

NYSE: NXDT

NexPoint Diversified Real Estate Trust

Investor Presentation

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Risks and Disclosures

FORWARD-LOOKING STATEMENTS

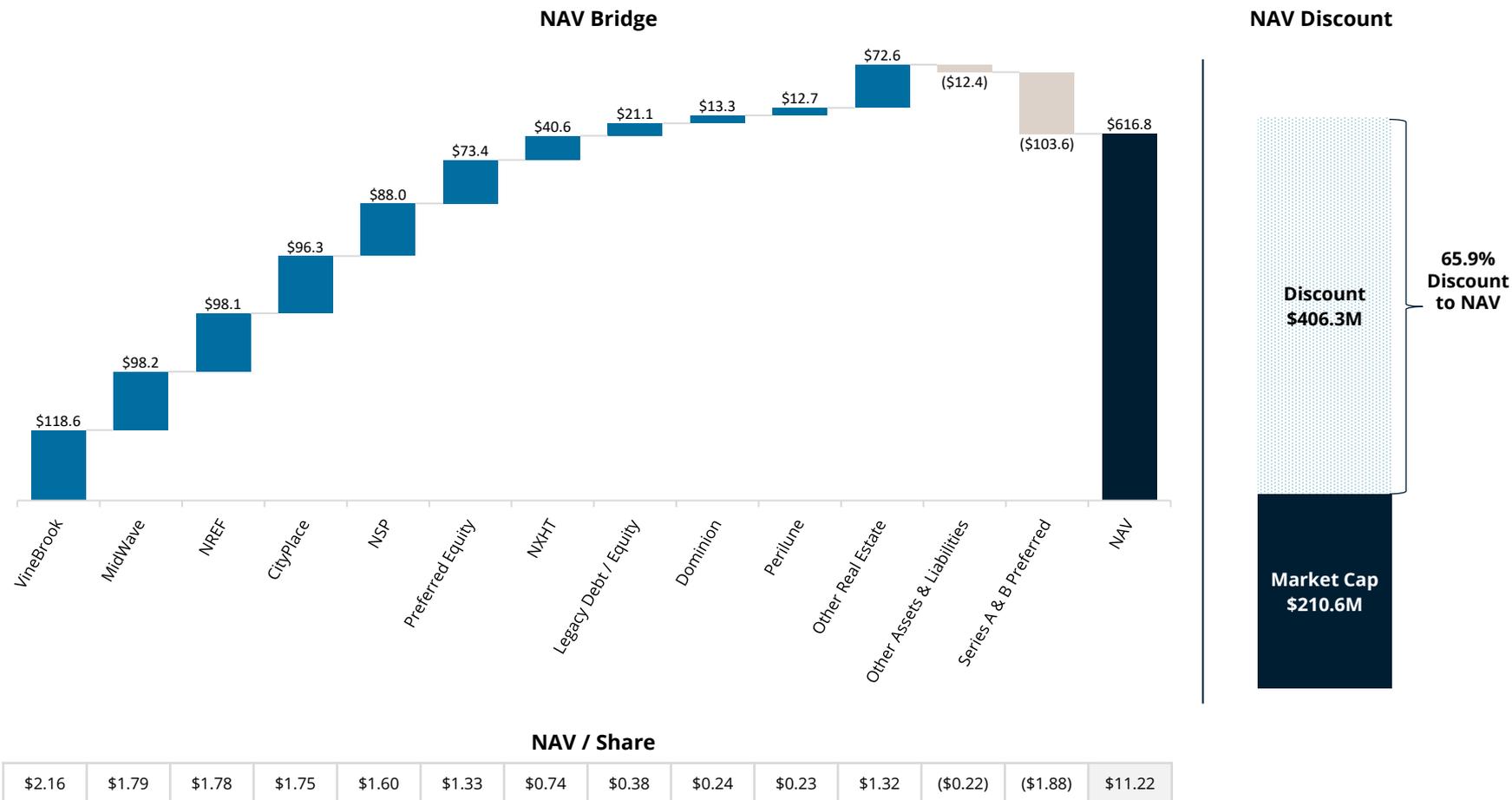
This presentation contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These statements reflect the current views of management with respect to future events and financial performance. Forward looking statements can be identified by words such as “may,” “anticipate,” “believe,” “target,” “plan,” “endeavor,” “expect,” “progress,” “estimate,” “should,” “will,” “intend,” “short-term,” “long-term” and “potential” and similar expressions, and variations and negatives of these words. These forward-looking statements include, but are not limited to, statements regarding the compression of the yield curve, such compression’s impact on the transactions market and that it will create opportunities to generate liquidity and raise capital, the Company’s reallocation strategy, including selling \$100 million to \$150 million in assets and the effect of such strategy, the impact of the Company’s reallocation strategy on the value of the Company, investor perception and analyst coverage of the Company, which properties or investments may be sold as part of the reallocation strategy, the estimated proceeds from the sale of certain of the Company’s properties or investments, target sectors for the reallocation, VineBrook Homes Trust, Inc.’s investment objectives and strategy, the timing of the stabilization of NexPoint Storage Partners, Inc.’s portfolio, the details of planned redevelopment of Cityplace Tower, the timing of the monetization of NXDT’s investment in MidWave Wireless, Inc., and NXDT’s net asset value, including the related assumptions and estimates. Forward-looking statements address matters that involve risks and uncertainties. Accordingly, there are or will be important factors that could cause the Company’s actual results to differ materially from those indicated in these statements. For a discussion of the factors that could change these forward-looking statements, see our Annual Report on Form 10-K and Quarterly Reports on Form 10-Q filed with the SEC. The statements made herein speak only as of the date of this presentation and except as required by law, the Company does not undertake any obligation to publicly update or revise any forward-looking statements.

ADDITIONAL INFORMATION

For additional information, see our filings with the SEC. Our filings with the SEC are available on our website, nxdt.nexpoint.com, under the “Financials” tab.

NAV Bridge

The NAV bridge below shows the composition of NXDT's holdings and corresponding contribution to NXDT's NAV. Based on NXDT's stock price of \$3.83 per share (as of 12/31/2025), the stock is trading at a ~66% discount to NAV.



NexPoint Diversified Real Estate Trust History



March 10, 2006
Company Inception

April 1, 2015
NXRT Spins Out of NexPoint Strategic Opportunities Fund ("NHF")

March 31, 2021
NHF Files Deregistration Application with SEC

July 1, 2022
SEC Issues Deregistration Order

August 28, 2020
NHF Receives Shareholder Approval for REIT Conversion Proposal, Investment Company Deregistration & Amended Investment Policies

November 8, 2021
NXDT Name Change Becomes Official

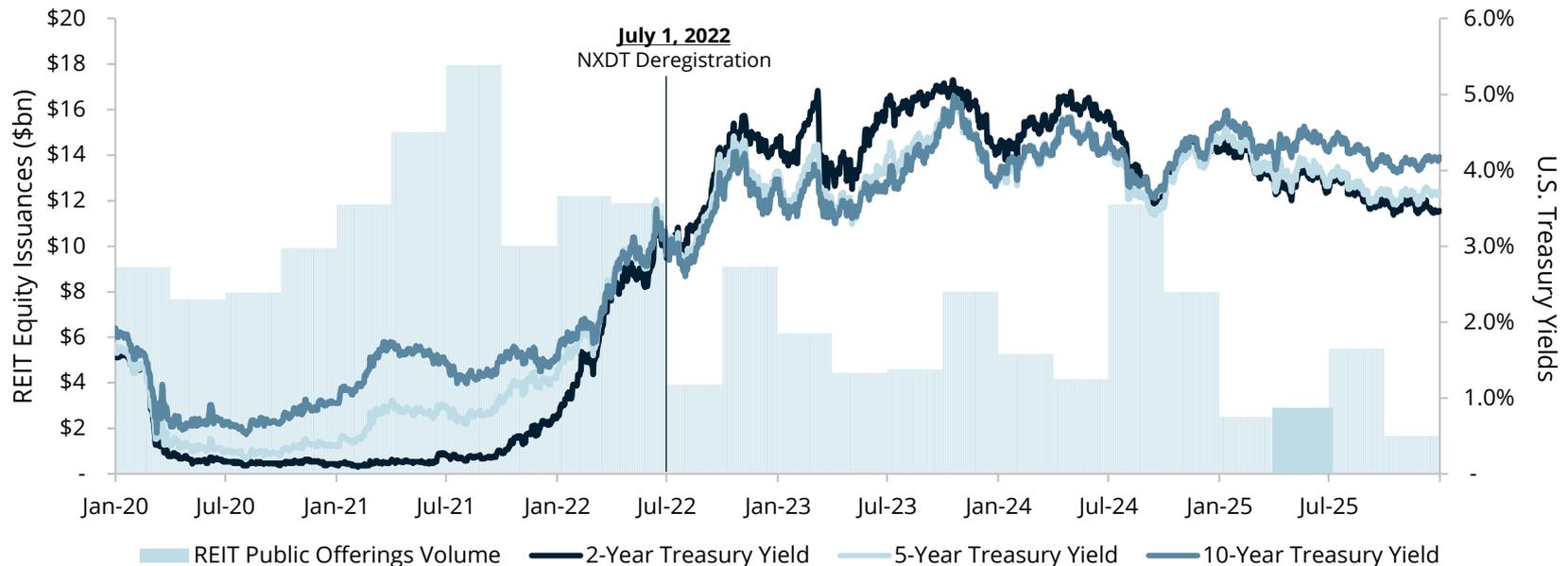
June 29, 2023
NXDT Added to the Russell 2000 and Russell 3000 indexes



Higher Interest Rates Have Stunted Liquidity in Public Markets

During the roughly two-year period before NXDT's deregistration on July 1, 2022, low interest rates produced a pace of REIT equity issuances averaging ~\$12bn annually. Since then, significantly higher interest rates have driven a decline in the rate of REIT equity offerings to roughly half that annual volume in capital raised. This created a challenging backdrop for NXDT, as a slowdown in property transactions and illiquidity in the capital markets made it difficult to execute the Company's newly formulated REIT business plan. Near-term compression in the yield curve should reignite the transaction market and create opportunities to generate liquidity and raise capital. Transaction volume spiked pre-election in lockstep with a dip in rates, signaling liquidity is available in capital markets, however, has tapered off since then as rates have stagnated amidst international geopolitical uncertainty.

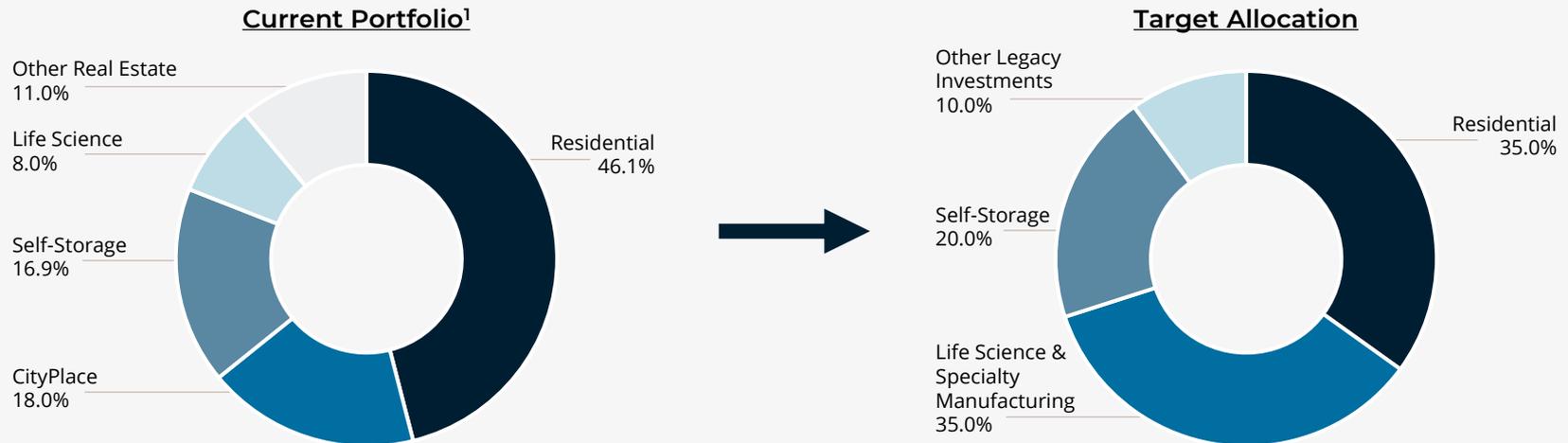
REIT Equity Offerings vs. US Treasury Yields¹



Strategic Reallocation of NXDT's Portfolio

NXDT's portfolio consists of a diverse mix of equity, debt, and mezzanine investments across various major asset classes. We believe the market is undervaluing these assets due to the portfolio's diverse nature. NXDT plans to re-focus its asset allocation across sectors in which NexPoint has an extensive track record and expertise. This re-focusing will involve selling legacy NXDT assets that do not fall within the "core" investment strategy. A more favorable capital market environment, with lower interest rates and increased liquidity, should help facilitate this process. The more strategically focused portfolio, together with enhanced investor outreach, should allow investors to better understand the value of NXDT's underlying investments, reducing the value discount. We endeavor to opportunistically sell \$100 million to \$150 million in assets to free up capital for reinvestment in target asset classes such as residential, self-storage, and life sciences. By way of example, NXDT sold 3 of its 8 hotels in 2025 and has sold another post-quarter end. Transitioning to a more strategically focused portfolio covering fewer sectors is expected to attract analyst coverage, shedding more light on the value of NXDT and its holdings. Currently, nine analysts cover NXRT, and two analysts cover NREF.

Target Repositioning



Target Sector Reallocations

Residential

Residential properties provide a steady stream of rental income, contributing to predictable and stable cash flow for institutional investors. Long-term demand drivers include population growth, urbanization, a significant shortage of quality housing, and the preferences of millennials and retirees for rental housing. Residential investments can provide competitive cash yields compared to other real estate sectors and fixed-income assets while generating return through appreciating in value.

Stable Cash Flows	Home Price Appreciation
Experienced Residential Investor	Scalable Asset Class

Self-Storage

Self-storage facilities typically offer stable and predictable rental income due to a monthly rental model, allowing for daily adjustment of rents to account for market dynamics, and high occupancy rates. Demand is driven by increased urbanization, smaller living spaces, and a tendency to accumulate belongings. The self-storage industry is still relatively fragmented, providing opportunities for institutional investors to acquire and consolidate smaller operators, creating larger and more efficient portfolios.

Strong Stabilized Occupancy	High Margin Business
Low CapEx Requirements	Short-Term Duration Leases

Life Sciences & Specialty Manufacturing

The life sciences and specialty manufacturing sectors are experiencing significant growth due to advancements in biotechnology, an aging population, and increased healthcare spending. Tenants often sign long-term leases because of the high costs and complexities involved in relocating laboratories and specialized equipment, providing stable and predictable rental income. Due to the specialized nature of these facilities, life science and specialty manufacturing real estate often command higher rental rates compared to traditional office or industrial properties. The properties are often located in innovation hubs near major universities and research institutions, benefiting from proximity to cutting-edge research and talent.

High Growth Industry	Attractive Yield Profile
NNN Leases	Government Funding

VineBrook Homes Trust¹

VineBrook Homes Trust, Inc. (“VineBrook”) is a single-family rental (“SFR”) platform that, as of December 2025, owns 20,355 homes with a stabilized occupancy of 94.9%. The company was started in 2008 in Ohio, with a strategy to purchase and renovate homes in the workforce housing segment of metropolitan areas with stable demand drivers. In 2018, NexPoint became VineBrook’s capital partner, providing access to over \$1 billion in equity and \$2 billion in debt, which has funded the purchase of more than 20,000 homes outside of the original portfolio. The VineBrook portfolio now covers 26 metropolitan statistical areas (“MSAs”) in 19 states. VineBrook’s primary investment objectives are to provide VineBrook residents with affordable, safe, clean, and functional dwellings, a high level of service, institutional quality management, and a renovation program on the homes purchased while enhancing the cash flow and value of properties owned. VineBrook intends to acquire properties with cash flow growth potential, both through SFR and complementary build-to-rent acquisitions, renovate (when appropriate) and maintain its homes to deliver a high-quality resident experience, provide quarterly cash distributions and achieve long-term capital appreciation for its stockholders.

NXDT initially invested in VineBrook through the contribution of \$70.7 million in exchange for operating partnership units on November 1, 2018.



NXDT Investment Overview²

\$118.6 Million Investment NAV	12.3% NXDT Ownership
3.9% Stabilized Dividend Yield	Common Equity Investment Type

Entity Overview²

\$3.7 Billion Entity GAV	Stabilized Entity Status
20,355 Homes	26 U.S. Markets Location

MidWave Wireless, Inc. (f.k.a Terrestar Corporation)

MidWave Wireless, Inc. ("MidWave"), is one of the largest independent wireless spectrum license holders in the United States. Founded in 2013, MidWave's mid-band spectrum investments cover every major domestic market, representing more than 3.3 Billion MHz-POPs of aggregate Radio Frequency (RF) resource. MidWave consists of the following 2 spectrums:

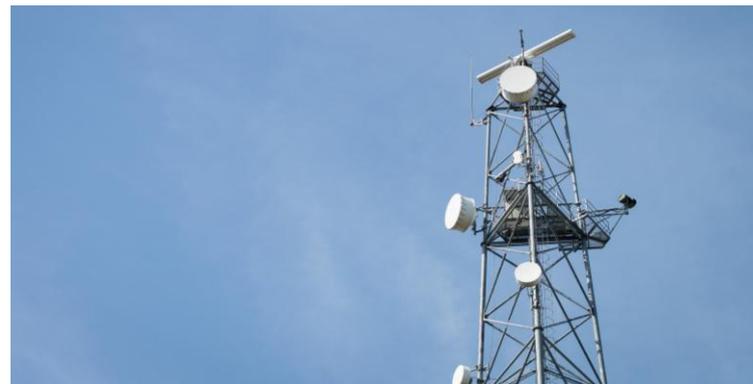
1.7 GHz Spectrum: MidWave owns ~30% of the critical 1.7GHz Band within the AWS-3 spectrum block. The AWS-3 is considered paired alongside AWS-4 spectrums, 3GPP creating Band 70. MidWave's 1.7 asset is comprised of 18 licenses that cover 19% of the nation with a heavy presence in the Midwest spanning from Minnesota to Ohio, as well as Hawaii, Puerto Rico and the U.S. Virgin Islands. Mobile carriers such as Dish Network, Verizon Communications Inc. and AT&T Inc., are spending billions of dollars on similar spectrum assets as they build out their 5G networks.¹

1.4 GHz Spectrum: MidWave owns 100% of the 1.4 GHz Band, which is comprised of 64 licenses covering the entire United States. At 2.7 Billion MHz-POPs, this is the largest wide-area resource not controlled by a wireless carrier.² Having recently satisfied all outstanding FCC requirements, the 1.4 GHz band is now open to a diversity of private LTE and 5G NR use cases in support of next generation industrial and enterprise wireless applications.

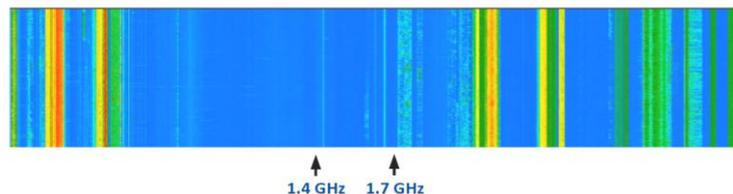
Monetization Commentary:

NXDT remains optimistic on the near-term monetization of its investment in MidWave. MidWave has engaged Evercore to assist in a review of its strategic alternatives. \$41+ billion of wireless spectrum transactions were announced in 2025 / 2026, further ratifying the market and proving positive momentum. Notable announcements include:

- EchoStar entered into a definitive agreement with AT&T to sell the company's 3.45 GHz and 600 MHz spectrum licenses for ~\$23 billion.³
- EchoStar entered into a definitive agreement with SpaceX to sell its AWS-4 and H-block spectrum licenses for ~\$17 billion.⁴
- Array (NYSE: AD) completes sale of select spectrum assets to AT&T for \$1.018 billion⁵



RF SPECTRUM



NXDT Investment Overview (as of 12/31/2025)

\$98.2 Million
Investment NAV

15.9%
of NXDT's NAV

\$40.0 Million
13.0% PIK Debt

\$58.2 Million
Common Equity

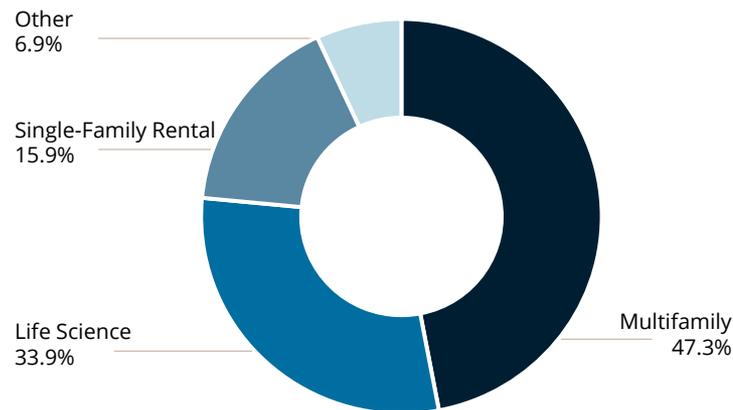
1. Big 4 Wireless Carriers Spent \$100B On 5G Spectrum: Was It Worth It? (1/26/2022)
2. MidWave Wireless Inc. Fact Sheet; Accessible At MidWave.net
3. EchoStar Press Release (8/26/2025)
4. EchoStar Press Release (10/8/2025)
5. Array Press Release (1/13/2026)

NexPoint Real Estate Finance

NexPoint Real Estate Finance, Inc. (“NREF” or the “Company”) is a publicly traded mortgage REIT, with its shares of common stock and 8.50% Series A Cumulative Redeemable Preferred Stock listed on the New York Stock Exchange. The Company concentrates on investments in real estate sectors where senior management has operating expertise, including multifamily, SFR, self-storage and life science sectors in the top 50 MSAs. The Company targets lending or investing in stabilized properties. The Company also lends to redevelopment and development projects in special situations where there is strong sponsorship and clear and visible cost basis detachment points and exit options. NREF is externally managed by NexPoint Real Estate Advisors VII, L.P. (“NREA”), an affiliate of NexPoint Advisors, L.P., an SEC-registered investment advisor with extensive real estate experience.

The current portfolio consists of senior loans, CMBS B-Pieces, CMBS I/O Strips, mezzanine debt, preferred equity, common stock investments, multifamily properties, promissory notes, preferred stock investments, revolving credit facilities and stock warrants in short-duration lease-term assets (multifamily, SFR, self-storage, life sciences, marina) that are geographically diverse in the United States. The portfolio has minimal exposure to construction loans, no heavy transitional loans, and no for-sale loans.

Asset Type Exposure^{1,3}



NXDT Investment Overview

\$98.1 Million Investment NAV ¹	15.9% Common Ownership ¹
13.7% Implied Dividend Yield ²	12.9% OP Ownership ¹
	Common Equity Investment Type

Entity Overview

\$1.2 Billion Portfolio ¹	\$434.6 Million Book Value (\$19.10 Per Share) ¹
92 Investments ¹	12.0% Insider Ownership ^{2,4}

CityPlace Tower

Property Overview

Cityplace Tower (the “Property”) is a Class-A office building that was originally constructed in 1988 for ~\$300 million. The Property is situated along the East side of Highway 75 and N. Haskell Ave., adjacent to the Uptown, Dallas sub-market and less than 1-mile from downtown Dallas. CityPlace Tower is 42 stories and currently contains 1.36 million square feet of office space and common areas. The Property has direct access to the DART Light Rail, a 10-story deep rail station which is accessed via the concourse level of Cityplace or via entrance on the West side of Highway-75. The DART Light Rail had the 6th highest ridership of light rail systems in the United States, with more than 21.4 million annual rides, an average of 71,700 rides per weekday.¹ NREO, a wholly-owned subsidiary of NXDT, purchased the Property in August 2018 for \$195.75mm.



Business Plan

NXDT purchased the Property in 2018 as an office redevelopment strategy given the attractive basis at which it was purchased (\$195.75mm acquisition price vs. \$300mm cost) with the thought that adding a hotel would drive superior office leasing. Given the COVID pandemic that ensued shortly thereafter, NXDT has since pivoted the redevelopment strategy to incorporate 28 floors of multifamily units. A detailed description of redevelopment plans for the asset are included below:

- **Hotel (Floors 3–10):** former office floors will be converted to a 221-key full-service hotel to attract both business and leisure travelers. The hotel’s main lobby level will contain a 7-level atrium with a lobby lounge, reception area, bars, and a full-service upmarket restaurant. The southside of the main hotel lobby level will contain a multi-function pool, pool deck and outdoor bar.
- **Residential (Floors 14 – 41):** previous office floors will be converted to ~500 units of a mix of affordable and luxury multifamily residences. Residents will have access to some of the best views in Dallas, sprawling floor plans and a full-service hotel.
- **Hotel Event Space (Floor 42):** Existing event spaces will be upgraded with new FF&E, including updating of food & beverage catering spaces.

NexPoint Storage Partners

In November 2020, NexPoint took private Jernigan Capital (formerly NYSE: JCAP), a high-quality publicly traded self-storage REIT with a differentiated business model and strategy, in a \$900 million transaction. The company was immediately rebranded as NexPoint Storage Partners, Inc. (“NSP”). NSP invests in newly built, multi-story, climate-controlled, Class-A self-storage facilities located in dense and growing markets such as Miami, New York, Los Angeles, Tampa / St. Petersburg, Atlanta, and Charlotte. All assets are managed by Extra Space Storage, who also invested \$300 million in preferred equity during the JCAP buy-out. Extra Space is the leading manager of self-storage properties in the United States and has produced industry-leading investment returns since going public in 2004. In 4Q’22, NSP acquired the general partner’s interest in SAFStor, a separate self-storage entity largely funded by NexPoint. The acquired SAFStor properties are in high-density, high-growth submarkets in major U.S. markets and benefit from demographics very similar to those of the existing NexPoint Storage portfolio, including strong household incomes, a high percentage of renters, and barriers to new development. The markets of the newly acquired properties include Baltimore, Cleveland, Detroit, Houston, Miami/Ft. Lauderdale, Nashville, New Orleans, Philadelphia, and Washington D.C. The NSP portfolio is currently 92.0% occupied, has largely exceeded lease-up expectations, and is expected to stabilize in the near future.



NXDT Investment Overview¹

\$88.0 Million Investment NAV	53.0% Common Ownership
	33.8% OpCo Ownership
Lease-Up Stabilizes in 2026	Common Equity Investment Type

Entity Overview¹

\$1.3 Billion GAV	92.0% Occupancy
~4.9 Million Net Rentable SF	25 States Location