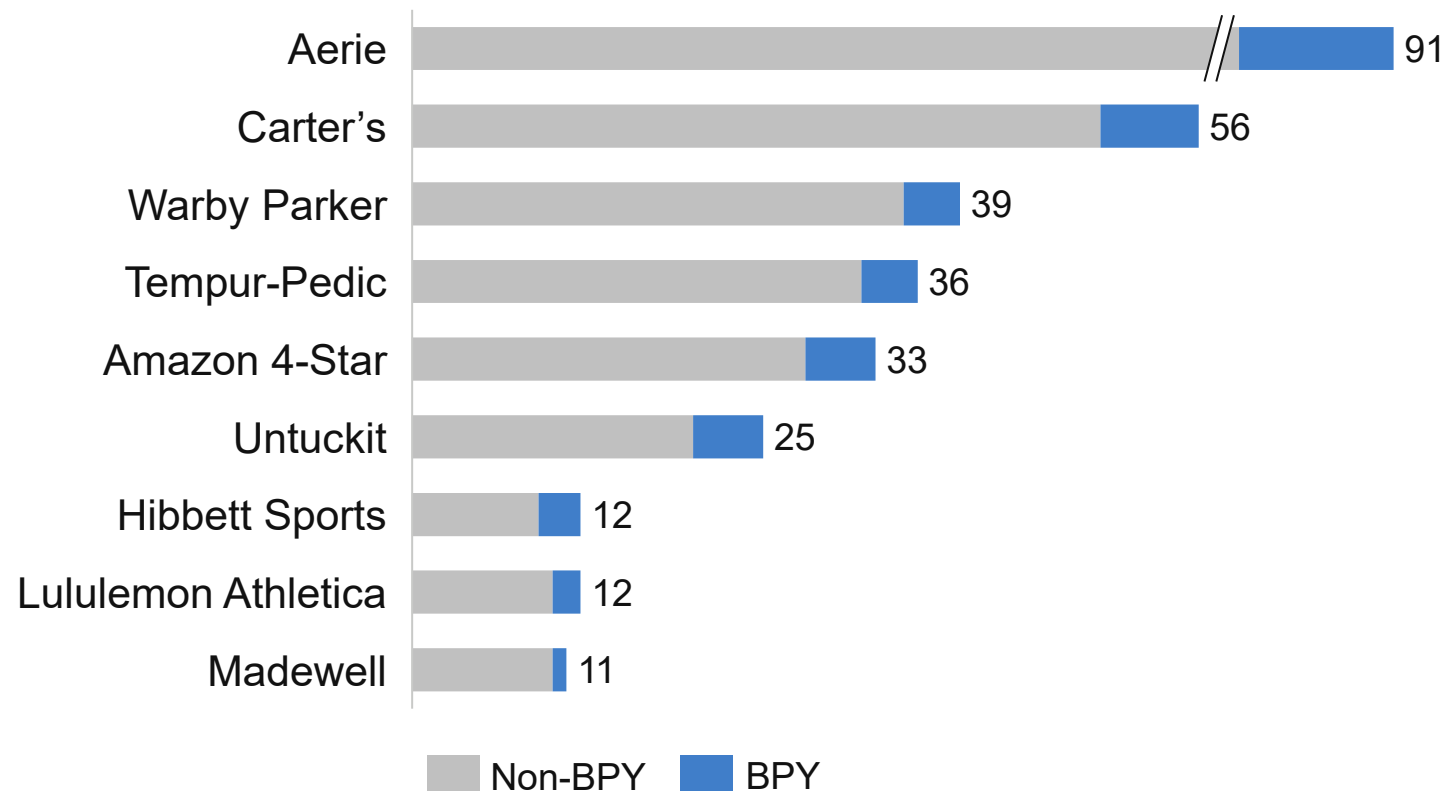
“While traffic is down, **customers are excited to be back in our stores**, and their **intent to purchase is high**, which has led to meaningful improvements in conversion.”

– RICHARD JOHNSON, CEO OF FOOT LOCKER

Healthy retailers continue to open new stores

Our top-quality locations have been gaining a disproportionate share

NATIONAL RETAILERS' PHYSICAL STORE OPENINGS JANUARY 2019–JULY 2020



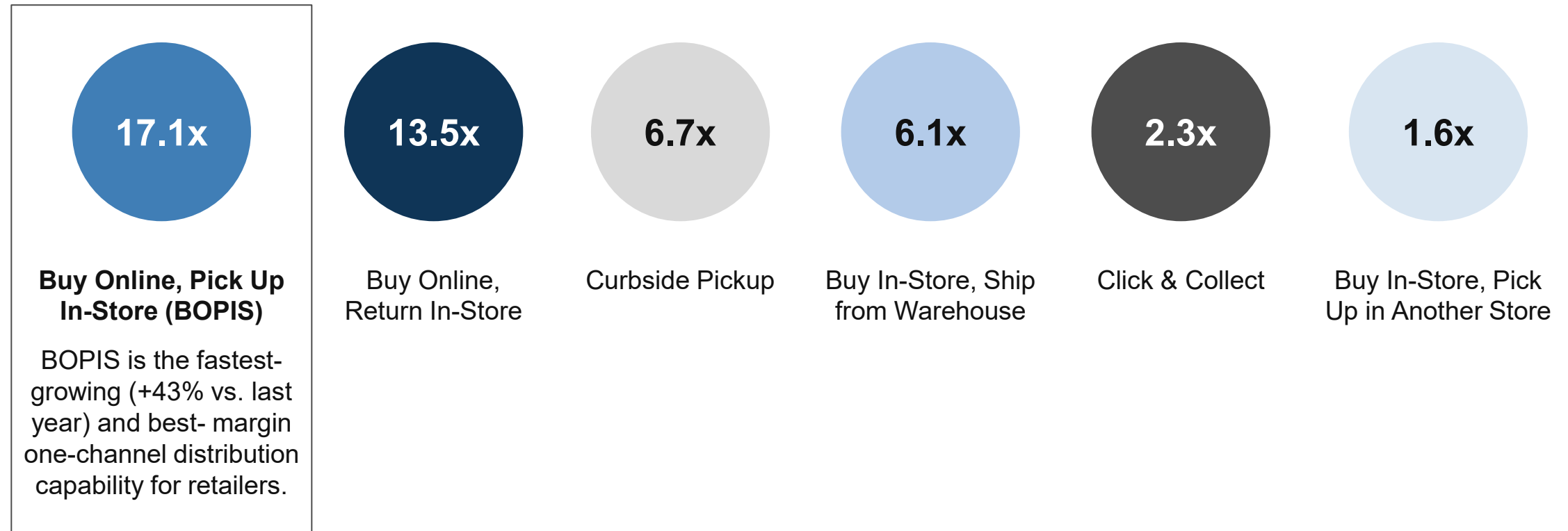
Accelerating shift to leverage stores for one-channel capabilities



Store fulfillment increases operational profitability

Lessens last-mile distribution and inventory management costs

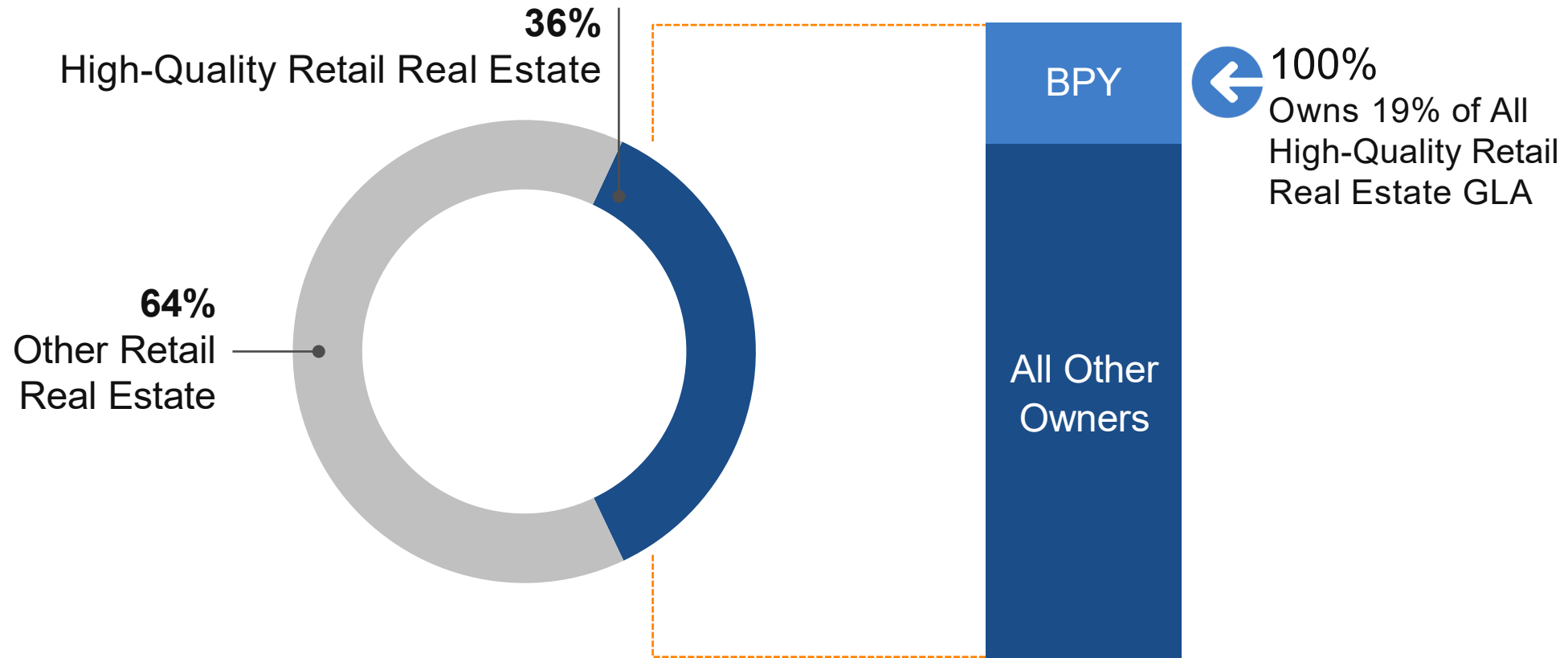
OPTIMIZED FULFILLMENT JOURNEY MARGINS VS. THE SAME JOURNEYS, NON-OPTIMIZED



When optimized, **high-quality real estate wins**

BPY owns 19% of high-quality retail property in the U.S.

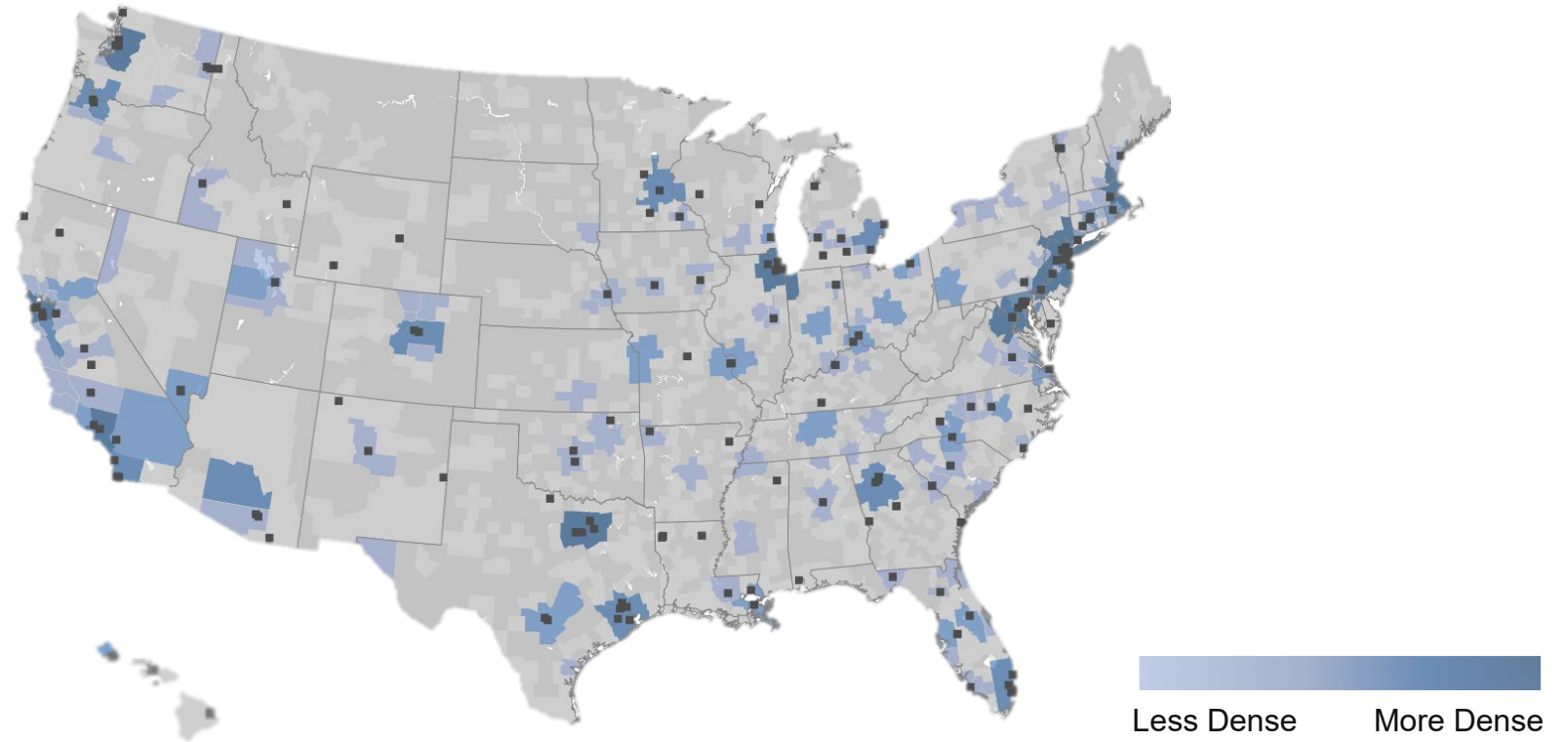
U.S. GRADED RETAIL REAL ESTATE BY QUALITY GLA PER GREEN STREET ADVISORS, 2020



Source: Green Street Advisors April 2020, "High-Quality" represents properties rated A- or better, "Mid-to-Low Quality" are rated B+ and lower by Green Street Advisors, Green Street Advisors rates over 500M SF of U.S investment grade retail real estate; the remaining long tail of assets they do not evaluate are generally non-institutionally owned, smaller independent properties.

Prime locations near highly engaged consumers

BPY'S SHOPPING CENTERS PROXIMITY TO DENSITY OF ENGAGED SHOPPERS

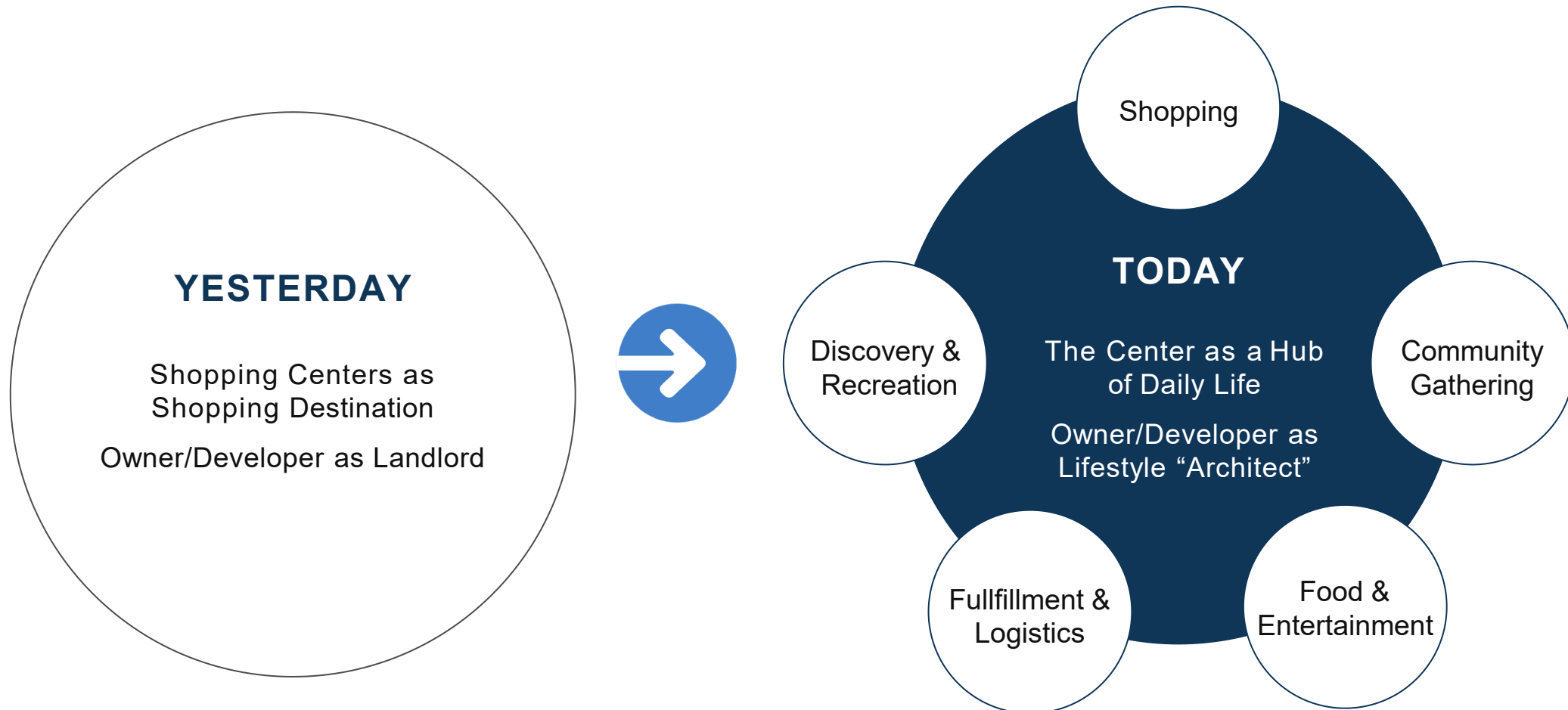


64% of the U.S. population lives within an hour of a BPY center

Our strategy and commitment to retailers and communities remains, **with a twist**

Evolving centers into hubs of daily life and commerce

Changing in concert with consumer and tenant needs



We curate the best retailers to provide consumers the most compelling shopping, dining and entertainment experiences

FOOD & BEVERAGE



EDUTAINMENT/ ENTERTAINMENT



PERSONAL CARE



HEALTH & WELLNESS



DIGITAL NATIVES



BIG BOX



HOME FURNISHINGS



ELECTRONICS



GROCERY



Mixed-use developments can include residential, office and hospitality uses



MIZNER PARK, BOCA RATON, FL



STONEBRIAR CENTER, FRISCO, TX



OAKBROOK CENTER, OAK BROOK, IL



SHOPS AT MERRICK PARK, CORAL GABLES, FL



ALA MOANA, HONOLULU, HI



NATICK MALL, NATICK, MA



Financial Update

BRYAN DAVIS

CHIEF FINANCIAL OFFICER

Irreplaceable core assets

Core Office
\$13.5B Equity

Global business with 134 premier office properties with value concentrated in our **top 15 complexes**

- \$21B VALUE | \$10B EQUITY
- 94% OCCUPIED | 10-YR LEASE LIFE

Core Retail
\$13.0B Equity

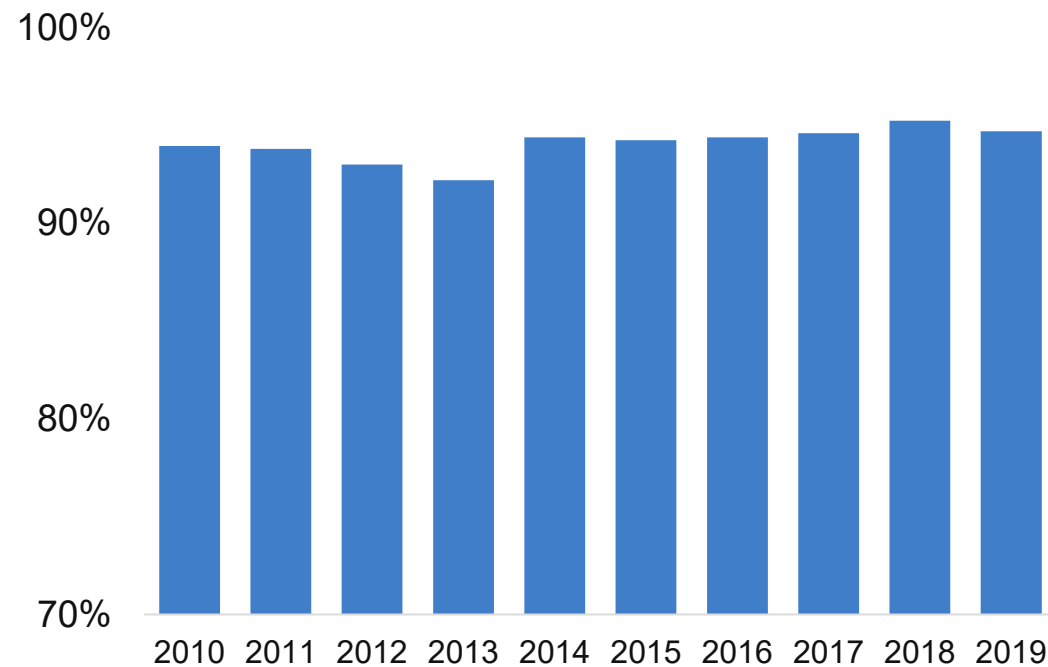
122 best-in-class retail properties in the United States with value concentrated in our **top 25 performing malls**

- \$15B VALUE | \$10B EQUITY
- 97% OCCUPIED | >\$1,000 SALES PSF

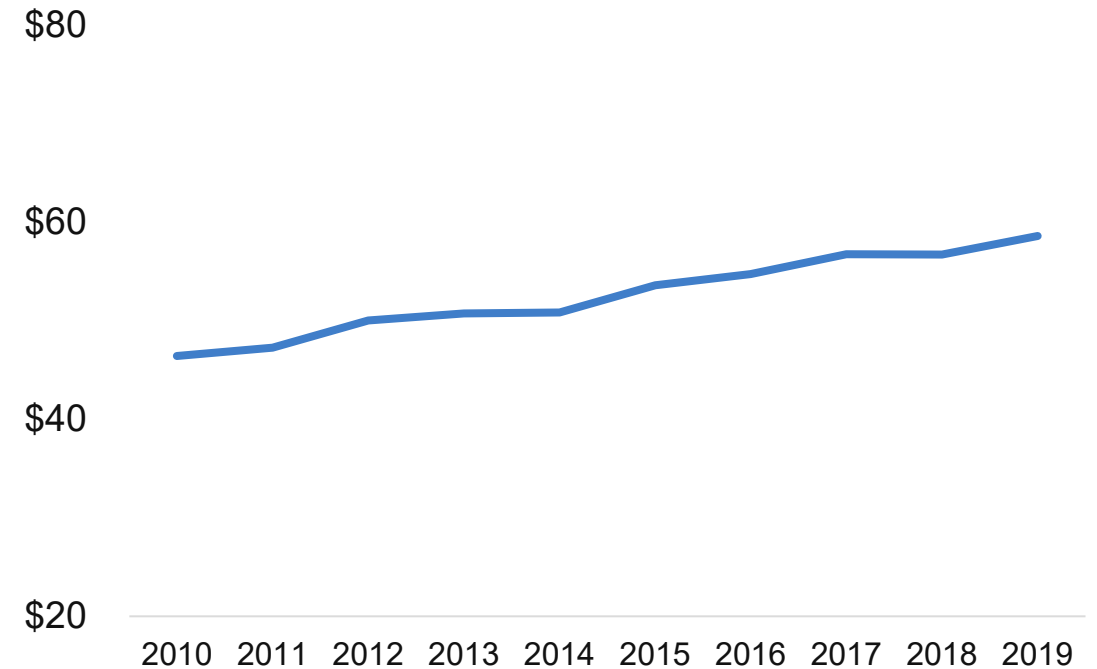
Core operating metrics are extremely stable

Supports cash flows and values through cycles

OCCUPANCY



AVERAGE IN-PLACE RENT¹



1. Reflects retail tenants <10K square feet

Unique investment opportunities

LP Investments
\$4.8B Equity

Access to **top-performing real estate funds** that are diversified by geography and sector

- TRACKING NET PROJECTED RETURNS OF 15% IRR | 1.8X MOC

Corporate

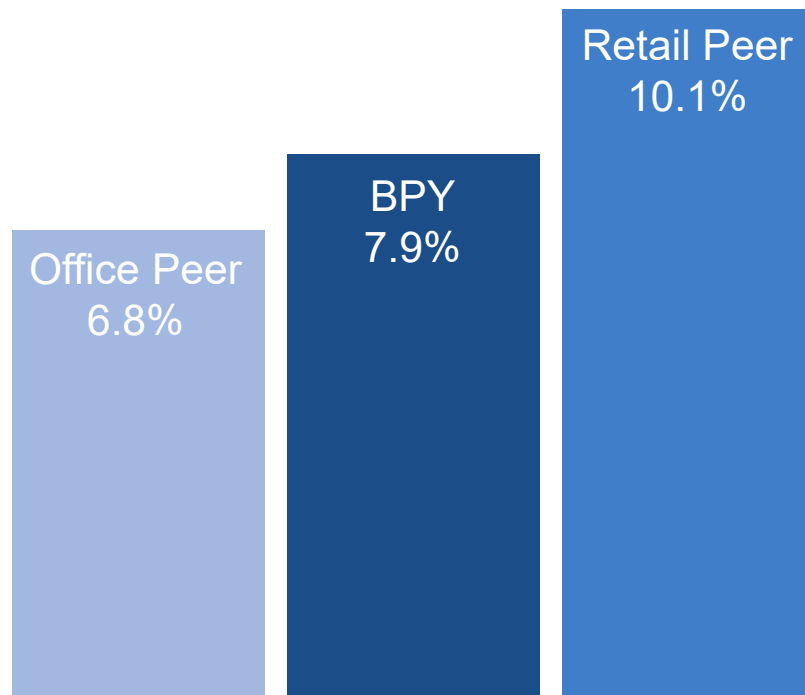
Conservative corporate level capitalization on our invested capital

- \$28B OF PERPETUAL CAPITAL | \$3B OF CORPORATE DEBT

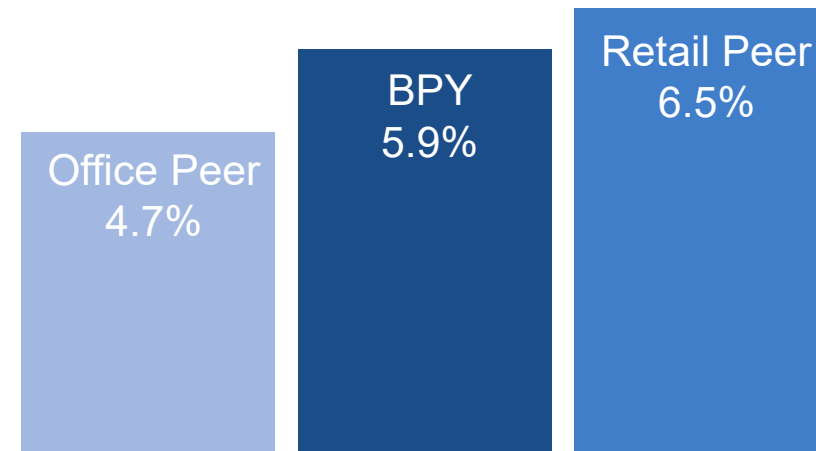
Real estate is cyclical

Current negative sentiment will shift to positive and we are well positioned

TRADING PRICE – CAPITALIZATION RATE



UNAFFECTED NAV¹ – CAPITALIZATION RATE



1. Based on Q4 2019 NAV from covering analyst

Progress on ESG initiatives across all investments

- 1 Issued \$1.2B in green bonds and preferred units since 2019
- 2 Supported communities impacted by the pandemic
- 3 Achieved sustainability designation in 99% of our core office portfolio
- 4 United Nations-supported Principles for Responsible Investing
- 5 Taskforce on Climate-related Financial Disclosure

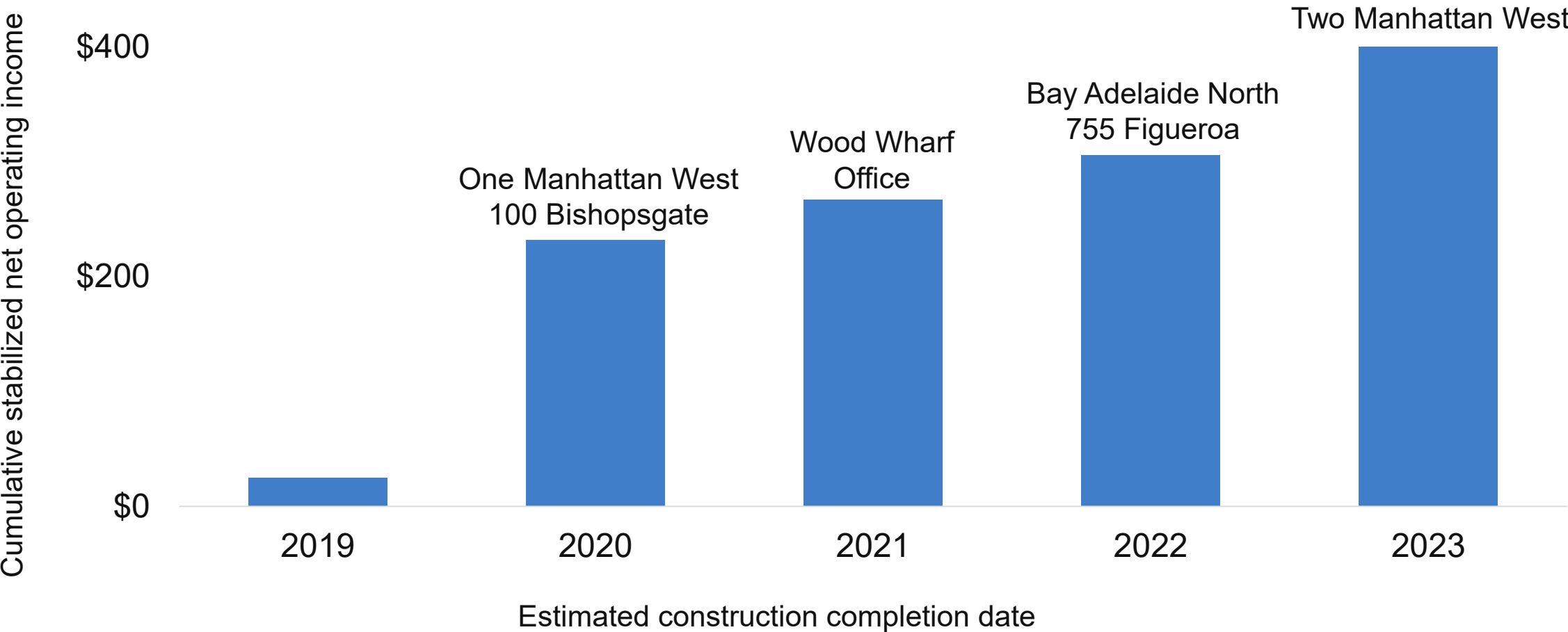
Our focus remains the same in core

85% of our balance sheet is invested in these businesses

- 1 Target stabilized occupancy across portfolio
- 2 Recycle capital from mature properties where value is maximized
- 3 Repay portion of debt in core retail with proceeds from asset sales
- 4 Identify and execute redevelopment opportunities on select properties
- 5 Complete our active development pipeline on time and budget

Active development pipeline

Significant progress advancing our development pipeline



Our focus remains the same with our LP capital

15% of our balance sheet is invested in real estate funds

- 1 Monitoring performance of our invested capital
- 2 Matching future capital calls with capital returned from earlier generation fund investments

Significant liquidity is coming from our LP investments

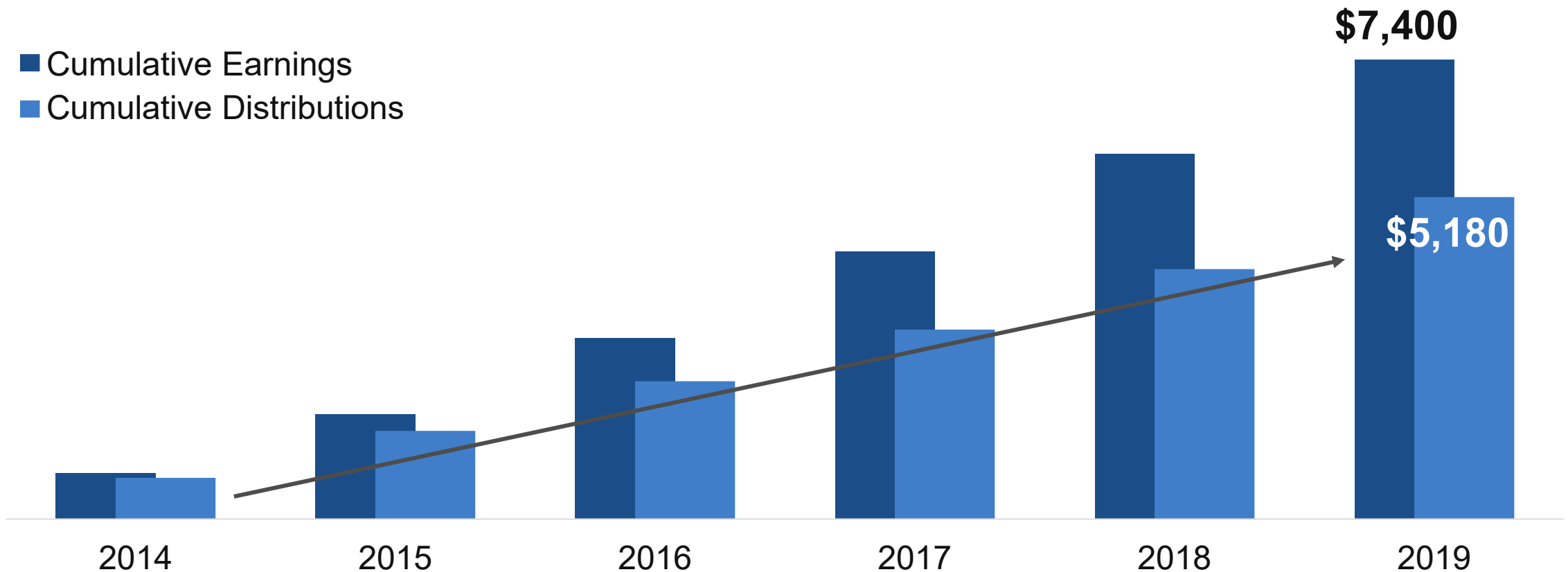
We plan to re-invest the capital into new funds or our core businesses

(\$ Millions)	CAPITAL INVESTED	NEXT 5-YEARS		REMAINING CAPITAL
		LIQUIDITY GENERATED	NET PROFIT REALIZED	
BSREP I	\$ 550	\$ 1,000	\$ 450	\$ -
BSREP II	2,650	3,850	1,550	350
BSREP III	650	1,250	700	150
Other Investments	900	1,150	250	-
Net cash (outflow) inflow	\$ 4,750	\$ 7,250	\$ 2,950	\$ 500

1. LP investments in BSREP I, II and III including co-investments.
2. LP Investment in a retail portfolio in Brazil, real estate finance fund series, and multifamily fund series.

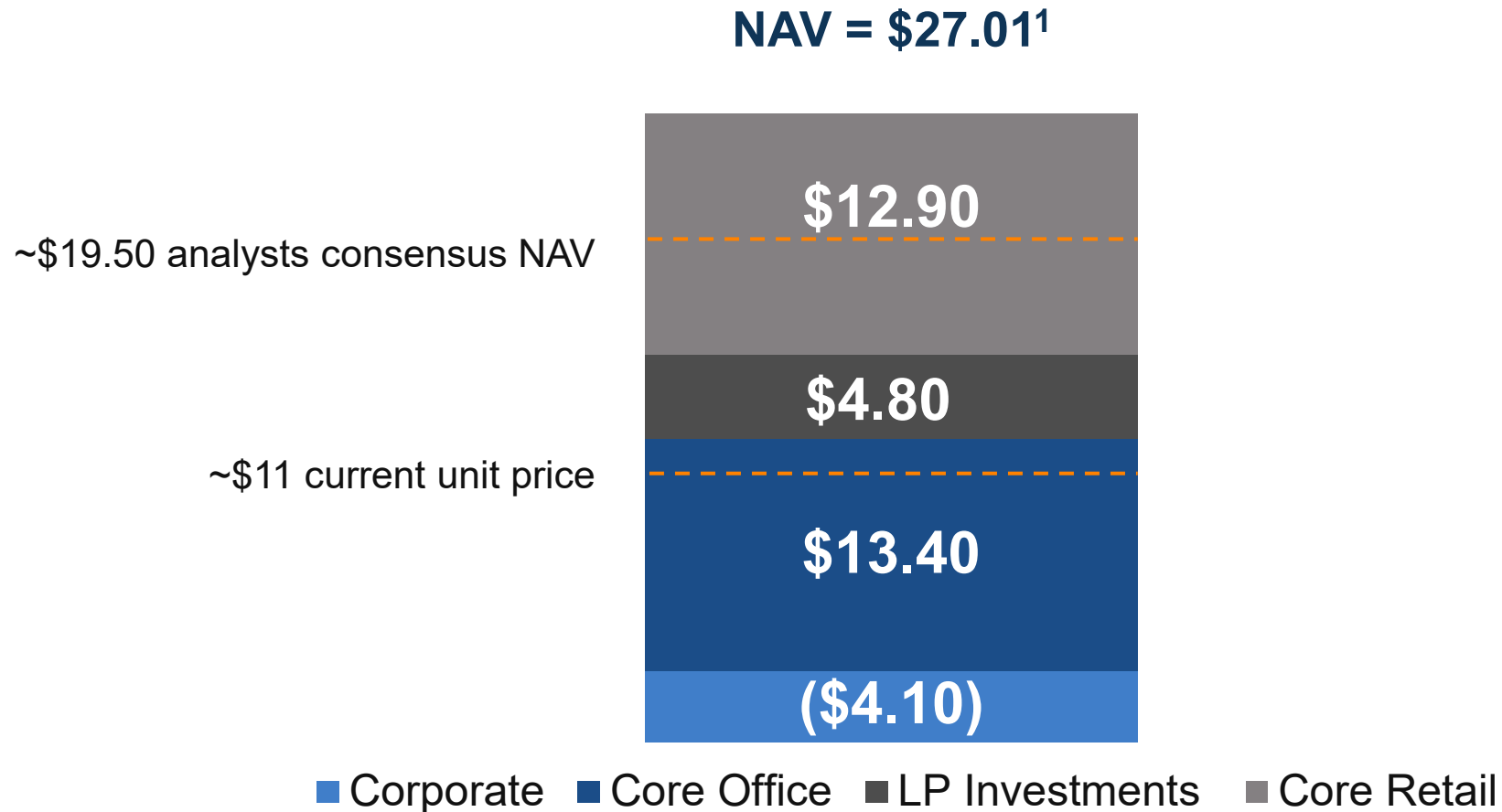
BPY is a yield vehicle

The return on BPY investment includes a current yield supported by stable cash flow from a diversified portfolio



A highly compelling investment opportunity

We see tremendous value in BPY units today above the dislocated trading price



1. Includes the impact of the conversion of preferred shares.

Q&A

Important Cautionary Notes

All amounts are in U.S. dollars unless otherwise specified. Unless otherwise indicated, the statistical and financial data in this document is presented as of June 30, 2020.

This presentation contains “forward-looking information” within the meaning of applicable securities laws and regulations. Forward-looking statements include statements that are predictive in nature, depend upon or refer to future events or conditions, include statements regarding our operations, business, financial condition, expected financial results, performance, prospects, opportunities, priorities, targets, goals, ongoing objectives, strategies and outlook, as well as the outlook for North American and international economies for the current fiscal year and subsequent periods, and include words such as “expects,” “anticipates,” “plans,” “believes,” “estimates,” “seeks,” “intends,” “targets,” “projects,” “forecasts,” “likely,” or negative versions thereof and other similar expressions, or future or conditional verbs such as “may,” “will,” “should,” “would” and “could”.

Although we believe that our anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations, the reader should not place undue reliance on forward-looking statements and information because they involve known and unknown risks, uncertainties and other factors, many of which are beyond our control, which may cause our actual results, performance or achievements to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements and information.

Factors that could cause actual results to differ materially from those contemplated or implied by forward-looking statements include, but are not limited to: risks incidental to the ownership and operation of real estate properties including local real estate conditions; the impact or unanticipated impact of general economic, political and market factors in the countries in which we do business, including as a result of the recent global economic shutdown; the ability to enter into new leases or renew leases on favorable terms; business competition; dependence on tenants’ financial condition; the use of debt to finance our business; the behavior of financial markets, including fluctuations in interest and foreign exchange rates;

uncertainties of real estate development or redevelopment; global equity and capital markets and the availability of equity and debt financing and refinancing within these markets; risks relating to our insurance coverage; the possible impact of international conflicts and other developments including terrorist acts; potential environmental liabilities; changes in tax laws and other tax related risks; dependence on management personnel; illiquidity of investments; the ability to complete and effectively integrate acquisitions into existing operations and the ability to attain expected benefits therefrom; operational and reputational risks; catastrophic events, such as earthquakes, hurricanes or pandemics/epidemics; and other risks and factors detailed from time to time in our documents filed with the securities regulators in Canada and the United States. In addition, our future results may be impacted by risks associated with the global economic shutdown caused by a novel strain of coronavirus, COVID-19, and the related global reduction in commerce and travel and substantial volatility in stock markets worldwide, which may result in a decrease of cash flows and impairment losses and/or revaluations on our investments and real estate properties, and we may be unable to achieve our expected returns.

We caution that the foregoing list of important factors that may affect future results is not exhaustive. When relying on our forward-looking statements or information, investors and others should carefully consider the foregoing factors and other uncertainties and potential events. Except as required by law, we undertake no obligation to publicly update or revise any forward-looking statements or information, whether written or oral, that may be as a result of new information, future events or otherwise.

In considering investment performance information contained herein, prospective investors should bear in mind that past performance is not necessarily indicative of future results and there can be no assurance that comparable results will be achieved, that an investment will be similar to the historic investments presented herein (because of economic conditions, the availability of investment opportunities or otherwise), that targeted returns, diversification or asset allocations will be met or that an investment strategy or investment objectives will be achieved.

This presentation includes estimates regarding market and industry data that is prepared based on its management’s knowledge and experience in the markets in which we operate, together with information obtained from various sources, including publicly available information and industry reports and publications. While we believe such information is reliable, we cannot guarantee the accuracy or completeness of this information and we have not independently verified any third-party information.

This presentation makes reference to net operating income (“NOI”), funds from operations (“FFO”), and Company funds from operations (“CFFO”). NOI, FFO and CFFO do not have any standardized meaning prescribed by International Financial Reporting Standards (“IFRS”) and therefore may not be comparable to similar measures presented by other companies. The Partnership uses NOI, FFO and CFFO to assess its operating results. These measures should not be used as alternatives to Net Income and other operating measures determined in accordance with IFRS but rather to provide supplemental insights into performance. Further, these measures do not represent liquidity measures or cash flow from operations and are not intended to be representative of the funds available for distribution to unitholders either in aggregate or on a per unit basis, where presented.

For further reference, specific definitions of NOI, FFO, and CFFO are available in the Partnership’s press releases announcing its financial results each quarter.

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