MOODY MED CENTER 2 DST

OFFERING DETAILS

Please note the costs associated with this offering. Please see section titled "Compensation to the Depositor, the Trust Manager, the Master Tenant and their Affiliates" in the Memorandum for detailed cost information.

EQUITY: $41,905,000

DEBT: NONE

OPERATING RESERVE:
$3,620,782

OFFERING SIZE:
41,905 Class A beneficial interests at $1,000 per interest

MINIMUM 1031 INVESTMENT:
$100,000 or 100 Class A beneficial interests

MINIMUM CASH INVESTMENT:
$25,000

OWNERSHIP OBJECTIVES*:
The ownership objectives of the Trust will be to (i) distribute to the holders rent, after payment of expenses, (ii) to preserve the capital of the Holders and (iii) prepare the Project to be sold in approximately 10 years. See "Business Plan" in the Memorandum.

**There can be no assurance these objectives will be met. Distributions may consist of non-income items such as return of capital.*

7807 KIRBY DR, HOUSTON, TX 77030

Moody
MED CENTER 2 DST

THE RESIDENCE INN BY MARRIOTT HOUSTON MEDICAL CENTER/NRG PARK is located in the center of the largest medical complex in the world, the Texas Medical Center[1]. This 16-story hotel has 182 guestrooms and opened in 2019. In addition to 4,028 square feet of meeting space, a bistro, indoor pool, fitness center, and laundry facilities. The Residence Inn is less than a mile from NRG Park.

1.https://www.tmc.edu/about-tmc/

Residence INN
BY MARRIOTT

BUSINESS PLAN

To read the Business Plan in its entirety, please see page 44 of the memorandum.

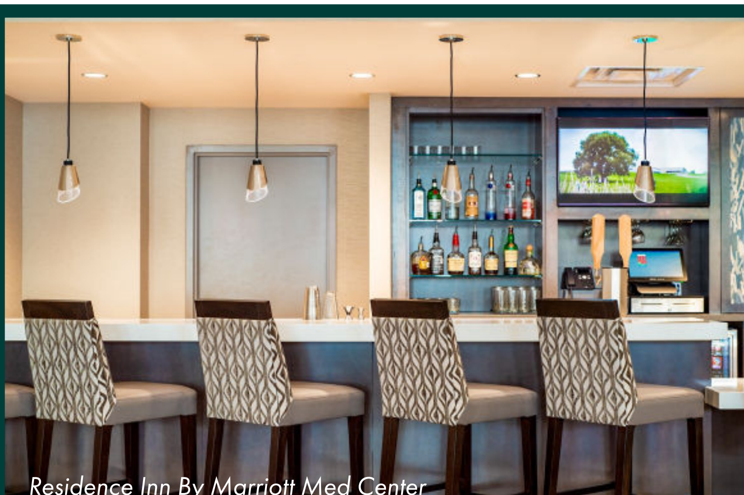
Market Conditions: The Trust Manager believes that Houston continues to be a strong market for hotel investment. The Project is located in the Medical Center/NRG Stadium submarket (the "Med Center Submarket") which is anchored by the Texas Medical Center, the world's largest medical center, and NRG Stadium, a major sports and entertainment venue. According to the the CoStar Hospitality Submarket Report - Houston Medical Ct/NRG Stadium dated June 26, 2025 (the "Submarket Report"), TMC is the Med Center Submarket's primary demand driver as it encompasses over 60 institutions, including MD Anderson Cancer Center and Texas Children's Hospital, bringing consistent demand from medical professionals and patients. In addition, TMC3 – Helix Park, a commercial life sciences and biotechnology research campus, is expected to inject $5.4 billion into the Houston economy and bring in a variety of new institutions and companies according to the independent appraisal from JLL Valuation & Advisory Services dated June 18, 2025 (the "Appraisal"). The Med Center Submarket also benefits from its close proximity to numerous universities with medical, nursing, dentistry, public health, pharmacy and other health-related schools, Rice University, the Astrodome, the Houston Zoo and Houston Hobby Airport. NRG Stadium and the surrounding NRG Park complex also create substantial demand spikes during major events such as the Houston Texans' home games and the Houston Livestock & Rodeo, allowing hotels to potentially achieve premium rates during the peak periods.

Target Accounts: While the hotel maintains a strong base of key accounts related to the Med Center tenants, the area is currently experiencing tremendous growth, bringing in a variety of new firms. New additions to the area include the 350,000-SF Dynamic One at TMC Helix Park, the 250,000-SF TMC Collaborative Building, and the 520,000-SF Horizon Tower. Considering these new local developments, particularly those of the TMC3 project, management will target the following accounts for business:

- Methodist Hospital
- Baylor College of Medicine
- Texas Children's Hosptial
- Stryker
- FedRooms (Government Lodging)
- Accenture

Capital Improvements: The Project was built in 2018. Under the terms of the Franchise Agreement, the Master Tenant is required to perform an extensive PIP at the Project within 12 months at an estimated cost of $3,200,000 (approximately $17,582 per guest room). The improvements will repair, replace and freshen up the interior of the hotel including the guest rooms and bathrooms, lobby, meeting space, common areas, breakfast area and bar, fitness center, swimming pool and guest laundry facilities, as well as the building exterior, sidewalks, parking areas and landscaping.

No Debt: The Project was acquired all cash, allowing the Trust the flexibility of selling the assets when market conditions peak rather than experience the constraints of loan agreements.



Residence Inn By Marriott Med Center

Residence Inn By Marriott Med Center

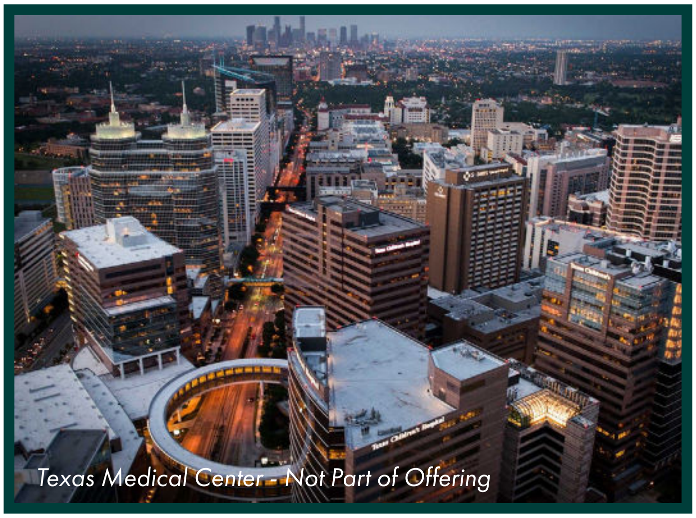
HOSPITALITY - HOUSTON MED CENTER SUBMARKET

The Trust Manager believes that the Project has proven its stability and resilience by its solid performance after the adverse impact of the COVID-19 pandemic. According to the Submarket Report, the Med Center Submarket experienced RevPAR (revenue per available room) growth of 21.6% in 2022 driven by a combination of occupancy and ADR (average daily rate) growth of 7.4% and 13.2%, respectively. Although RevPAR growth moderately decreased in 2023 and 2024 to 13.6% and 10.4%, respectively, according to the CoStar Hospitality Market Report – Houston TX dated June 26, 2025 (the "Houston Market Report"), it still indicates a healthy growth rate as hotels continued to recover from the pandemic crisis. As hotels competed for reduced demand post-pandemic, occupancy growth decreased to 4.9% in 2023 and increased to 7.0% in 2024. This decrease in demand placed downward pressure on room rates reducing the ADR growth to 8.3% in 2023 and 3.2% in 2024.

According to the Submarket Report, over the trailing 12 months through May 2025, the Med Center Submarket experienced modest RevPAR growth of 8.8% along with occupancy growth of 4.6% and ADR growth of 4.0%. RevPAR, ADR and occupancy growth are projected to increase modestly through 2029 according to Submarket Report. In addition, the Project is expected to benefit from no new hotel room deliveries or hotel rooms under construction in 2025.

Source: CoStar Hospitality Submarket Report, Houston Medical Ctr/NRG Stadium, April 7, 2025
Source: CoStar Hospitality Market Report – Houston TX dated June 26, 2025

Texas Medical Center - Not Part of Offering



Texas Medical Center - Not Part of Offering

Residence Inn Medical Center/NRG Park

Rice University Overlooking Med Center - Not Part of Offering

Investor Services Contact Information:
Moody Med Center 2 DST
9655 Katy Freeway, Ste 600
Houston, TX 77024
713-977-7500
800-510-7348
investorservices@moodynational.com

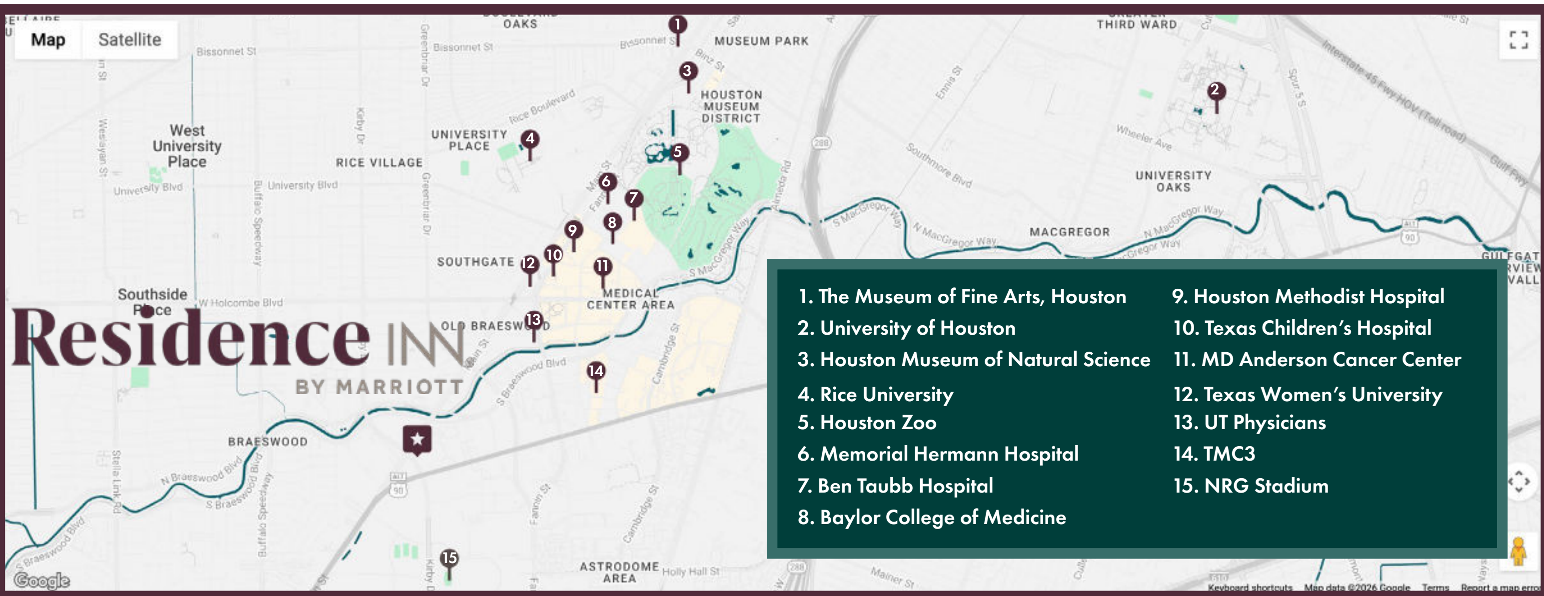
Investor Kit Requests:
kits@moodysecurities.com

Paperwork Submission:
paperwork@moodynational.com

ABOUT TEXAS MEDICAL CENTER (TMC)[1]

- **TMC is the largest medical complex in the world and equivalent to the eighth-largest central business district in the United States.**
- **TMC has 61 member medicine-related institutions, including 21 hospitals, 8 specialty institutions, 8 academic and research institutions, 3 medical schools, 6 nursing schools, and schools of dentistry, public health, pharmacy and other health-related practices.**
- **According to the TMC website, TMC receives over 10 million patients annually and employs over 120,000 people.**
- **TMC is home to nationally recognized hospitals, including University of Texas MD Anderson Cancer Center, and the Texas Children's Hospital.**
- **Research institutes include Baylor College of Medicine, University of Texas Health Science Center at Houston and the Texas Heart Institute.**

1. https://www.tmc.edu/



Sponsor Background

Moody National Companies was founded as Moody National Mortgage Corporation in 1996. Since that time, Moody has evolved into a full-service commercial real estate firm with several divisions described below.*

MOODY NATIONAL MORTGAGE CORPORATION has closed over 200 transactions in 40 states, securing approximately $2 billion in debt, equity, and structured financing. In addition, Moody National Mortgage Corporation pioneered the transition from a correspondent model to a client-representative model in the mortgage banking space.

MOODY NATIONAL DEVELOPMENT COMPANY, L.P. develops properties through meticulous attention to detail with a commitment to quality. Moody National Development has completed projects across a range of commercial asset classes.

MOODY NATIONAL MANAGEMENT L.P. and affiliates provide professional property management services designed to maximize operational efficiencies while delivering a quality environment for tenants. Moody National Management, with its affiliates, has operated over 4,500 apartment units and 1.2M SF of class A office space. Moody National Hospitality Management, a subsidiary of Moody National Management, has overseen over 65 hotels throughout the United States.

MOODY NATIONAL REALTY COMPANY, L.P. and its affiliates have raised equity from approximately 9,000 investors through privately offered real estate programs and two publicly registered Lifecycle REITs for a total capitalization of approximately $2.2B. In addition, Moody National Realty Company and its affiliates have acquired more than 70 hotels throughout the United States.

MOODY NATIONAL TITLE COMPANY, L.P. plays a critical role in real estate transactions due to its involvement from contract to closing. Underwritten by a nationally-recognized title insurance company, Moody National Title Company has closed complex transactions of numerous product types across the nation.

MOODY NATIONAL INSURANCE AGENCY, LLC is currently providing coverage for assets in excess of $1 billion. By capitalizing on economies of scale and relationships with the premier insurance providers, Moody National Insurance Agency offers property and casualty insurance at competitive market premiums.

MOODY NATIONAL ADVISOR II, LLC serves programs sponsored by Moody National Companies, including Moody National REIT II Inc. This entity is responsible for the day-to-day activities of Moody National REIT II, and for implementing the investment strategy. In addition, this entity also researches, identifies, reviews and makes investments in and dispositions of real estate assets.

MOODY NATIONAL EXCHANGE, LLC has assembled a team of skilled professionals with legal, accounting, and real estate experience who are committed to providing each client with the highest levels of service and attention. Moody National Exchange is an expert in all facets of tax-deferred strategies, including delayed, reverse, and multiple property exchanges.

* Prior performance of the Moody National Companies is not indicative of future results.

MED CENTER 2 DST

IMPORTANT RISK DISCLOSURE

- An investment in the Trust is speculative and prospective investors should be able to afford the loss of all or a substantial part of their investment.
- There will be no public market for the Interests.
- The Interests are subject to restrictions on transferability and resale and holders may have to hold their investment for an indefinite period of time.
- Delaware statutory trusts are an inflexible investment vehicle to own real property.
- Investors will have no voting rights or control over management of the Trust or The Residence Inn by Marriott Houston Medical Center/NRG Park (the "Project").
- There is no guarantee that investors will receive any return.
- The performance of the Trust will depend on the Project's ability to generate rent.
- The Project will be subject to the risks generally associated with the acquisition, ownership, financing and operation of real estate including, without limitation, environmental concerns, competition, occupancy, easements and restrictions and other real estate related risks.
- An investment in the Trust will not be diversified.
- The manager for the Trust (the "Trust Manager") and its Affiliates will receive substantial compensation in connection with the Offering of Interests and operation of the Project.
- The Trust Manager is a newly formed entity with no history of operations, no experience managing Delaware statutory trusts and limited capital.
- An investment in the Interests involves certain tax risks.
- The uncertain impact of the pandemics.
- Potential adverse impacts due to inflation and fluctuating interest rates on the Trust's operations.
- There may be conflicts of interest among the Trust Manager, the master tenant and their affiliates.
- Recent geopolitical conflicts and the potential for cyberattacks have created an air of uncertainty concerning the security and stability of the United States economy. See the Memorandum for more details.

The offering of Interests (the "Offering") in the Trust will not be registered under the Securities Act of 1933 (the "Securities Act") or the securities laws of any state and are being offered and sold in reliance on exemptions from the registration requirements of the Securities Act and such state laws. Certain disclosure requirements which would have been applicable if the Interests were registered are not required to be met. Neither the Securities and Exchange Commission nor any other federal or state agency has passed upon the merits of or given their approval to the Interests, the terms of the Offering or the accuracy or completeness of the Memorandum. Securities offered through Moody Securities, LLC, a member of FINRA and SIPC. Mody Securities, LLC, the Trust and the Trust Manager are affiliated entities. The information contained herein is not an offer or a solicitation related to the sale of any securities. Such an offer or solicitation can be made only through the Memorandum, which is always controlling and supersedes the information contained herein in its entirety. The information contained herein is not to be construed as tax or legal advice, as neither Moody Securities, LLC, nor any of its associated persons are qualified tax or legal professionals. Subject to certain regulatory requirements, the information contained herein is confidential, and only for the use of its intended recipient(s).

Neither Marriott International, Inc. nor MIF, L.L.C., the franchisor, has recommended or provided any advice in connection with the purchase of an Interest.

NEITHER THE ATTORNEY GENERAL OF THE STATE OF NEW YORK NOR ANY OTHER STATE REGULATORS HAVE PASSED ON OR ENDORSED THE MERITS OF THIS OFFERING. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

Not a deposit - Not FDIC Insured - Not Bank Guaranteed - May Lose Value

Date of First Use: March 3, 2026