NEXPOINT

NEXPOINT MARINA DST

Offering Highlights

NexPoint Marina DST presents an attractive long-term investment opportunity anchored by two established marinas in Eufaula, Oklahoma and Grafton, Illinois. Supported by strong boating demand, limited slip supply, and irreplaceable waterfront locations, these destination properties benefit from high occupancy, diverse income streams, and recent upgrades, including new slips and dock improvements, positioning them for stable cash flow and compelling returns.

Acquisition Details

Total Acquisition Cost*	$38,716,701
Total Controlled Reserves**	$1,350,000
Total Capitalization	$42,710,095

Highlights of the Trust

Offering Size	$42,710,095
Minimum Purchase - Cash	$100,000
Minimum Purchase - 1031	$100,000
Suitability	Accredited Investor Only

11.8M
Registered Boats in the U.S.[1]

10,500
Marinas Nationwide[2]

$7.2B
2024 U.S. Marina Industry Revenue[3]

* The Total Acquisition Cost includes the payment for the Properties, Trust-controlled reserves, the DST Working Capital, the Contribution Fee, and Other Closing Costs.
** The $1,350,000 Controlled Reserves equals $915,000 in CapEx Reserves, $235,000 in DST Working Capital, and $200,000 in Seasonal Reserves.

Please review the entire Private Placement Memorandum ("PPM") of NexPoint Marina DST (the "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 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. 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. Simply Marinas 2025 Marina Market Report
3. IBIS U.S. Marina Market Size - Updated December 2025

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The Properties

EUFAULA COVE MARINA

Eufaula Cove Marina is a full-service destination marina on Lake Eufaula in Eufaula, Oklahoma. The Eufaula Property includes an extensive dock system with a variety of in-water slips, supported by recently refloated docks and newly added slips to meet strong demand. With on-site fuel, food and beverage services, retail offerings, and marine services, the Eufaula Property serves as a premier recreational hub. High occupancy, strong demand, and ancillary income strengthen its position as a leading waterfront destination.

GRAFTON HARBOR

Grafton Harbor is a full-service destination marina located along the Mississippi River near its confluence with the Illinois River. Positioned roughly 38 miles north of St. Louis, it serves as a highly accessible stop for regional and transient boaters traveling the river system. The Grafton Property benefits from strong tourism demand, limited competitive supply, and a well-established reputation as a premier hospitality-oriented destination.

Disclosures and Risks

Any investment in NexPoint Marina 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 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 ("Interests") in NexPoint Marina DST (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 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. 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 Oklahoma, and more specifically, the McIntosh County, Oklahoma area and in Illinois, more specifically, the St. Louis, Missouri-Illinois Metropolitan Statistical Area;
- 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 (including the COVID-19 pandemic), 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 end-user tenants for revenue and thus any default by the Master Tenants or the end-user 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;
- 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.