Blackstone Real Estate Income Trust

September 1, 2023

Dear Investor,

Thank you for your investment in Blackstone Real Estate Income Trust, Inc. ("BREIT") and entrusting Blackstone as a steward of your capital.

We built BREIT as an all-weather strategy designed to deliver strong performance across market cycles and it has delivered a 12% annualized net return since inception (January 1, 2017)*, outperforming publicly traded REITs by over 2x.[1,2] In July, BREIT generated a 1.2% net return, the fourth consecutive month of positive performance and the strongest month of performance in 15 months.[1] Not all real estate is created equal and where you invest matters. We are seeing significant dispersion across real estate sectors and believe BREIT's portfolio is very well positioned: 83% concentrated in rental housing, industrial and data centers and 70% Sunbelt markets.[3,4] In particular, our position as the largest owner of U.S. student housing and owner of QTS, one of the fastest growing data center companies, is driving BREIT's outperformance.[5] Market rents have grown +9% and +22% year-over-year for student housing and data centers, respectively.[6] Just as critical is what we don't own. We have virtually no exposure to certain challenged sectors such as commodity office, for-sale housing and regional malls, or challenged urban markets.[7] This thoughtful sector and market selection has powered BREIT's 7%+ cash flow growth year to date, more than double inflation today.[8] In addition, BREIT has a strong balance sheet with over 90% fixed rate debt for the next 6 years.[9]

Our valuations reflect a higher interest rate environment, having increased our assumed exit cap rates (lowered valuation multiples) in our key sectors by +17% since December 2021.[10] Today, inflation is increasingly moving into the rearview mirror which should result in a more favorable backdrop for asset values. Furthermore, new supply in rental housing and industrial is down 23% and 63%, respectively, which should support fundamentals in the medium term.[11]

Since BREIT's formation over six years ago, its Share Repurchase Plan (the "Repurchase Plan") has allowed for repurchases up to 2% of net asset value ("NAV") in any month and 5% of NAV in a calendar quarter, subject to BREIT's majority independent Board of Directors' broad repurchase discretion.[12] This structure was designed to both prevent a liquidity mismatch and maximize long-term shareholder value. BREIT has paid out $10.7B to redeeming shareholders since November 30, 2022 when proration began.[13] A shareholder who began submitting repurchase requests when proration began has received approximately 96% of their money back and the semi-liquid structure is working as intended.[12,14]

In August 2023, BREIT received just under $3B in requests under the Repurchase Plan. This was the lowest month of repurchase requests since October 2022 (prior to when proration began), 44% lower than the peak in January 2023, and the fourth consecutive month of declining repurchase requests.[15] In accordance with the Repurchase Plan, BREIT is fulfilling approximately $1.3B, which is equal to 2% of NAV and represents 43% of the shares submitted for repurchase.[12] Repurchases were fulfilled at the July 31, 2023 NAV per share for your applicable share class.

Under the Repurchase Plan, unfulfilled repurchase requests are not carried over automatically to the next month. If you would like to resubmit any unsatisfied portion of your current repurchase request for repurchase in the future, you will need to submit a new repurchase request for these shares prior to 4:00 p.m. (ET) on the second-to-last business day of the applicable month. Pursuant to the Distribution Reinvestment Plan ("DRIP"), any shares not submitted for repurchase will remain in the DRIP while any unfulfilled portion of your repurchase request will no longer participate in the DRIP. If you would like the unfulfilled portion of your repurchase request to remain in the DRIP, please contact your financial representative. Further details on BREIT's Repurchase Plan and BREIT's NAV per share are available at www.breit.com, or in its public filings, available on the Securities and Exchange Commission's website at www.sec.gov.

Looking ahead, we remain confident that BREIT's portfolio will continue to be well-positioned to deliver strong performance and consistent distributions, while providing investors access to the diversification benefits of high-quality real estate as a core portfolio holding.[16]

Sincerely,

Blackstone Real Estate Income Trust

*Please refer to BREIT's Fact Card available at www.breit.com for current monthly performance information.

Past performance does not guarantee future results. BREIT performance referenced above reflects Class I shares**.** Cash flow growth referenced herein refers to same property net operating income ("NOI") growth. Financial data is estimated and unaudited. All figures as of July 31, 2023 unless otherwise noted. Opinions expressed reflect the current opinions of BREIT as of the date appearing in the materials only and are based on BREIT's opinions of the current market environment, which is subject to change. Certain information contained in the materials discusses general market activity, industry or sector trends, or other broad-based economic, market or political conditions and should not be construed as research or investment advice.

This document contains forward-looking statements within the meaning of the federal securities laws and the Private Securities Litigation Reform Act of 1995. These forward-looking statements can be identified by the use of forward-looking terminology such as "outlook," "indicator," "believes," "expects," "potential," "continues," "identified," "may," "will," "should," "seeks," "approximately," "predicts," "intends," "plans," "estimates," "anticipates", "confident," "conviction" or other similar words or the negatives thereof. These may include financial estimates and their underlying assumptions, statements about plans, objectives, intentions, and expectations with respect to positioning, including the impact of macroeconomic trends and market forces, future operations, repurchases, acquisitions, future performance and statements regarding identified but not yet closed acquisitions. Such forward-looking statements are inherently uncertain and there are or may be important factors that could cause actual outcomes or results to differ materially from those indicated in such statements. We believe these factors include but are not limited to those described under the section entitled "Risk Factors" in BREIT's prospectus and annual report for the most recent fiscal year, and any such updated factors included in BREIT's periodic filings with the SEC, which are accessible on the SEC's website at www.sec.gov. These factors should not be construed as exhaustive and should be read in conjunction with the other cautionary statements that are included in this document (or BREIT's public filings). Except as otherwise required by federal securities laws, we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise.

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1. Represents Class I shares. Inception to date ("ITD") returns for the other share classes: Class D shares (no sales load) 11.7%; Class D shares (with sales load) 11.4%; Class S shares (no sales load) 10.8%; Class S shares (with sales load) 10.3%; Class T shares (no sales load) 11.2%; Class T shares (with sales load) 10.6%. July returns for the other share classes: Class D shares (no sales load) 1.2%; Class D shares (with sales load) (0.3)%; Class S shares (no sales load) 1.2%; Class S shares (with sales load) (2.2)%; Class T shares (no sales load) 1.2%; Class T shares (with sales load) (2.2)%. Class D, Class S and Class T shares listed as (with sales load) reflect the returns after the maximum upfront selling commission and dealer manager fees. Returns shown reflect the percent change in the NAV per share from the beginning of the applicable period, plus the amount of any distribution per share declared in the period. **All returns shown assume reinvestment of distributions pursuant to BREIT's distribution reinvestment plan, are derived from unaudited financial information, and are net of all BREIT expenses, including general and administrative expenses, transaction-related expenses, management fees, performance participation allocation, and share class-specific fees, but exclude the impact of early repurchase deductions on the repurchase of shares that have been outstanding for less than one year.** The inception dates for the Class I, D, S and T shares are January 1, 2017, May 1, 2017, January 1, 2017 and June 1, 2017, respectively. **The returns have been prepared using unaudited data and valuations of the underlying investments in BREIT's portfolio, which are estimates of fair value and form the basis for BREIT's NAV. Valuations based upon unaudited reports from the underlying investments may be subject to later adjustments, may not correspond to realized value and may not accurately reflect the price at which assets could be liquidated.** As return information is calculated based on NAV, return information presented will be impacted should the assumptions on which NAV was determined prove to be different. **Past performance is not necessarily indicative of future results.** ITD returns are annualized consistent with the IPA Practice Guideline 2018. July returns are not annualized.
2. Publicly traded REITs represented by the MSCI U.S. REIT Index total gross return as of July 31, 2023. BREIT's Class I inception date is January 1, 2017. During the period from January 1, 2017 to July 31, 2023, BREIT Class I's net return was 2.4x greater than the gross returns of the MSCI U.S. REIT Index.
3. "Property Sector Concentration" weighting is measured as the asset value of real estate investments for each sector category (Rental Housing, Industrial, Net Lease, Data Centers, Hospitality, Self Storage, Retail, Office) divided by the total asset value of all real estate investments, excluding the value of any third-party interests in such real estate investments ("Real Estate TAV"). The following sectors each have subsectors comprising over 1.0% of Real Estate TAV. Rental Housing: multifamily (35%, including affordable housing, which accounts for 9%), student housing (11%), single family rental housing (8%) and manufactured housing (1%); Industrial: warehouses (23%); and Hospitality: select service hotels (2%). Please see the prospectus for more information on BREIT's investments.
4. "Region Concentration" represents regions as defined by the National Council of Real Estate Investment Fiduciaries ("NCREIF") and the weighting is measured as the asset value of real estate properties and unconsolidated property investments for each regional category (South, West, East, Midwest, Non-U.S.) divided by the total asset value of all (i) real estate properties, excluding the value of any third-party interests in such real estate properties, and (ii) unconsolidated property investments. "Non-U.S." reflects investments in Europe and Canada. Sunbelt represents the South and West regions as defined by NCREIF.
5. As of June 30, 2023. BREIT's ownership in ACC was 69% and the ACC investment accounted for 7.4% of BREIT's real estate asset value. BREIT's ownership interest in QTS was 33.5% and the QTS investment accounted for 3.2% of BREIT's real estate asset value. "One of the fastest growing" reflects SEC filings of peers in the broader data center industry and Blackstone Proprietary Data, as of December 31, 2022. Represents comparison to publicly traded data center REITs measured by revenue growth.
6. Student housing reflects Blackstone Proprietary Data as of July 28, 2023 and is based on a 9% increase in rents for the 2023-24 academic year compared to 2022-23 academic year based on 96% pre-leasing to date; assumes current asking rents are achieved for the remainder of the lease-up, of which there can be no assurance, and this information should not be considered an indication of future performance. Data centers reflects Wells Fargo estimate as of April 20, 2023 and Represents estimated year-over-year U.S. data center rent growth for the full year 2023.
7. Commodity office refers to Class B and C office. As of July 31, 2023, Class A offices accounted for 2% of BREIT's real estate asset value.
8. Represents BREIT's year to date same property NOI growth for the six months ended June 30, 2023 compared to the same period in the prior year. Net Operating Income ("NOI") is a supplemental non-generally accepted accounting principles ("GAAP") measure of our property operating results that we believe is meaningful because it enables management to evaluate the impact of occupancy, rents, leasing activity and other controllable property operating results at our real estate. We define NOI as operating revenues less operating expenses, which exclude (i) impairment of investments in real estate, (ii) depreciation and amortization, (iii) straight-line rental income and expense, (iv) amortization of above- and below-market lease intangibles, (v) lease termination fees, (vi) property expenses not core to the operations of such properties, and (vii) other non-property related revenue and expense items such as (a) general and administrative expenses, (b) management fee paid to the Adviser, (c) performance participation allocation paid to the Special Limited Partner, (d) incentive compensation awards, (e) income (loss) from investments in real estate debt, (f) change in net assets of consolidated securitization vehicles, (g) income from interest rate derivatives, (h) net gain (loss) on dispositions of real estate, (i) interest expense, (j) gain (loss) on extinguishment of debt, (k) other income (expense), and (l) similar adjustments for NOI attributable to non-controlling interests and unconsolidated entities. We evaluate our consolidated results of operations on a same property basis, which allows us to analyze our property operating results excluding acquisitions and dispositions during the periods under comparison. Properties in our portfolio are considered same property if they were owned for the full periods presented, otherwise they are considered non-same property. Recently developed properties are not included in same property results until the properties have achieved stabilization for both full periods presented. Properties held for sale, properties that are being re-developed, and interests in unconsolidated entities under contract of sale with hard deposit or other factors ensuring the buyer's

performance are excluded from same property results and are considered non-same property. We do not consider our investments in the real estate debt segment or equity securities to be same property. For more information, please refer to BREIT's Current Report on Form 8-K filed with the Securities and Exchange Commission on August 11, 2023 and the prospectus. Additionally, please refer below for a reconciliation of GAAP net (loss) income to same property NOI for the year to date periods ended June 30, 2023 and 2022. Based on 3% inflation reflecting U.S. Bureau of Labor Statistics data as of June 30, 2023 and represents the Consumer Price Index, which measures year-over-year changes in the prices paid by all urban consumers for a basket of goods and services consisting of all items in U.S. city average, not seasonally adjusted. NOI may not be correlated to or continue to keep pace with inflation and may slow as inflation slows. Inflation has ranged from 6.4% in January 2023 to 3% in June.

9. As of June 30, 2023. Fixed rate financing is measured by dividing (i) the sum of our consolidated fixed rate debt, secured financings on investments in real estate debt with matched underlying interest rate exposure, and the outstanding notional principal amount of corporate and consolidated interest rate swaps, by (ii) total consolidated debt outstanding. Reflects BREIT's 6.1-year remaining weighted average duration of fixed and swapped consolidated property level and entity level debt, and excludes BREIT's pro rata share of debt within its unconsolidated real estate investments. The use of leverage involves a high degree of financial risk and will increase the exposure of the investments to adverse economic factors.
10. Blackstone Proprietary Data, as of July 31, 2023. Reflects the percent change in BREIT's weight average rental housing and industrial assumed exit cap rate for its real estate portfolio from December 31, 2021 to July 31, 2023, weighted by BREIT's asset value in each sector for the respective time period. BREIT's asset values are calculated monthly through a robust valuation process and include ground-up, asset-by-asset valuations that reflect real time inputs, allowing us to make dynamic adjustments as the market evolves. For further information, please refer to the 'Net Asset Value Calculation and Valuation Guidelines' in BREIT's prospectus, which describe our valuation process and the independent third parties who assist us.
11. Rental housing reflects U.S. Census Bureau data as of July 31, 2023 and represents decline in seasonally adjusted U.S. new privately owned housing units authorized in permit-issuing places from 2022 peak of the trailing three-month period ended February 28, 2022 to today. Today refers to the trailing three-month period ended July 31, 2023. Includes single and multifamily dwellings. Privately owned housing units authorized in permit-issuing places reflect the earliest phase of a residential construction project as defined by the U.S. Census Bureau and is distinct from later phases such as starts, under construction and completed housing units, which may differ in volume over a given period. Industrial reflects CoStar data as of July 17, 2023 and represents decline in new construction starts from Q3 2022 peak to today. Today refers to the quarter ended June 30, 2023. As of July 31, 2023, the rental housing and industrial sectors accounted for 55% and 23% of BREIT's real estate asset value, respectively.
12. Refers to the up to 2% of NAV monthly repurchase limit and up to 5% of NAV quarterly repurchase limit under the Repurchase Plan. For the avoidance of doubt, both of these limits are assessed during each month in a calendar quarter. Pursuant to the Repurchase Plan, BREIT may choose to repurchase only some, or even none, of the shares that have been requested to be repurchased in its discretion at any time. Further, our Board of Directors may make exceptions to, modify or suspend the Repurchase Plan. Please see BREIT's prospectus, periodic reporting and www.breit.com for more information on the Repurchase Plan.
13. Refers to aggregate repurchase requests fulfilled from November 30, 2022 to August 31, 2023.
14. Reflects repurchase proceeds received assuming an investor has submitted repurchase requests monthly since November 2022.
15. November 2022 repurchase requests were $3.1B, December 2022 repurchase requests were $3.7B, January repurchase requests were $5.3B, February repurchase requests were $3.9B, March repurchase requests were $4.5B, April repurchase requests were $4.5B, May repurchase requests were $4.4B, June repurchase requests were $3.8B and July repurchase requests were $3.7B.
16. Blackstone Securities Partners L.P. ("BSP") does not make any recommendation regarding, and will not monitor, any investment. As such, when BSP presents an investment strategy or product to an investor, BSP does not collect the information necessary to determine - and BSP does not engage in a determination regarding - whether an investment in the strategy or product is in the best interests of, or is suitable for, the investor. You should exercise your own judgment and/or consult with a professional advisor to determine whether it is advisable for you to invest in any Blackstone strategy or product. Please note that BSP may not provide the kinds of financial services that you might expect from another financial intermediary, such as overseeing any brokerage or similar account. For financial advice relating to an investment in any Blackstone strategy or product, contact your own professional advisor.

The following table reconciles GAAP net loss to same property NOI for the six months ended June 30, 2023 and 2022 based on the midpoint of the year-over-year increase ($ in thousands). Same property NOI growth for the six months ended June 30, 2023 was 7%+.

	Six Months Ended June 30,		Change
	2023	2022	$
Net loss	$16,489	$(714,487)	730,976
Adjustments to reconcile to same property NOI			
General and administrative	34,298	24,859	9,439
Management fee	434,503	401,778	32,725
Performance participation allocation	-	623,166	(623,166)
Impairment of investments in real estate	117,715	-	117,715
Depreciation and amortization	1,987,021	1,873,400	113,621
Income from unconsolidated entities	(534,624)	(124,511)	(410,113)
(Income) loss from investments in real estate debt	(404,749)	159,750	(564,499)
Change in net assets of consolidated securitization vehicles	(91,939)	59,609	(151,548)
Loss (income) from interest rate derivatives	84,014	(1,308,636)	1,392,650
Net gain on dispositions of real estate	(789,827)	(422,414)	(367,413)
Interest expense	1,613,400	780,788	832,612
Loss on extinguishment of debt	8,541	7,399	1,142
Other expense	15,542	425,504	(409,962)
Non-core property expenses	328,190	171,592	156,598
Incentive compensation awards[1]	13,886	19,323	(5,437)
Lease termination fees	(2,270)	(1,646)	(624)
Amortization of above- and below-market lease intangibles	(31,829)	(28,645)	(3,184)
Straight-line rental income and expense	(88,758)	(66,981)	(21,777)
NOI from unconsolidated entities	393,160	285,999	107,161
NOI attributable to non-controlling interests in third party joint ventures	(161,056)	(27,565)	(133,491)
NOI attributable to BREIT stockholders	**2,941,707**	**2,138,282**	**803,425**
Less: Non-same property NOI attributable to BREIT stockholders	1,080,963	405,520	675,443
Same property NOI attributable to BREIT stockholders	**$1,860,744**	**$1,732,762**	**$127,982**

1. Included in rental property operating and hospitality operating expense on our Condensed Consolidated Statements of Operations.