Supplement No.: _____
Name: _____

NEXPOINT LIFE SCIENCES III DST

SUPPLEMENT NO. 2 TO THE PRIVATE PLACEMENT MEMORANDUM

This supplement dated January 30, 2026 (this "**Supplement**") to the Private Placement Memorandum for NexPoint Life Sciences III DST (the "**Trust**"), dated January 3, 2024 (the "**Original Memorandum**"), as supplemented by that certain Supplement No. 1 to the Private Placement Memorandum dated February 4, 2025 ("**Supplement No. 1**"; and together with the Original Memorandum, collectively, the "**Memorandum**"), provides clarifying information, modifications, and additional information regarding certain discussions within the Memorandum. Capitalized terms not otherwise defined herein have the same meaning as provided in the Original Memorandum.

The Trust owns the Property, also known as "11200 Hudson Road," which is a medical device research and development facility located at 11200 Hudson Road, Woodbury, Minnesota 55129. The Property consists of approximately 11.73 acres of land and approximately 137,811 net rentable square feet. As of December 31, 2025, the Property was 100% leased to the Tenant.

Investing in Interests involves risks. See "Risk Factors" in the Memorandum for risks applicable to a purchase of Interests.

THE DATE OF THIS SUPPLEMENT IS JANUARY 30, 2026.

THIS SUPPLEMENT PROVIDES NEW AND ADDITIONAL INFORMATION BEYOND THAT CONTAINED IN THE MEMORANDUM AND PROSPECTIVE PURCHASERS SHOULD READ THIS SUPPLEMENT IN CONJUNCTION WITH, NOT IN LIEU OF, THE MEMORANDUM. FURTHER, THIS SUPPLEMENT IS SUBJECT TO THE CONFIDENTIALITY OBLIGATIONS, DISCLAIMERS, AND TERMS SET FORTH IN THE MEMORANDUM.

IN MAKING AN INVESTMENT DECISION, PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN EXAMINATION OF THE TRUST AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THE INTERESTS HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SEC OR THE SECURITIES REGULATORY AUTHORITY OF ANY STATE, NOR HAS THE SEC OR ANY SECURITIES REGULATORY AUTHORITY OF ANY STATE PASSED UPON THE ACCURACY OR ADEQUACY OF THE MEMORANDUM OR THIS SUPPLEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THE INTERESTS MAY BE OFFERED ONLY TO "ACCREDITED INVESTORS" WHO MEET OR EXCEED THE STANDARDS OF SUITABILITY SET FORTH IN THE MEMORANDUM. THE INTERESTS HAVE NOT BEEN REGISTERED WITH THE SEC IN RELIANCE UPON EXEMPTIONS FROM SUCH REGISTRATION SET FORTH IN SECTION 4(A)(2) OF THE SECURITIES ACT, AND REGULATION D THEREUNDER, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES COMMISSIONS OF CERTAIN STATES IN RELIANCE UPON CERTAIN EXEMPTIONS FROM REGISTRATION, AND MAY NOT BE TRANSFERRED OR RESOLD EXCEPT AS PERMITTED UNDER THE SECURITIES ACT AND THE APPLICABLE STATE SECURITIES LAWS. PROSPECTIVE PURCHASERS SHOULD BE

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AWARE THAT THEY WILL BE REQUIRED TO BEAR THE FINANCIAL RISK OF THIS INVESTMENT FOR AN INDEFINITE PERIOD OF TIME.

UPDATES TO THE MEMORANDUM

Extension of the Offering Termination Date

In light of the continued interest in the Trust by prospective Purchasers and the Sponsor's desire to accept subscriptions for Interests satisfying the Maximum Offering Amount, the Manager has extended the Offering Termination Date to July 31, 2026.

This Supplement modifies and supplements certain information contained in the Memorandum and should be read in its entirety in connection with, and not in lieu of, the Memorandum. The following hereby updates and/or replaces the applicable sections of the Memorandum in their entirety. Any statement contained in the Memorandum, including the exhibits thereto, will be deemed to be modified and/or superseded only to the extent indicated herein. To the extent any statement contained in this Supplement is inconsistent with any statement in the Memorandum, such statement in this Supplement shall be deemed to have superseded such statement in the Memorandum.

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SUMMARY OF THE OFFERING

The following hereby updates and/or replaces the "Offering Termination Date" portion of the "Summary of the Offering" section of the Memorandum in its entirety. Any statement contained in the Memorandum, including the exhibits thereto, will be deemed to be modified and/or superseded only to the extent indicated herein. To the extent any statement contained in this Supplement is inconsistent with any statement in the Memorandum, such statement in this Supplement shall be deemed to have superseded such statement in the Memorandum.

Offering Termination Date:	The Interests will be offered until the Maximum Offering Amount is attained or **July 31, 2026**, whichever is earlier. If any Interests in the Trust cannot be sold, the Contributor or its affiliate will own the remaining Interests. The Contributor or its affiliate will hold the Interests for investment purposes and not for resale.

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PLAN OF DISTRIBUTION

Subscription Period

The Trust may hold the Initial Closing at any time after one or more subscriptions for Interests have been accepted by the Trust. Following the Initial Closing, the remaining Interests will continue to be sold and closings may from time to time be conducted with respect to additional Interests sold until the Maximum Offering Amount of Interests is sold or, if earlier, until **July 31, 2026**. The Trust may, however, extend the Offering in its absolute and sole discretion. There is no assurance that all of the Interests will be sold.

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