

Offering Highlights

NexPoint Marina II DST is anchored by two marinas — the Stardust Property in Tennessee by the Clinch River and the Kuttawa Property in Kentucky by the Cumberland River. Located within an hour drive from Knoxville and a two hour drive from Nashville, the Properties combine established boating demand, diversified on-site revenue from fuel, food & beverage, retail, and rentals, and embedded upside from more than 140 combined wet slips in recent expansions.

Acquisition Details

Total Acquisition Cost**	\$44,389,504
--------------------------	--------------

Total Controlled Reserves***	\$900,000
------------------------------	-----------

Total Capitalization	\$48,968,013
----------------------	--------------

Highlights of the Trust

Offering Size	\$48,968,013
---------------	--------------

Minimum Purchase - Cash	\$100,000
-------------------------	-----------

Minimum Purchase - 1031	\$100,000
-------------------------	-----------

Suitability	Accredited Investor Only
-------------	--------------------------



11.8M

Registered Boats
in the U.S.¹



85M

Americans who participate in
recreational boating annually²



230B

Annual economic impact of U.S.
recreational boating³

* The Total Acquisition Cost includes the payment for the Properties, the CapEx Reserve, the DST Working Capital, the Contribution Fee, and Acquisition Closing Costs.

** The \$900,000 Controlled Reserves equals \$650,000 in CapEx Reserve and \$250,000 in DST Working Capital.

Please review the entire Private Placement Memorandum ("PPM") of NexPoint Marina II DST (the "Parent Trust") prior to investing. This material is provided for information purposes only and does not constitute an offer to sell securities. Reference is made to the PPM for a statement of risks and terms of the offering (the "Offering") of the interests (the "Interests"). The information set forth herein is qualified in its entirety by the PPM. All potential Purchasers must read the PPM and no person may invest without acknowledging the receipt and complete review of the PPM. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the PPM. Past performance is not a guarantee of future results and any expected returns or projections may not reflect actual future performance.

1. 2024 U.S. Recreational Boating Statistical Abstract Report from the National Marine Manufacturers Association (NMMA).

2. National Marine Manufacturers Association (NMMA), "Mixed Economic Conditions Shape a Stable Start To 2026 For U.S. Recreational Boating Industry," January 8, 2026.

3. National Marine Manufacturers Association (NMMA), "Recreational Boating Economic Impact," nmma.org/advocacy/economic-impact/recreational-boating, 2025.

The Properties

STARDUST MARINA

The Stardust Property sits by the Clinch River in Andersonville, Tennessee, roughly a 40 minute drive from Knoxville, with approximately 598 slips operating at 85% occupancy due to the continued lease-up of new slips. On-site fuel, dining, retail, RV, and lodging operations support a diversified revenue base, and the marina's location along the Clinch and Powell Rivers keeps it within convenient reach of both the Knoxville and Nashville MSAs.

KUTTAWA HARBOR MARINA

The Kuttawa Property sits by the Cumberland River in Kuttawa, Kentucky, roughly two hours from Nashville, with 409 slips currently in place and an active waitlist. On-site fuel, dining, retail, and boat rental operations round out the revenue base. Its position within the broader Lake Barkley-Kentucky Lake system connects it to one of the most expansive interconnected boating corridors in the central United States, reinforcing long-term demand for slip capacity.

Disclosures and Risks

Any investment in the Parent Trust, a Delaware Statutory Trust ("DST"), is highly speculative, illiquid, and involves a high degree of risk, including the potential loss of your entire investment. The photos in this material are of the actual Properties in this Offering. There are substantial risks in any investment program. This is not an offer to sell securities or a solicitation of an offer to buy securities.

An offer to sell Interests in the Parent Trust may be made only pursuant to the PPM, which is available upon request. Distributions are not guaranteed. Please review the entire PPM prior to investing. Reference is made to the PPM for a statement of risks and terms of the Offering. The information set forth herein is qualified in its entirety by the PPM. All potential investors must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. The Offering is being made by means of the PPM only to accredited investors who meet minimum accreditation requirements, as well as suitability standards as determined by a qualified broker-dealer or investment advisor. The contents of this communication may not be relied upon in making an investment decision related to this Offering. All prospective investors must read the PPM, including the "Risk Factors" section, any discussion of fees and expenses, and other pertinent information prior to investing. These investment opportunities have not been registered under the Securities Act of 1933 and are being offered pursuant to an exemption therefrom and from applicable state securities laws. The information provided uses or includes information compiled from sources outside of NexPoint and its affiliates. While such information is believed to be reliable for the purposes used herein, neither NexPoint nor any of its affiliates assume any responsibility for the accuracy of the information.

An investment in an Interest is highly speculative and involves substantial risks including, but not limited to:

- this is a "best-efforts" offering with no minimum raise or minimum escrow requirements;
- the lack of liquidity and/or a public market for the Interests;
- the holding of a beneficial interest in the Parent Trust with no voting rights with respect to the management or operations of the Trusts or in connection with the sale of the Properties;
- risks associated with owning, financing, operating and leasing Marina Properties, and real estate generally, in Kentucky, and more specifically, the Lyon County, Kentucky area and in Tennessee, more specifically, the Knoxville MSA;
- risks associated with Marina Properties, such as occupancy rate or rent fluctuations, sensitivity to local economic activity, and population shifts;
- risks specific to Marina Properties, such as vulnerability to fluctuating water levels, storm and flood-related damage, limited or disrupted dock access, potential changes in federal waterway regulations, and seasonal revenue variability;
- risks associated with the Exchange Right;
- risks associated with general market fluctuations such as recessions (global or local), the impact of pandemics, and other systemic market or economic fluctuations of the communities in which the Properties exist;
- the Trusts depend on the Master Tenants for revenue, and the Master Tenants depend on the Tenants for revenue and thus any default by the Master Tenants or the Tenants will adversely affect the Trusts' operations;
- performance of the Master Tenants under their respective Master Leases, including the potential for the Master Tenants to defer a portion of rent payable under such Master Leases;
- reliance on the Master Tenants and the Property Manager engaged by the Master Tenants, to manage each of the Properties;
- risks associated with Holdings funding the Demand Notes that capitalize each of the Master Tenants;
- lack of diversity of investment as to asset class and region;
- the existence of various conflicts of interest among the Sponsor, the Trusts, the Asset Managers, the Master Tenants, the Property Manager, and their affiliates;
- material tax risks, including treatment of the Interests for purposes of Code Section 1031 and the use of exchange funds to pay acquisition costs, which may result in taxable boot;
- the Interests not being registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions;
- risks relating to the costs of compliance with laws, rules and regulations applicable to the Properties;
- risks related to competition from properties similar to and near the Properties; and
- the possibility of environmental risks related to the Properties.

NexPoint Securities, Inc., an entity under common control with the Sponsor, serves as the Managing Broker-Dealer of the Offering. The Managing Broker-Dealer was formed in November 2013 and is registered as a broker-dealer with the SEC and is a member of FINRA/SIPC.

PLEASE CONTACT YOUR ADVISOR WITH ANY QUESTIONS ABOUT THIS OFFERING.