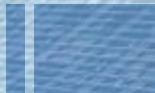




BRIDGEMARQ REAL ESTATE SERVICES

Q4 2018 INVESTOR PRESENTATION



FORWARD-LOOKING STATEMENTS

This presentation contains forward-looking information and other “forward-looking statements”. Words such as “continue”, “expected”, “forecast”, “growing”, “estimated”, “pipeline”, “maintain”, “generates”, “pay”, “stability”, “leverage”, “remain”, “produces”, “contributes”, “acquiring”, “expanding”, “increasing”, “capitalizing”, “holds”, “trajectory”, “rising”, “limiting”, “additional”, “rebound” and other expressions that are predictions of or could indicate future events and trends and that do not relate to historical matters identify forward-looking statements. Reliance should not be placed on forward-looking statements because they involve known and unknown risks, uncertainties and other factors that may cause the actual results, performance or achievements of the Company to differ materially from anticipated future results, performance or achievement expressed or implied by such forward-looking statements. Factors that could cause actual results to differ materially from those indicated in the forward looking statements include: changes in the supply of houses for sale in Canada or in any particular region within Canada, changes in the demand for houses in Canada or any particular region within Canada, changes in government policy, laws or regulations which could reasonably affect the housing markets in Canada, consumer response to any changes in the housing markets in Canada or any changes in government policy, laws or regulations, changes in the Company’s strategy with respect to dividends, other developments in the residential real estate brokerage industry or the Company that reduce the number of REALTORS^{®1} in the Company’s Network or royalty revenue from the Company’s Network, changes in the productivity of REALTORS[®] in the Company’s Network, changes in general economic conditions (including interest rates, consumer confidence and other general economic factors or indicators) in Canada or any particular region of Canada, the ability of governments to pass legislation and regulations related to indicated policies, changes in global and regional economic growth, changes in the demand for and prices of natural resources on local and international markets, the level of residential real estate transactions, competition from other real estate brokers or from discount and/or Internet-based real estate alternatives, the closing of existing real estate brokerage offices, our ability to maintain brand equity through the use of trademarks, the methods used by shareholders or analysts to evaluate the value of the Company and its publicly traded securities, changes in tax laws or regulations, and other risks detailed in the Company’s annual information form, which is filed with securities commissions and posted on SEDAR at www.sedar.com. The Company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, except as required by law.

¹ REALTORS[®] is a trademark identifying real estate licensees in Canada who are members of the Canadian Real Estate Association



Company Profile

Canadian real estate's leading consolidator and growth story since inception

- Brookfield Real Estate Services Inc. (dba Bridgemark Real Estate Services) (“Bridgemark” or the “Company”), through its relationship with Bridgemark Real Estate Services Manager Limited (the “Manager”), is a leading provider of services to residential and commercial real estate brokers and REALTORS® across Canada.
- The Company generates cash flow from fixed and variable fees that are received from real estate brokers and REALTORS® operating under the Royal LePage, Via Capitale and Johnston & Daniel brands.
- As at December 31, 2018, the Company network consisted of 18,725 REALTORS®.
- The Company network has an approximate one fifth share of the Canadian residential real estate market based on 2018 transactional dollar volume.
- The Company is listed on the TSX and trades under the symbol “BRE”.



Business Strategy

Since inception, the Company's network has grown at a 5% CAGR

- Pay a substantial portion of cash flow to shareholders in the form of dividends
- Maintain stability through long-term franchise agreements with fixed fees
- Leverage the economies of scale of the nation's largest real estate services brand
- Recruit and train premium practitioners
- Maintain appropriate capital structure
- Lead the industry with innovative, effective technology and business services

**SINCE INCEPTION,
Bridgemarq has grown by 9,500 REALTORS®**

OUR BRANDS



- Leader in Canadian real estate since 1913
- ~18,000 agents in more than 650 locations nationwide



- Leading luxury real estate boutique firm selling distinctive homes in southern Ontario
- ~250 real estate professionals



- Quebec-based real estate services brand synonymous with innovation and consumer protection
- ~1,000 agents in 60 locations

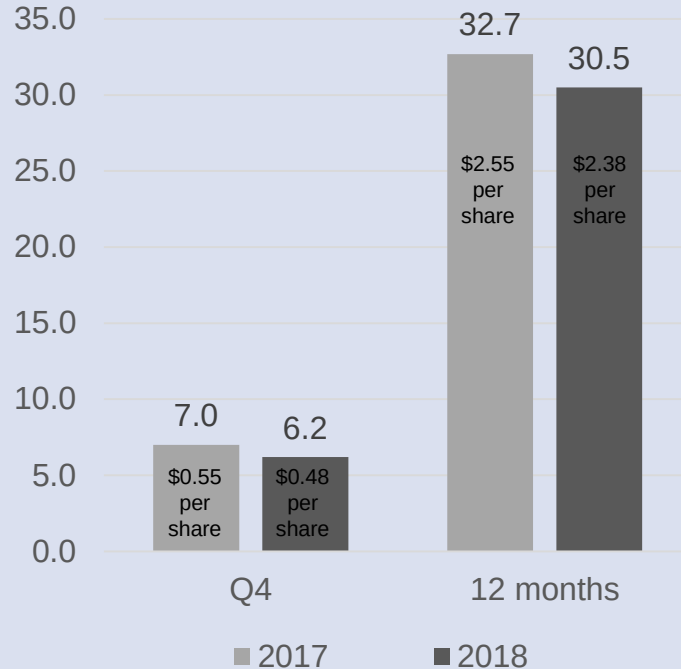


OPERATING RESULTS OVERVIEW

For quarter and year ended December 31, 2018

Cash Flow From Operations

\$ millions, except per share amounts

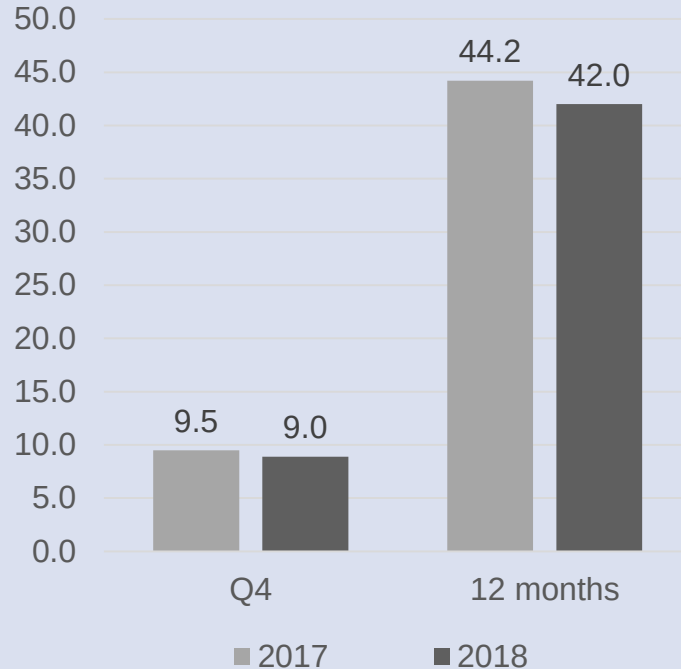


Cash Flow from Operations

The decrease in CFFO during the fourth quarter was mainly driven by the decrease in premium fees and higher administrative expenses due to one-time costs associated with the review and negotiation of amendments to the Management Services Agreement.

Royalties

\$ millions

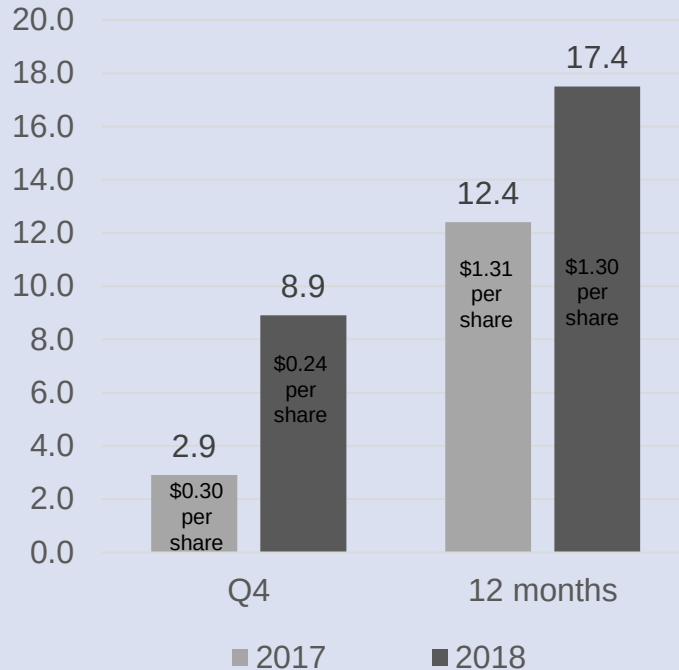


Royalties

- The decrease in royalty revenues in the year ended December 31, 2018, was primarily as a result of a decrease in the premium franchise fees due to the expiry of those agreements during the year.
- For the fourth quarter, royalty revenues were down due to lower premium fees partly offset by increases in variable and fixed fees.

Net Earnings

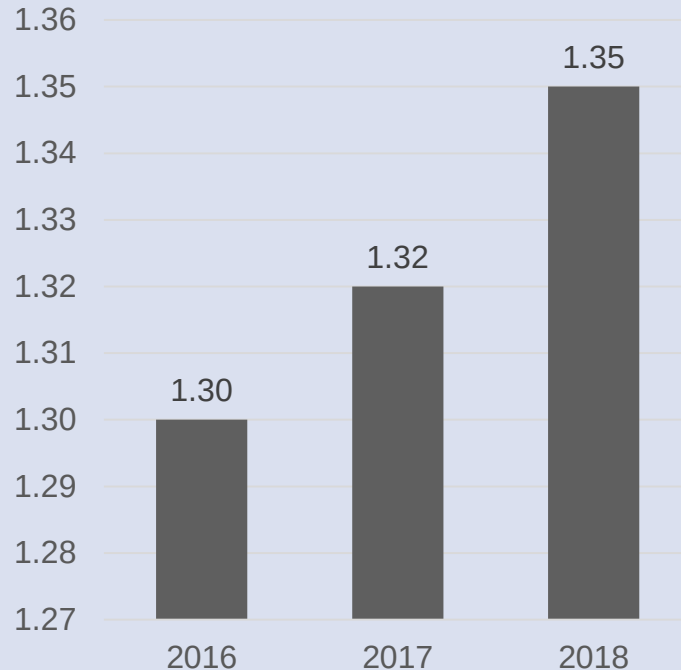
\$ millions, except per share amounts



Net Earnings

Higher net earnings in 2018 were due in part to a gain of \$6.5 million on the determination of the fair value of the Exchangeable Units issued by the Company. Diluted earnings per share were unchanged despite the higher earnings as a result of the dilutive impact of that gain.

Dividends Paid Per Restricted Voting Share



Stable Dividend

- The Company's cash dividend per Restricted Voting Share has increased by 13% in the past five years.
- In 2018, the Company paid dividends totaling \$12.8 million (or \$1.35 per share) to holders of restricted voting shares. This represents an increase of 4% over 2016.

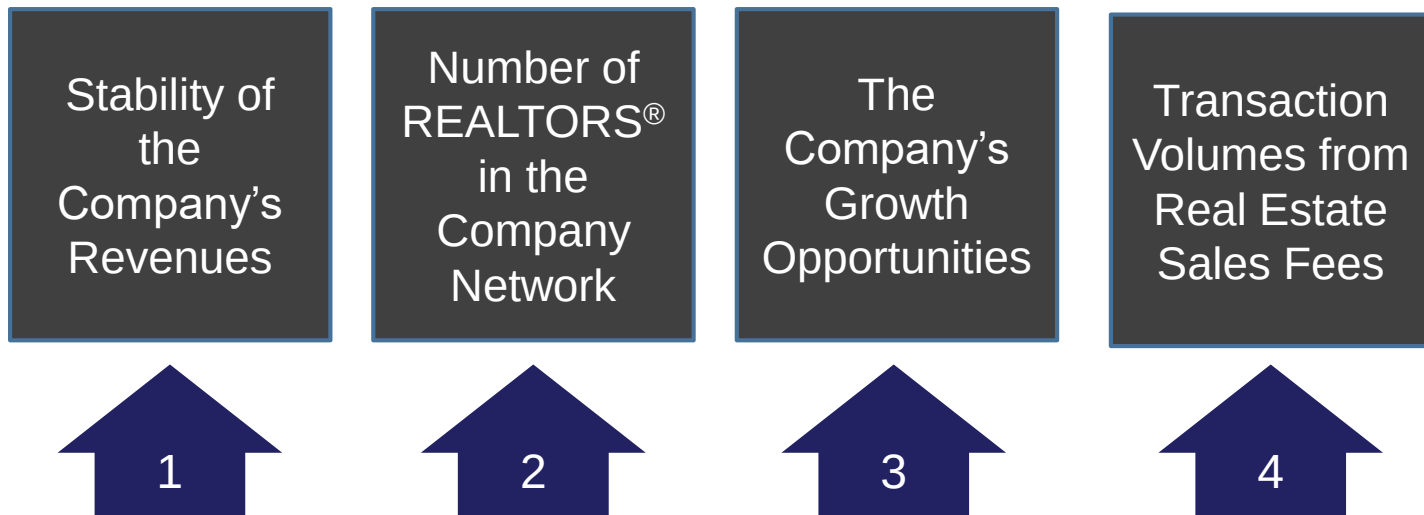


KEY BUSINESS DRIVERS

For quarter and year ended December 31, 2018

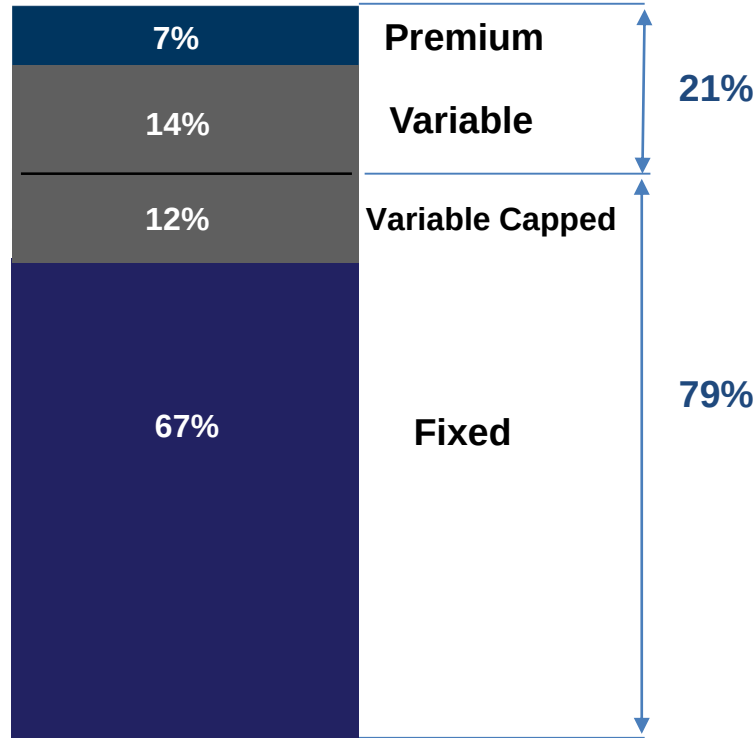
Key Business Drivers

Time-tested strategy, contributing to growth and stability



Royalty Fee Composition

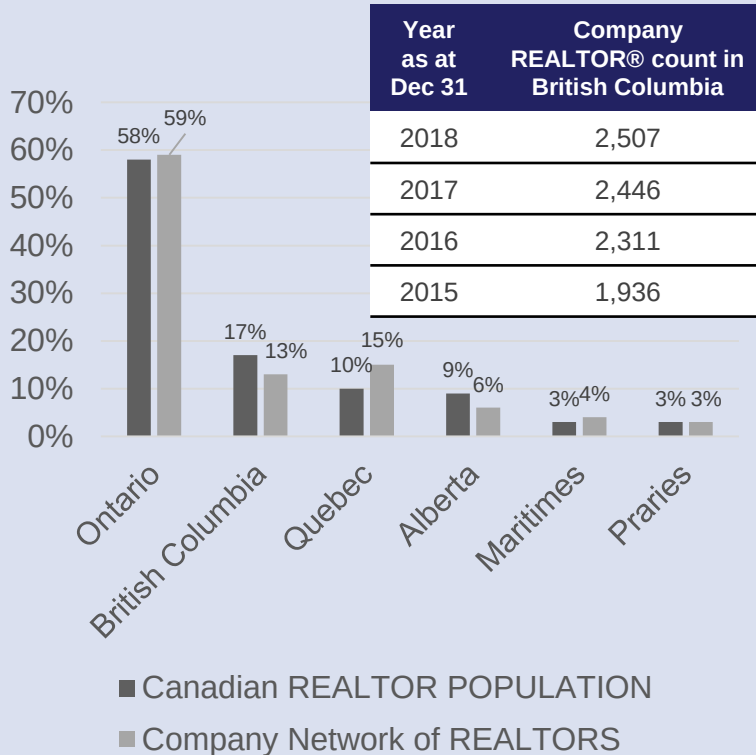
For the year ended December 31, 2018



Stability: Fee Structure

The Company's revenue is primarily based on fees that are fixed in nature, providing lower revenue volatility in the face of real estate market fluctuations.

REALTOR® Distribution

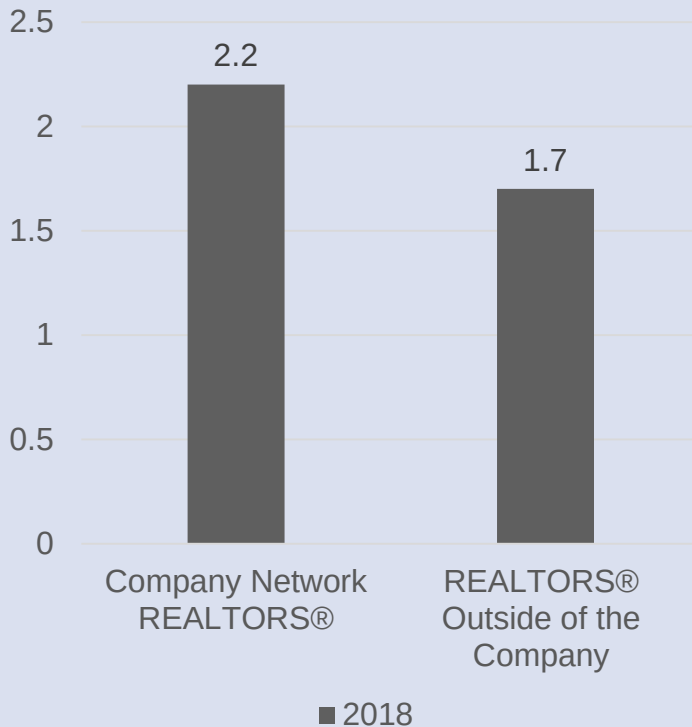


Geographically Dispersed Salesforce

The Company holds an approximate one-fifth share of the residential real estate market based on transactional dollar volume

- The Company has a very strong presence in two of Canada's largest markets, Ontario and Quebec.
- British Columbia remains a large growth opportunity. Investment in the region saw the Company's REALTOR® count grow by 30% since 2015.

Transactional \$ Volume
\$ millions



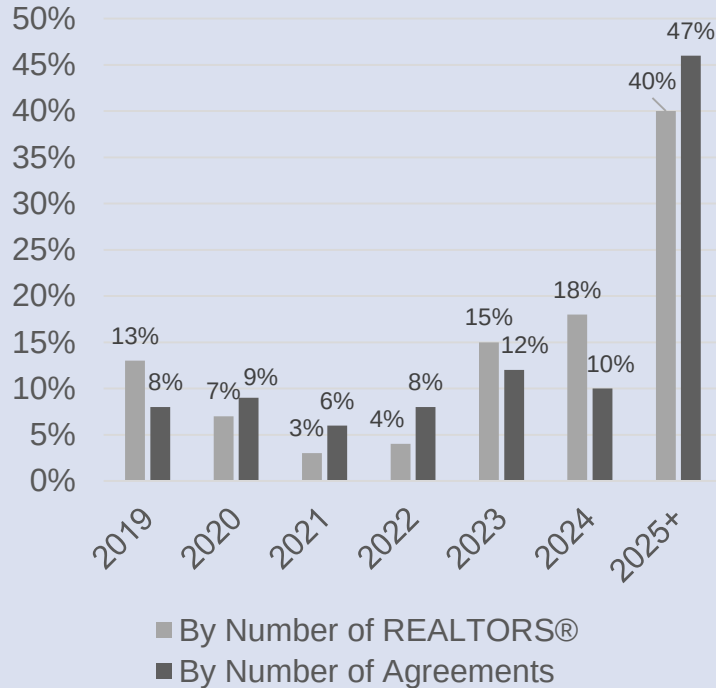
Superior Productivity

Home to some of Canada's most productive real estate professionals

- The average Company REALTOR® generated \$2.2 million in 2018 compared to \$1.7 million generated by an average Canadian REALTOR® outside the Company Network.
- More productive REALTORS®:
 - Lower attrition;
 - Produces higher variable royalties;
 - Contributes to the profitability of broker-owners.

The average Company REALTOR® generated **\$500,000** more in home sales than the average Canadian REALTOR®.

% of Franchise Agreements Up For Renewal

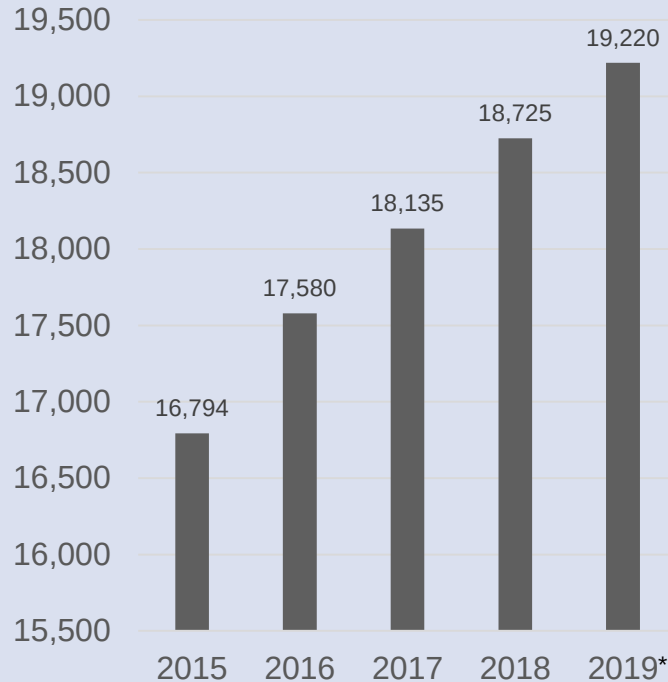


Balanced, Lower Risk Contract Portfolio

The Company historically achieves a 99% contract renewal rate

- In the fourth quarter of 2018, 13 Franchise Agreements, representing 723 REALTORS® in the Company Network, extended their term or renewed.
- The Royal LePage Franchise Agreements, which represent 95% of the Company's REALTORS®, are for 10 to 20 year terms with a standard renewal term of ten years. These long-duration contracts exceed the industry standard of five years and thereby reduce agreement renewal risk.

Company Growth Number of REALTOR®



*As at January 3, 2019

Strong Network Growth

As at January 3 2019, the Company network of REALTORS® grew to 19,220, a 15% increase since 2015

- On January 3, 2019, the Company was assigned franchise agreements comprised of 495 REALTORS®, for a nominal consideration. The estimated annual royalty stream related to these Franchise Agreements is \$0.9 million.

Company Growth Opportunities

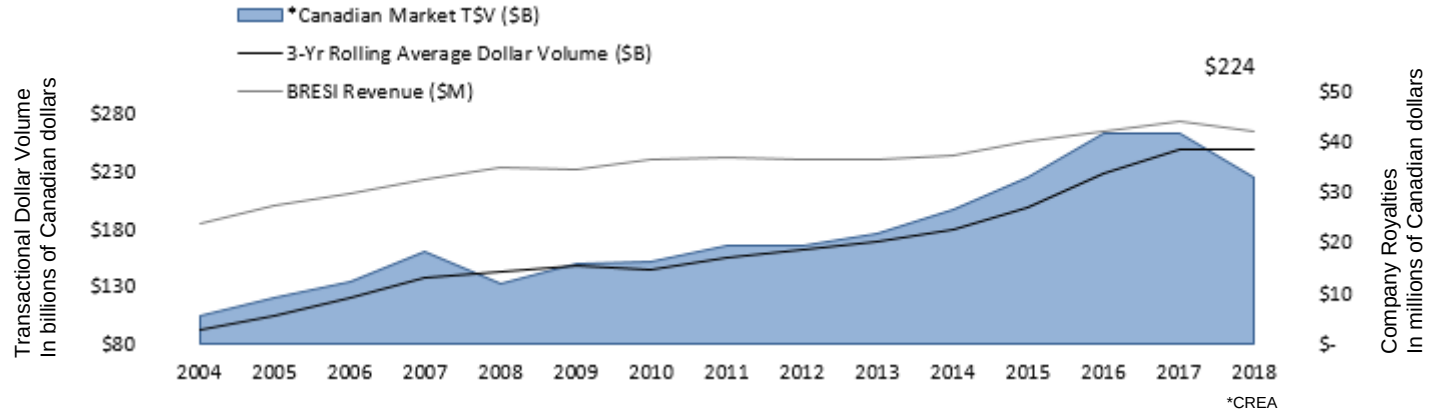
*In a sales-services industry, momentum is contagious.
Leading agents choose a winner*

Growth in the Company's royalties is achieved through:

- Increasing the number of REALTORS® in the Company Network through recruitment growth
- Converting competitor brokerages to the Company's brands
- Increasing the productivity of REALTORS®
- Expanding the range of products and services supporting Franchisees and their REALTORS®
- Increasing the adoption of the Company's products and services.

Transactional Dollar Volume

Canadian Real Estate Market



- In 2018, the Canadian real estate market was 15% lower than 2017 at \$224 billion as a result of a 4% decrease in price and an 11% decrease in units sold.
- Weakness over the past two years was driven by a drop in the Greater Toronto Area, which experienced peak growth in Q1 2017, and Greater Vancouver, which peaked in Q2 2016.
- Approximately 79% of the Company's annual royalties are effectively fixed in nature, insulating the Company from market fluctuations.



OUTSTANDING LEADERSHIP





Industry Leaders

The quality of our REALTORS® and leadership has made the Company's brands some of the most respected in North America

- As The Voice of Canadian Real Estate, Royal LePage is the most quoted real estate services company in the nation.
- In 2018, the Royal LePage brand received Canadian Marketing Association Awards in the Data Marketing category and Experiential and Innovative Media category for 'Your Perfect Life,' featured on royallepage.ca. Royal LePage also received a 2018 Ovation Award of Excellence and two ACE awards from the Canadian Public Relations Society for campaigns launched in 2017.
- In the Swanepoel Power 200 (SP200) – the industry's definitive ranking of residential real estate leadership across North America – the Company's CEO, Phil Soper, ranked as Canadian real estate's number one most influential person in 2019 for the sixth year running, and number 11 internationally.
- To date, the Royal LePage Shelter Foundation has raised \$30.0 million since inception, and helps over 50,000 women and children each year.

A woman with red hair is looking down at a tablet she is holding. The background is a blurred city street at night, with lights from buildings and cars visible through a window. A semi-transparent dark grey banner is overlaid across the middle of the image, containing the text 'EXCEPTIONAL OPERATING PLATFORM' in white, bold, sans-serif capital letters.

EXCEPTIONAL OPERATING PLATFORM



Operating Platform

The Company's commitment to delivering innovative technology and marketing systems, as well as the industry's best training and coaching programs, is second to none

- One of the most significant launches in 2018 was Royal LePage's new lead management solution for its REALTORS®. This tool is designed to improve lead conversion through automating best practices.
- The brand also launched Royal LePage Lifestyle Match on its consumer website, which enhances a homebuyer's property search through scoring criteria to find the perfect location as well as a school search function where a consumer can search for homes in a specific school catchment area.
- In 2018, Via Capitale announced a new partnership to promote its network's listings in China. Earlier this year, the brand launched new training sessions and videos for REALTORS® promoting the brand's tools including the Maisons-vedettes and courtiers-vedettes products.



REAL ESTATE MARKET OUTLOOK



Canadian Market Outlook*

While economic and demographic fundamentals remain supportive for housing demand in many parts of the country, government policy headwinds together with the potential for rising interest rates are limiting access to mortgage financing and negatively impacting homebuyer sentiment.

- In 2019, home sales activity and prices are expected to be held in check by recent policy changes from different levels of government.
- The national average price is forecast to rebound by 1.7% to \$496,800 in 2019, reflecting average price growth ahead of consumer price inflation in Ontario, Quebec, New Brunswick and Nova Scotia along with a rebound in Ontario sales activity as a share of overall national sales.

BRIDGEMARQ REAL ESTATE SERVICES

A COMPELLING INVESTMENT

- Attractive annual dividend paid monthly supported by a long track record of stable reliable cash flow.
- Recurring fixed revenue structure provides insulation from market fluctuations.
- Industry leading long-term franchise agreements.
- Strong and established brands.
- Successful growth strategy.
- Robust acquisition pipeline.

INSTITUTIONAL INVESTORS

Institution Name	Number of Shares	Percentage of Class
Brookfield*	1 Special Voting Share	100%
1832 Asset Management, L.P.	1,223,300 Restricted Voting Shares	12.9%
Fiera Capital Corporation	995,800 Restricted Voting Shares	10.5%

**This entity also holds 3,327,667 Class B LP Units and 315,000 Restricted Voting Shares*

CONTACT

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