NEXPOINT

MULTIFAMILY

NexPoint Oasis DST

ORLANDO, FL

This information is intended for accredited investors only. These materials do not constitute an offer to sell or a solicitation of an offer to buy securities. Reference is made to the Private Placement Memorandum (the "PPM") for the Offering 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 Purchasers must read the PPM and no person may invest without acknowledging receipt and complete review of the PPM. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the PPM.

NEXPOINT OASIS DST

Disclosures & Risks

Any investment in NexPoint Oasis DST, 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 brochure are of the actual Property in this Offering and the Orlando MSA. 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 ("Interests") in NexPoint Oasis DST (the "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 of Interests (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.

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 of the Interests;
- the holding of a beneficial interest in the Trust with no voting rights with respect to the management or operations of the Trust or in connection with the sale of the Property;
- risks associated with owning, financing, operating and leasing a multifamily apartment complex and real estate generally in the Orlando–Kissimmee-Sanford, Florida Metropolitan Statistical Area (the "Orlando MSA");
- the Property is located in a "Hurricane Susceptible Region," which increases the risk of damage to the Property;
- risks associated with the Exchange Right;
- risks associated with general market fluctuations such as recessions (global or local), the impact of pandemics (including the COVID-19 pandemic), and other systemic market or economic fluctuations of the communities in which the Property exists;
- the Trust depends on the Master Tenant for revenue, and the Master Tenant depends on the end-user tenants for revenue and thus any default by the Master Tenant or the end-user tenants will adversely affect the Trust's operations;
- performance of the Master Tenant under the Master Lease, including the potential for the Master Tenant to defer a portion of rent payable under the Master Lease;
- reliance on the Master Tenant and the Property Manager engaged by the Master Tenant, to manage the Property;
- risks associated with the Sponsor funding the Demand Note that capitalizes the Master Tenant;
- risks relating to the terms of the financing for the Property, including the use of leverage;
- lack of diversity of investment;
- the existence of various conflicts of interest among the Sponsor, the Trust, the Master Tenant, 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 Property;
- risks related to competition from properties similar to and near the Property; and
- the possibility of environmental risks related to the Property.

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.

NEXPOINT OASIS DST

Offering Highlights

NexPoint believes this Offering presents an attractive long-term investment opportunity in the Orlando metropolitan statistical area ("MSA"). The Offering is supported by strong population growth and housing demand, stable and rising household incomes, and proximity to world-renowned retail and entertainment destinations - all within one of the most visited and dynamic cities in the United States.

Acquisition Details

Total Acquisition Cost*	$91,733,700
Total Controlled Reserves	$1,500,000
Lender Reserves**	$1,115,704
Total Capitalization	$98,681,389

Highlights of the Trust

Offering Size	$46,331,389
Minimum Purchase - Cash	$100,000
Minimum Purchase - 1031	$100,000
Suitability	Accredited Investor Only

Loan Information

Leverage to Investors	53.1%
Interest Rate	4.85% Fixed Rate
Loan Term	120 Months
Amortization	Interest Only for Full Term

* The Total Acquisition Cost includes the down payment for the Property, Loan-Related Costs, certain Lender Reserves, certain Trust-controlled reserves, the Facilitation Fee, and Other Closing Costs.
** Lender Reserves refers to the Replacement Reserve and the Imposition Reserve which were required by the Lender.

Please review the entire Private Placement Memorandum ("PPM") of NexPoint Oasis DST (the "Trust") prior to investing. This material does not constitute an offer to sell. Reference is made to the PPM for a statement of risks and terms of the offering (the "Offering") of 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.

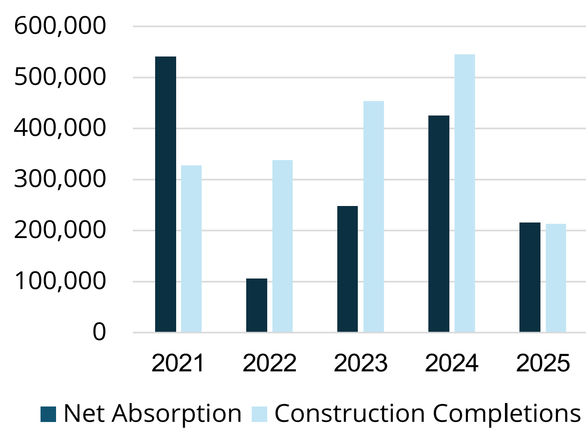
SECTOR INSIGHTS

Multifamily DSTs

Why We Believe in Multifamily DSTs

We believe multifamily DSTs represent a powerful intersection of stability, growth, and accessibility in real estate investing. These structures allow investors to participate in professionally managed, income-generating multifamily properties, while benefiting from tax deferral through Section 1031 Exchanges. As demand for quality rental housing continues to rise nationwide, we see multifamily DSTs as a strategic way to align investor goals with long-term market trends. This page explores why the multifamily sector is thriving, and how DSTs offer a smart, streamlined path to real estate ownership.

Multifamily DST Market Trends: Absorption vs. Completions[1]



1.2% RENT GROWTH, YOY[2]

Q2 MULTIFAMILY ABSORPTION SURPASSES **188,000**[2]

$32.9B INVESTMENT VOLUME[2]

1. Cushman & Wakefield Q2 2025 Report.
2. CBRE Q2 2025 Report.

SECTOR INSIGHTS

Multifamily Advantage

Multifamily real estate continues to perform well, offering consistent demand, scalable growth, and strong fundamentals that make it a standout investment in today's market.

Strong & Stable Demand

High home prices and interest rates are keeping renters in place, fueling demand for multifamily housing. National occupancy rates remain strong, with absorption reaching 188,000 units in Q2 2025, one of the highest post-pandemic quarters.[1]

Improving Financing Conditions

68% of respondents expect equity financing to become more available, and over half anticipate easier access to debt in the next 6–12 months. This signals growing investor confidence and a more favorable environment for acquisitions and development.[2]

Low Vacancy Rates

4.1% National Vacancy Rate[3]

Affordability

The monthly cost of a mortgage on a median-priced home is 2–3x higher than average rent in many markets.[3]

Foreign Interest

Multifamily is the most preferred CRE asset class among global investors in 2025.[4]

Foreign investors are targeting U.S. multifamily for portfolio stability and dollar-denominated returns.

1. CBRE Q2 2025 Report.
2. National Multifamily Housing Council, September 2025
3. CBRE, U.S. Real Estate Market Outlook 2025
4. Forbes, "How Are Foreign Investors Approaching the US Real Estate Market?" Oct 2, 2025.

NEXPOINT OASIS DST

Orlando MSA

The Orlando MSA is the fastest-growing among the top 30 U.S metros and ranked seventh nationally in total population gains in 2024[1]

Employment Epicenter

The Orlando MSA added over 37,500 jobs in 2024 and continues to outpace national trends.[2] The region is home to major employers including Walt Disney World, Universal Orlando, SeaWorld, Orlando International Airport, Lockheed Martin and Microsoft, making it one of the most dynamic job markets in the country.

Population Momentum

Osceola County, where the Property is located, is the fastest-growing county in Florida and ranks 7th nationally. The broader Orlando MSA is projected to welcome over 155,000 new residents by 2027, driven by strong job creation, lifestyle appeal, and business-friendly conditions.[1]

Healthcare Growth Hub

Healthcare is the fastest-growing employment sector in the Orlando MSA, expanding 2.5% year-over-year in 2024.[2] The Property is surrounded by multiple major healthcare facilities within a 20-minute radius, offering residents convenient access to top-tier medical services and contributing to strong, stable demand.

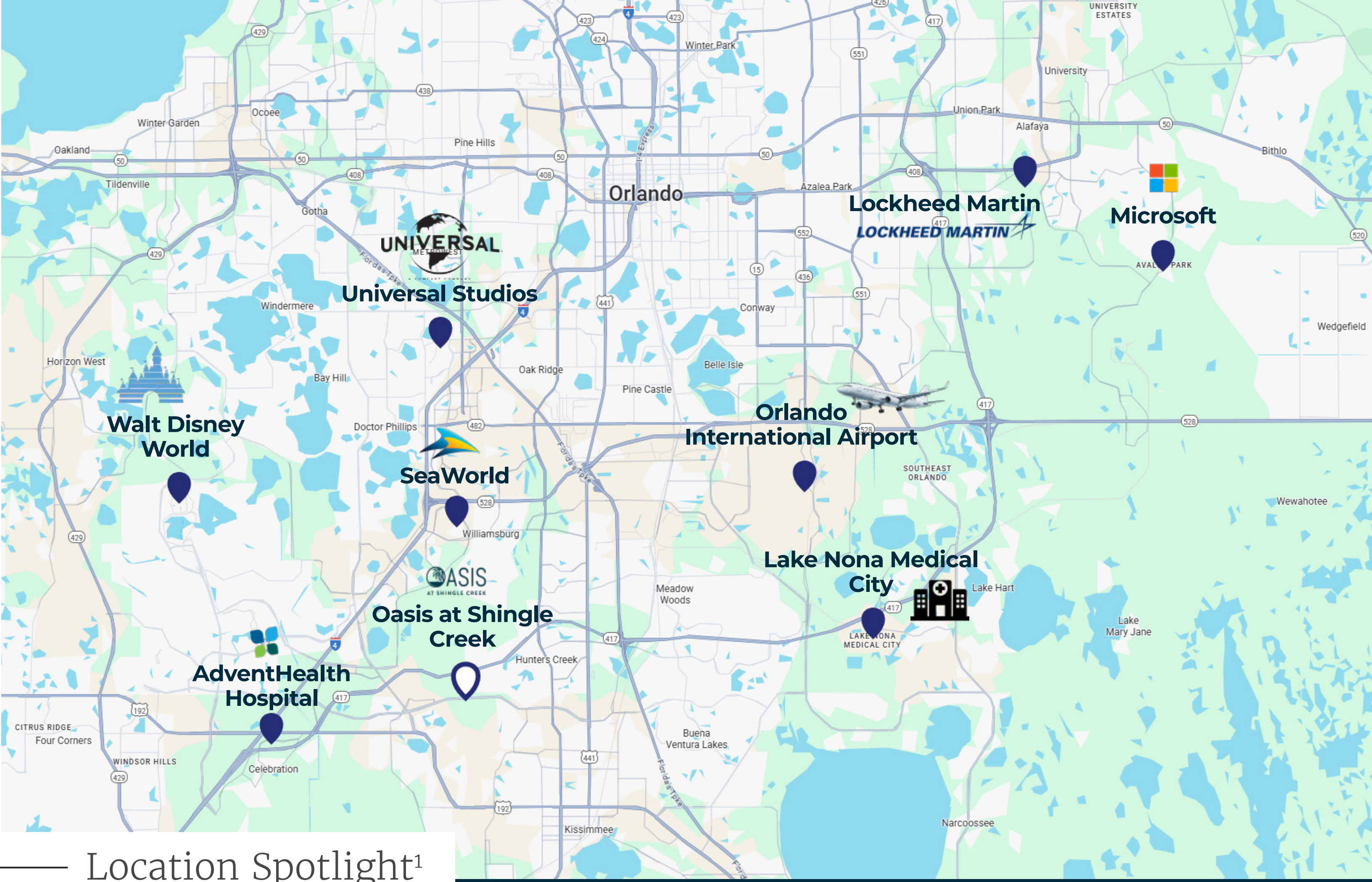
Top-Tier Market

As the fastest-growing metropolitan statistical area among the top 30 U.S. markets, the Orlando MSA benefits from rising household incomes, high occupancy rates, and robust renter demand. These fundamentals position the region as a premier destination for long-term multifamily investment.

Market Overview

The Orlando MSA continues to show resilience and strategic growth, anchored by its thriving tourism sector and expanding healthcare and life sciences presence. The region benefits from strong business confidence and steady job creation. Its proximity to major institutions and infrastructure investments supports long-term economic stability. Overall, the Orlando MSA remains a dynamic and opportunity-rich market with momentum across key sectors.

1. OEP (Orlando Economic Population). Orlando Population Growth Highest in Nation, March 2025.
2. Florida Department of Commerce, April 2025.



Location Spotlight[1]

#1 Fastest-Growing Population Among Major U.S. Regions	**2,940,514** Total 2024 Population	**9** International Airports *within 100 Miles	**12** Miles to Walt Disney World

1. OEP Data Center

NEXPOINT OASIS DST

The Property

Oasis at Shingle Creek, the property held by the Trust (the "Property"), is a Class A garden-style multifamily community located in Kissimmee, FL, within the Orlando MSA. Developed by The Altman Companies, the Property consists of 356 units across 15 three-story apartment buildings, with 34% of units featuring private entries and 136 units offering direct access garages. The community includes a resort-style pool with private cabanas overlooking an interior lake, a clubhouse with a movie theatre and game room, a 24/7 fitness center, and spa-inspired unit interiors with quartz countertops and stainless-steel appliances. As of the most recent reporting, rents are positioned $150+ below comparable assets.

Luxury Living at Below-Market Rent

Resort-Style Amenities with Lake Views

Private Entries and Direct Access Garages

Oasis at Shingle Creek offers families access to top-tier education just minutes away—less than a 15-minute drive from the Property.

The Property Unit Mix

Type	% of Units	# of Units	Avg. Sq. Feet	Total Sq. Feet	# Vacant	# Occupied	Current Avg. Rent
1 Bed / 1 Bath	48.4%	172	784	134,913	13	159	$1,554
2 Bed / 2 Bath	44.9%	160	1,119	179,040	16	144	$1,891
3 Bed / 2 Bath	6.7%	24	1,380	33,128	3	21	$2,375
Total / Average	**100%**	**356**	**975**	**347,081**	**32**	**324**	**$1,761**

Modern Living Meets Prime Location

PROPERTY OVERVIEW

A modern garden-style apartment community built in 2018, offering 356 units across 15 three-story buildings and a clubhouse.

- Total Units: 356
- Average Unit Size: 975 SF
- Occupancy: 93.3%[1]
- Leased: 94.9%[1]

TECHNOLOGY

Designed for long-term performance and elevated living, this technology package combines high-quality infrastructure with smart, user-friendly systems.

- Smart Home System
- USB Charging Port Outlets
- In-Home Clothes Care Center with Washer and Dryer

PARKING & STORAGE

Built for durability and comfort with quality materials and modern systems.

- Surface Parking: 447 spaces
- Attached Garages: 136
- Reserved Parking: 30 Spaces ($50/month)

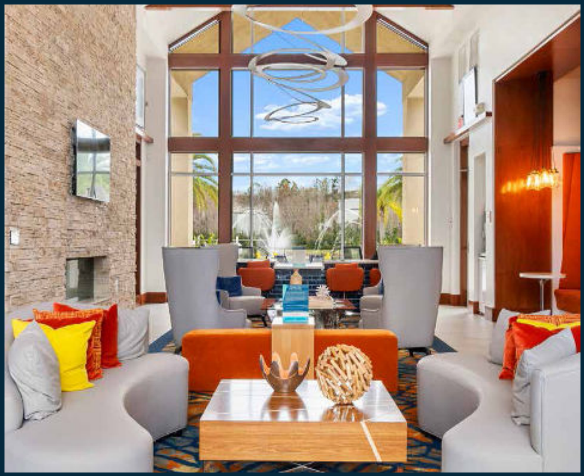
1. As of March 2025, Oasis At Shingle Creek. Nmrk.com/multifamily

NEXPOINT OASIS DST

Unit Amenities

Every floorplan at Oasis at Shingle Creek is crafted to impress, combining upscale finishes with smart functionality. Interiors feature chic wood-style plank flooring, sleek quartz countertops with premium Moen fixtures, and stylish subway tile backsplashes. Gourmet kitchens boast stainless-steel appliances and designer cabinetry in rich brown tones. Select master baths offer spa-inspired luxury with double raised vessel sinks, soaking tubs, and oversized glass showers. Private balconies or patios and expansive walk-in closets complete the experience.

The business plan includes light-touch upgrades, such as replacing bedroom carpet with vinyl plank flooring in 100 units, projected to generate $50–$100 in monthly rent premiums and a 40% annualized ROI (as noted in the PPM). Supplemental Trust Reserve funding supports ongoing enhancements to maintain the Property's top-of-market position throughout the investment period.



Class-A Property

The Property features luxurious amenities including community perks such as many entertaining areas, fitness center, and an outdoor pool as well as many spacious in-unit amenities.

Community Amenities

This resort-style community blends luxury and leisure, offering spaces designed to recharge, connect, and elevate everyday living. From private cabanas and a 24/7 fitness center to a theater, game room, and outdoor lounge, every detail enhances the resident experience. Pet-friendly amenities like a dog grooming station and agility park enhance resident satisfaction, while unique features such as a lakeside pier, sand volleyball court, playground, serene walking trail, and a Starbucks lounge with internet café create a dynamic, well-rounded living experience that sets this property apart in today's competitive rental market.

Highly-Regarded Property Developer

Altman Companies is a seasoned developer known for delivering high-quality rental and logistics communities across the Eastern U.S. with a focus on innovation, luxury, and strategic execution.

Prime Location

The Property is located in the Orlando MSA, a vibrant and fast-growing market fueled by world-class tourism, a booming healthcare sector, and a dynamic mix of retail, entertainment, and convention activity.

THE PROPERTY MANAGER

BH Management[1]

Established in 1993 by industry veteran Harry Bookey, BH Management has evolved into one of the nation's top ten property management firms. With a robust infrastructure of over 1,700 employees and a portfolio exceeding 100,000 units, BH generates annual revenues of more than $400 million. Their proven track record in market analysis, resident satisfaction, and operational efficiency makes them a standout operator in the multifamily sector.

NexPoint has worked extensively with BH Management and holds deep confidence in their capabilities and strategic approach. Their commitment to quality and performance aligns seamlessly with our investment philosophy. BH currently manages over 377 multifamily communities, with a strong presence in high-growth southwestern and southeastern U.S. markets, regions that continue to demonstrate favorable demographic and economic trends.

2024
PROPTECH BREAKTHROUGH AWARD WINNER[1]

BH Management recognized as the property management analytics platform of the year.

ONE OF THE LARGEST MANAGEMENT COMPANIES[2]

BH Management is one of the top 10 largest management companies in the United States, with over 1,700 employees and over 100,000 managed units.

21,866
NEXPOINT UNITS

BH Management oversees 21,866 units across the NexPoint platform, including 12,984 under NexPoint Residential Trust (NYSE: NXRT) and 5,281 multifamily DST units.

1. BHManagement.com
2. National Multifamily Housing Council

MULTIFAMILY SOLUTIONS

The NexPoint Approach

Based in Dallas, Texas, NexPoint is a multibillion-dollar integrated alternative asset manager. NexPoint has extensive real estate experience, having completed **$15.5 billion** in gross real estate acquisitions and currently managing **$4.9 billion** of multifamily assets as of June 30, 2025, inclusive of affiliates. NexPoint's deep roots in multifamily have served as the foundation for its DST/1031 Exchange business and enabled the firm to meet the rising investor demand for tax-advantaged real estate offerings.

Professional On-Site Management

NexPoint has a history of exclusive partnerships with first-in-class property management for its multifamily assets. BH serves as Property Manager for the Property, accompanied by their 377 communities under management and their team's expert knowledge of local market dynamics.

Capital Markets Expertise

Leveraging our integrated investment platform and affiliate network, NexPoint has access to a range of investment resources that complement our core real estate and credit capabilities. This is evident in our capital markets expertise, which has enabled us to bring creative financing solutions to otherwise complex transactions.

Value-Add Approach

NexPoint acquires Class B+/A multifamily real estate properties, typically with a value-add component, where we can invest capital to provide "lifestyle" amenities to workforce housing or newly developed properties. Our value-add strategy seeks to provide a safe, clean, and affordable home to our residents.

THE DEVELOPER

Altman Companies

Altman Companies ("Altman") bring decades of experience and a proven track record to the Offering, presenting a unique opportunity to partner with a premier developer of rental apartment and logistics communities across Florida and the Eastern United States. Through its integrated platforms, the company delivers best-in-class developments that respond to evolving market demands. Altman sets itself apart by combining modern design, luxury finishes, and resort-style amenities with high-touch service and thoughtful community planning. With over 28,000 apartment homes developed and deep institutional relationships, Altman continues to redefine residential and logistics real estate through innovation, quality, and strategic execution.

EXPERTS IN REAL ESTATE

Management Team

Matthew McGraner

PRESIDENT

Matthew McGraner is Chief Investment Officer at NexPoint Advisors, where he leads the strategic direction and operational execution of the firm's real estate investment platform. With decades of experience spanning real estate, private equity, and law, Mr. McGraner plays a central role in sourcing and structuring investments, managing risk, and driving growth through fundraising, private placements, and joint ventures. Under his leadership, NexPoint has executed and financed approximately $18.4 billion in real estate transactions across diverse asset classes. His multidisciplinary background and deep industry insight continue to shape NexPoint's investment strategy and expansion into new opportunities.

Paul Richards

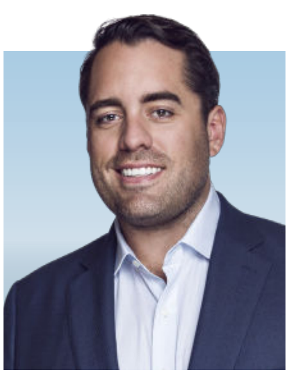
CHIEF FINANCIAL OFFICER (CFO)

Paul Richards is CFO at NexPoint Advisors, where he is responsible for overseeing all financial operations and capital management, driving strategic financial planning, managing investor relations, and guiding the firm's fiscal health to support long-term growth and stakeholder value. Since joining NexPoint in 2014, he has led valuation analysis, product strategy, portfolio management, and due diligence efforts supporting billions in real estate transactions. Paul holds a B.S. in Accounting and an M.S. in Finance from Texas A&M University and is a licensed CPA.

D.C. Sauter

GENERAL COUNSEL

D.C. Sauter is General Counsel for Real Estate for NexPoint Advisors, L.P. Prior to joining NexPoint, he was a partner with Wick Phillips Gould & Martin, LLP, where his practice focused on all aspects of commercial real estate, including acquisitions, dispositions, entitlements, construction, financing, and leasing of industrial, office, retail, hotel and multifamily assets. In addition to transactional matters, Sauter has significant experience in complex commercial disputes, foreclosures, and workouts.



Bonner McDermett

DIRECTOR, REAL ESTATE

Bonner McDermett serves as Director of Multifamily at NexPoint Advisors and SVP of Asset Management at NexPoint Residential Trust, overseeing operations for a 27,000+ unit multifamily portfolio. He leads strategy, sourcing, and execution for new acquisitions, having played a key role in over $6.5 billion in transactions. Prior to joining NexPoint in 2015, he was a Financial Analyst at ARA, where he evaluated $8 billion in assets and supported $2.4 billion in closings. He holds a B.A. from the University of Texas.

REAL ESTATE TRACK RECORD[1]

NexPoint

$21.3B
in Gross Real Estate Acquisitions[2]

$746.4M
Real Estate Transactions in the Last 12 Months[2]

$810.6M
NexPoint's Own Invested Capital in Platform Offerings

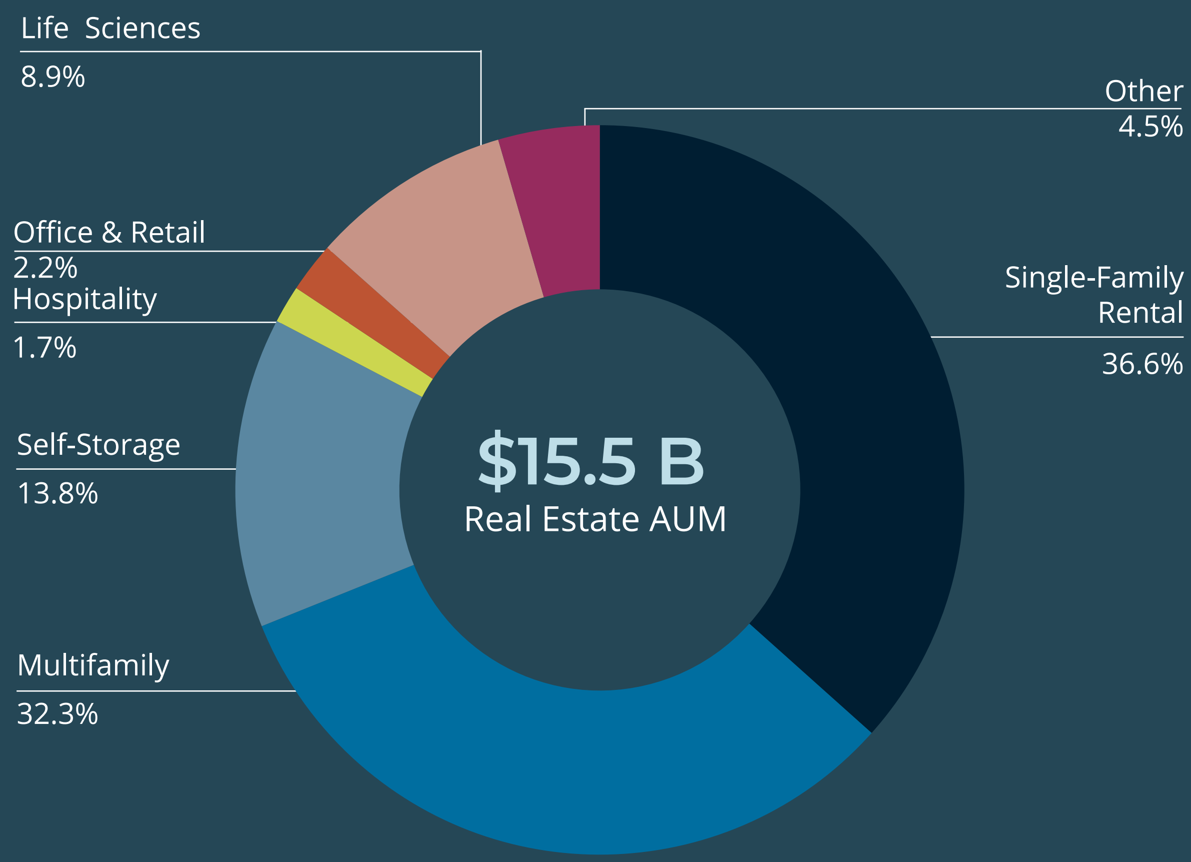
34
Current States Nationwide

376
Real Estate Acquisitions[2]

$1.2B
Real Estate Delivered to DST Market

3
Full Cycle DST Programs

3
Publicly Traded REITs



1. Real estate assets as of 06/30/2025, inclusive of affiliates.
2. Real estate assets acquired from January 1, 2012 to June 30, 2025, inclusive of affiliates.

NEXPOINT

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