DRIFTWOOD
CAPITAL

COURTYARD BY MARRIOTT FORT LAUDERDALE WESTON

Driftwood Hotel Income I, DST

A 176-key select-service hotel in Weston, Florida — offered as beneficial interests in a Delaware Statutory Trust for qualified 1031 exchange and direct equity investors.

Courtyard by Marriott Fort Lauderdale Weston

Driftwood Hotel Income I, DST

~$23.98M
MAX OFFERING

~42.54%
LEVERAGE[1]

6.8%
YEAR-1 TARGET DISTRIBUTION[3]

7.0%
5-YEAR AVG. TARGET DISTRIBUTION[3]

PROPERTY	176-key Courtyard by Marriott Fort Lauderdale Weston — Upscale, select-service hotel
MARKET	South Florida
SUBMARKET	Miami-Fort Lauderdale-West Palm Beach MSA
VEHICLE	Ownership in the 1031-proceed eligible Trust — 100% beneficial owner of the hotel
STRATEGIC EXIT	Sell the asset in ~5 years or provide alternatives upon disposition
SPONSOR EQUITY	Driftwood retains a 5% (~1.20M of the ~$23.98M total equity capitalization)
CAP RATE (2025 NOI)[2]	8.16%
YEAR BUILT	2002
LAST RENOVATED	2024

1. Anticipated senior mortgage of approximately $17.75M (50% LTV), fixed rate of 5.91% via SOFR swap, IO for 36 months then amortizing (25-year schedule) with a five-year term maturing April 15, 2031. Loan is non-recourse to the Trust. DSTs are generally prohibited from refinancing or replacing existing debt, which may limit the Trust's flexibility.
2. Cap rate calculated as trailing 12-month unaudited net operating income for calendar year 2025 (adjusted for 3% management fee and 4% FF&E reserve) of $2,897,856 divided by the $35,500,000 acquisition price (inclusive of $500K hotel management agreement liquidated damages reimbursement). This is a historical measure and is not a projection of future performance. Actual operating results may differ materially.
3. Targeted Distributions are for illustrative purposes only and should not be construed as what actual results will be. Rather, such projections or target figures should be viewed as merely an estimate of what results could be if the underlying assumptions and estimates prove to be accurate. There is no assurance that actual distributions will meet or exceed the targeted distribution, and they may be materially lower. The target distributions presented herein are hypothetical in nature, are based on a number of assumptions, do not reflect actual investment results, and are not a guarantee of future results. In fact, there are frequently sharp differences between hypothetical performance results and the actual results subsequently achieved by any transaction. One of the limitations of hypothetical performance results is that they do not reflect transactions in actual client accounts and do not reflect the impact that material economic and market factors may have had on the decision-making associated with the transactions and funds. Distributions are not guaranteed and may be reduced/suspended. Actual distributions may be lower or may not occur. Target distributions are net unless otherwise stated. See 'Risk Factors' in the memorandum.

Driftwood Capital Acquisition Criteria for DSTs

- Premium-branded select-service and extended-stay hotels in top 35 U.S. MSAs and their suburbs, filtered by data-driven market selection and minimum RevPAR thresholds.
- Multiple nonseasonal demand generators within each submarket with favorable supply-demand balance and minimal unabsorbed competitive supply.
- Ability to re-license the franchise for 15+ years, with preference for Hilton, Marriott and Hyatt brands that benefit from robust loyalty programs and direct booking systems.
- Unencumbered by third-party management to leverage Driftwood's vertical integration: in-house operations, revenue management, and analytical tools drive flow-through and value creation at the property level.
- Opportunity for value-add ROI through enhanced revenue management, targeted capital improvements, and operational efficiency gains informed by Driftwood Hospitality Management's (DHM) portfolio-wide benchmarking.[1]

Investment Opportunity

Sponsor Alignment
Driftwood Capital co-invested 5% of the asset purchase price[2] alongside our investors and will utilize Driftwood Hospitality Management to operate the asset with a long operating track record in South Florida.

$6M Renovation
Required brand renovation (PIP) was completed in 2024. The next renovation is expected to be required November 2031.[3]

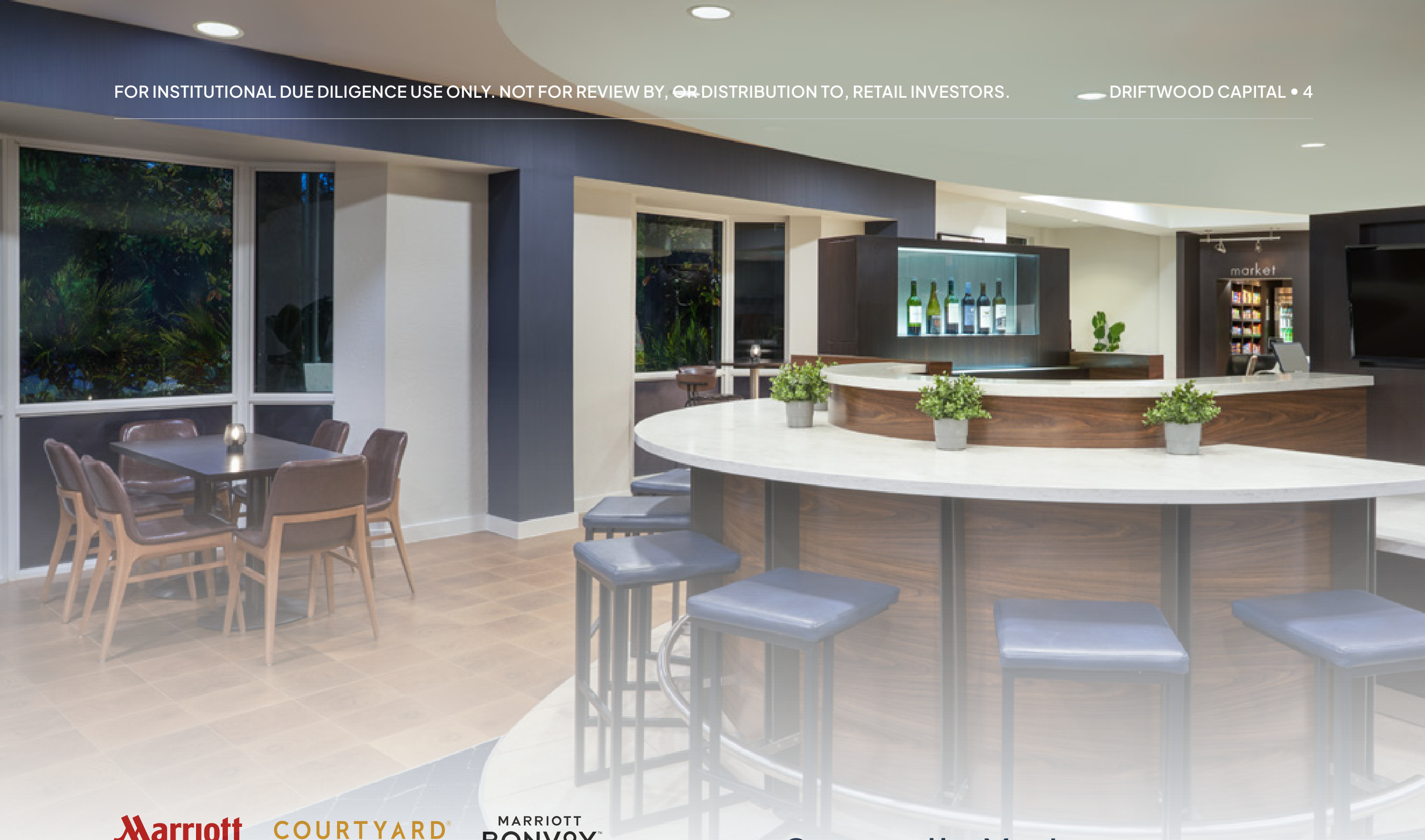
Proximate to Cleveland Clinic
The hotel is located ~1.3 miles from Cleveland Clinic Florida, a 258-bed Magnet-designated hospital, potentially providing a source of local lodging demand that may be more resilient to changes in the economy.

Diversified Demand Base
100+ distinct accounts where no single customer segment exceeded 12.3% of total demand in 2025. Segmentation diversified across Corporate, Medical, Leisure, Government, Sports and Entertainment.

Affluent Master-Planned Community
Weston, FL was recently listed as the #3 best place to live in FL by U.S. News 2025 accounting for lower crime statistics, median income, access to vital highways, and close proximity to leisure activities.[4]

#1 RevPAR in Comp Set
The hotel has achieved 122% RevPar Index/penetration - on average performing 22% better than competitive peers in the local area for the trailing twelve months December 31, 2025 and March 31, 2026 (per STR).

1. No ROI or efficiency gain is assured. The Trust's ability to fund capital projects or materially alter operations is limited by DST tax restrictions, reserves, lender requirements, and franchise requirements.
2. See 'Compensation to the Sponsor and Its Affiliates' in the Memorandum for a complete description of fees and conflicts of interest.
3. Prospective investors should be aware that under the Delaware Statutory Trust Act, the Trustee is prohibited from making significant new capital expenditures. If a franchisor requires a PIP that exceeds the Trust's limited reserves, the Trust may be forced to sell the property or convert to an LLC, which may have adverse tax consequences for 1031 exchange investors.
4. U.S. Census Bureau — Weston City, FL Quick facts. U.S. News and Report - Best Places to Live in Florida in 2026-2027.



Brand Overview[1]

Marriott International is the world's largest hospitality company, operating nearly 9,800 properties and approximately 1.78 million rooms across more than 30 brands in 145 countries and territories as of year-end 2025.

Courtyard by Marriott, classified within Marriott's "Select" tier, is one of the company's largest and most widely recognized brands, with more than 1,200 locations worldwide. Originally developed for business travelers, the brand has broadened its appeal to leisure guests through inviting lobby spaces, flexible workspaces, and a straightforward design.

The property may benefit from Marriott Bonvoy, the largest hotel loyalty program globally, with over 271 million members as reported in Marriott International's 2025 Annual Report[2].

This loyalty engine, paired with Marriott's centralized reservation and revenue management systems, potentially driving a significant share of direct bookings at historically robust rates.

~271M
Marriott Bonvoy Members[2]

~43M
New Members in 2025[2]

Courtyard by Marriott Fort Lauderdale Weston

Six-story concrete block construction with Mediterranean-style exterior and porte-cochère entrance. The hotel consists of 176 keys across 10 room types, including 49 balcony rooms. In 2024 the hotel underwent a $6M renovation[3]. The next property improvement plan (PIP) is not anticipated until November 2031[4].

Food & Beverage

- The bistro (breakfast/dinner/bar)
- Market (24-hour sundry)
- Select catering and banquet solutions

Recreation & Services

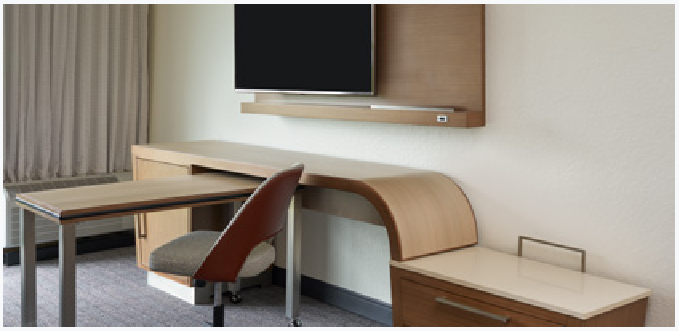
- Heated outdoor pool
- Fitness center
- Business center
- Free high-speed Wi-Fi
- On-site self-parking
- Pet-friendly rooms
- Valet dry cleaning
- Modernized AV Equipment
- 3 Meeting and event spaces (1,378 SF)

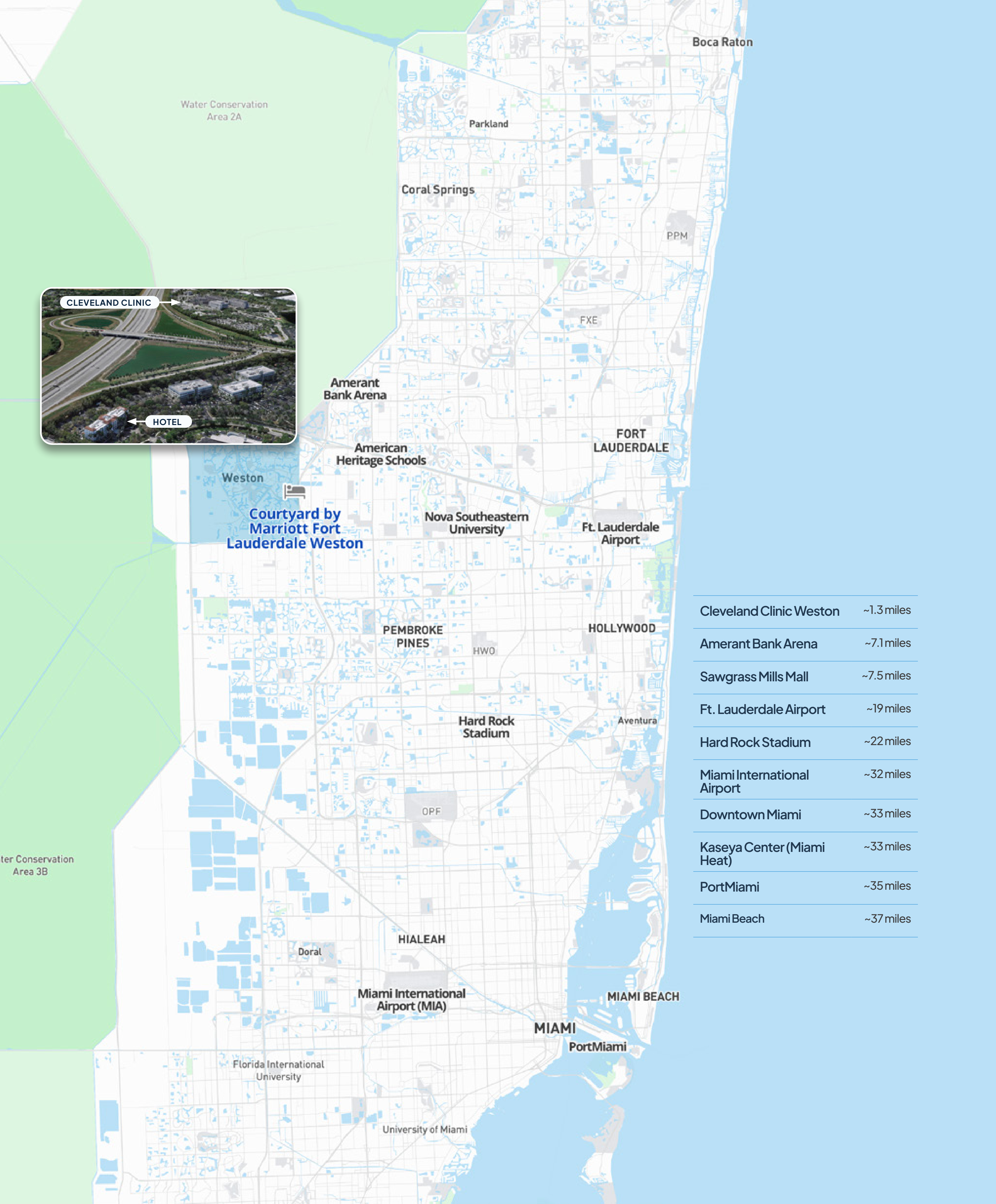
176
Rooms

2002
Year Built

2024
Last Renovation

1. There can be no assurance can be given that brand affiliation or loyalty participation will produce higher occupancy, ADR, RevPAR, or distributions. Franchise agreements may be terminated, modified, or conditioned on future PIP obligations.
2. Marriott International 2025 Annual Report.
3. Past renovations are not indicative of future performance.
4. Franchisors may accelerate, expand, or modify PIP requirements. Prospective investors should be aware that under the Delaware Statutory Trust Act, the Trustee is prohibited from making significant new capital expenditures. If a franchisor requires a PIP that exceeds the Trust's limited reserves or permitted expenditures, the Trust may be forced to sell the property or convert to an LLC, which may have adverse tax consequences for 1031 exchange investors





Cleveland Clinic Weston	~1.3 miles
Amerant Bank Arena	~7.1 miles
Sawgrass Mills Mall	~7.5 miles
Ft. Lauderdale Airport	~19 miles
Hard Rock Stadium	~22 miles
Miami International Airport	~32 miles
Downtown Miami	~33 miles
Kaseya Center (Miami Heat)	~33 miles
PortMiami	~35 miles
Miami Beach	~37 miles

Market Overview

Affluent, Master-planned Community

~27–square-mile master-planned community in western Broward County. #3 Best Place to Live in FL (U.S. News and Report - Best Places to Live in Florida in 2026–2027), Florida's Safest City (FBI 2024)[1]. Median home sale price $730,000[2], median household income $139,000[3]. Population ~72,000[4]. 242 acres of parks and open space[4]. Direct I-75 visibility and access.

Broward County Economic Fundamentals

Broward County population ~2.0M (2nd most populated county in FL)[5]. No state personal income tax. Corporate relocations: AutoNation, Citrix, Chewy, UKG. Weston office market: ~889K SF of total inventory. Higher ed: Nova Southeastern University (20,000+ students, R1 research), FAU (31,000 students). Broward Convention Center $1B+ expansion to 1.2M SF[6].

Sports & Entertainment

Amerant Bank Arena (~7.1 mi): 20,000 seats, ~125 events annually, home to Florida Panthers (back-to-back Stanley Cup champions 2024–2025). Sawgrass Mills (~7.5 mi): 2.4M SF, 350+ stores, FL's 2nd-largest tourist attraction, 21–30M annual visitors. Youth sports: Weston Regional Park tournaments historically generated weekend family demand.

South Florida Tourism Momentum

Broward County Convention Center (19.3 mi): $1B+ expansion underway, total facility to reach 1.2M SF, potentially positioning Greater Fort Lauderdale for larger national conferences. Port Everglades cruise terminal drives pre/post-cruise lodging. International tourism from Latin America and Caribbean sustained by three major airports. FLL Airport Terminal 5 projected to open mid-to-late 2026 (~5M additional annual passengers).[7]

Cleveland Clinic

258–bed Magnet-designated acute care hospital ~1.3 miles from the hotel. Named a Best Regional Hospital and ranked #1 in the Miami-Fort Lauderdale metro by U.S. News Best Hospitals 2025–2026, with High Performing ratings in 5 adult specialties and 18 procedures and conditions.[8]

Supply Dynamics

The 501–key Bonaventure Resort & Spa was closed and demolished in 2022, resulting in a net removal of rooms from the market.[9]

1. Rankings are historical and may change.
2. Zillow — Weston, FL Housing Market.
3. U.S. Census Bureau — Weston city, FL QuickFacts.
4. World Population Review — Weston, Florida.
5. City of Weston — About Weston page.
6. Broward County — Convention Center Expansion project page.
7. Broward County Aviation Department. Projected capacity; actual passenger volumes will depend on airline scheduling and market conditions.
8. Cleveland Clinic Weston – Rankings & Ratings. U.S. News & World Report – Health. Accessed May 22, 2026.
9. Sun Sentinel. May 6, 2022. Venerable Bonaventure Resort & Spa will be demolished to make way for apartment project.

DRIFTWOOD CAPITAL

Driftwood Capital operates a vertically integrated hospitality investment platform specializing in acquisitions, development, lending, and hotel property management.

The principals of Driftwood have 30+ years of collective commercial real estate industry experience. Through its integrated model, Driftwood identifies, executes, and manages investment opportunities across the hospitality sector. The firm utilizes its internal operational experience in an effort to enhance performance and support the generation of long-term value.

~$3.5B
Hospitality AUM[1]

85
Assets Owned/Managed[1]

~16,400
Keys[1]

Driftwood Investment Strategies

Acquisitions

Driftwood targets value-add and opportunistic hotel investments where operational expertise, capital improvements, and brand repositioning can unlock embedded value. The platform leverages long-standing relationships with brands, lenders, and brokers to access off-market and complex transactions.

~$1.2B Hotel Acquisitions[2]

~$264.9M Built Hotel Spend[3]

Development

Driftwood selectively pursues ground-up developments in high-barrier-to-entry markets with strong demand fundamentals. The firm structures projects to optimize capital efficiency, incorporating institutional-quality design, brand alignment, and disciplined cost management intended to support risk adjusted returns.

~$950.3M In Development/ Under Construction[3]

$684.3M+ Renovations[3]

Lending

Through its credit platform, Driftwood seeks to provide mezzanine financing and preferred equity to hospitality sponsors. Investments are generally structured with the objective of generating current income, while further designed to help mitigate downside risk while maintaining optionality for equity participation where appropriate.

~$2.4B Transaction Experience[4]

~$391.3M Credit Investments[4]

Management

Driftwood Hospitality Management (DHM) delivers in-house property management including revenue management, sales, marketing, and cost optimization, enabling Driftwood to drive asset performance and maintain alignment between ownership and operations. Its third-party platform also serves as a direct sourcing channel for new investments.

85 Hotels Managed[1]

~6,000 Employees[1]

1. Figures represent internal data as of Feb. 12, 2026 and include hotels and personnel controlled by Driftwood Capital, LLC and its affiliates and subsidiaries, including properties where Driftwood Hospitality Management serves as the property manager.
2. As of September 30, 2025, total Equity invested reflects ~$1.2B in cumulative capital contributions, inclusive of recapitalization transactions (excluding DCH) and preferred equity. "Going-in Basis" represents the total transaction value at the time of initial acquisition, including debt and third-party capital. Figure includes realized and unrealized investments.
3. The figures presented are as of February 18, 2026. Construction costs of hotels, includes land costs.
4. Cumulative gross transaction activity from August 2020 through March 2026 and does not represent net returns or realized performance. Of the ~$2.40B hospitality credit opportunities, approximately $391 million was invested by Driftwood in the form of mezzanine debt and preferred equity investments.

This document does not constitute an offering of securities. Any offering of securities will be made pursuant to the private placement memorandum, subscription agreement and the operating agreement of the investment entity (collectively, the "Offering Documents"). Any terms in this document that conflict with the Offering Documents shall be superseded by the terms of the Offering Documents. Nothing herein should be considered to constitute investment, legal, or tax advice and should not be considered as such. Prior to making an investment, each potential investor should read and review in its entirety the Offering Documents, which includes the terms and risks of the investment in detail and potential investors should consult their own legal, financial, and accounting advisors to determine the merits and risks of such an investment. DST interests are illiquid, and there is no guarantee that a secondary market will develop. Cash flows and returns are not guaranteed and may vary. Eligibility is limited to Accredited Investors as defined by Rule 501 of Regulation D. Past performance is not indicative of future results. Figures presented may have been rounded for presentation purposes. Calculations and methodologies are available upon request. All real estate investments involve a high degree of risk and are an inherently illiquid asset class; properties may be difficult to sell, and the timing of any exit is subject to market conditions.

An Investment in Driftwood Hotel Income I, DST is an investment in a private placement offering. Private placement offerings are illiquid securities, and there is no secondary market for these investments.

This confidential presentation (this "Presentation") is furnished on a confidential basis to a limited number of sophisticated investors for the sole purpose of providing certain preliminary information about Driftwood Hotel Income I, DST, a Delaware statutory trust (the "Trust" or "DST"), which owns a 176-key hotel property located in Weston, Florida. This Presentation is for informational and discussion purposes only. It does not constitute, and may not be relied upon as, legal, tax, investment, accounting, or other professional advice, nor does it constitute an offer to sell or a solicitation of an offer to purchase any securities of the Trust.

Any offer or solicitation shall be made solely pursuant to the final subscription package for the Trust, which includes the Private Placement Memorandum and other definitive materials (as amended or supplemented from time to time, the "Subscription Package"). The Subscription Package will be furnished to qualified investors on a confidential basis upon request and must be reviewed in its entirety—including the "Risk Factors" section—prior to making any investment decision. In the event of any inconsistency between this Presentation and the Subscription Package, the provisions of the Subscription Package shall control. No person has been authorized to make any statement concerning the Trust other than as set forth in the Subscription Package, and no representation or information not contained therein may be relied upon. This presentation does not constitute an offer to buy securities and is authorized for use only when accompanied by the Subscription Package.

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None of the information contained herein has been filed with the U.S. Securities and Exchange Commission ("SEC"), any state securities administrator, or any other U.S. or non-U.S. governmental or self-regulatory authority. Neither the SEC nor any other regulatory authority has passed upon the merits of the offering of interests in the Trust or the accuracy or adequacy of this Presentation. Any representation to the contrary is a criminal offense. The Trust will not be registered under the Investment Company Act of 1940, as amended. This material is authorized for use only when accompanied by the Subscription Package.

Securities are offered through Metric Financial LLC, Member FINRA/SIPC. The use of this Presentation in certain jurisdictions may be restricted by law. Prospective investors should inform themselves as to the legal requirements and tax consequences of an investment in the Trust within the countries of their citizenship, residence, domicile, and place of business.

This Presentation contains forward-looking statements, including but not limited to projections of distributions, occupancy, revenue per available room, and the anticipated economic impact of events. Forward-looking statements can be identified by the use of terms such as "may," "will," "should," "expect," "anticipate," "project," "estimate," "intend," "continue," "target," or "believe" (or the negatives thereof) or comparable terminology.

The target returns discussed in this Presentation are hypothetical in nature, do not reflect actual results, and are not any guarantee of future results. Target returns are based on assumptions which may not prove to be accurate. There are a number of limitations inherent in target returns like those portrayed on this slide. In addition, a specific investor's actual performance may be materially different from such illustrative data depending on numerous factors. No representations or warranties whatsoever are made by the Company or any other person or entity as to the future profitability of an investment vehicle or the results of making an investment. Projected or past performance is not a guarantee of future results.

Due to various risks and uncertainties, actual events, results, or performance may differ materially from those reflected in such forward-looking statements. Risks include, but are not limited to, changes in economic conditions, competitive supply additions, the ability to maintain franchise agreements, interest rate fluctuations, and other factors described in the "Risk Factors" section of the Subscription Package. The Trust undertakes no obligation to update any forward-looking statement.

An investment in the Trust is speculative, involves a high degree of risk, and is suitable only for accredited investors who can bear a complete loss of their investment. Interests in the Trust are not publicly traded; no public trading market exists, and none is expected to develop. Investors should expect to hold their interests for the full term of the Trust and may be unable to liquidate their investment in the event of an emergency or for any other reason. The interests may not be eligible for sale in all states or countries and may not be suitable for all types of investors. No person will be permitted to invest without first acknowledging receipt of, and completing review of, the Subscription Package.

Prospective investors should carefully consider the following risk factors, among others described in the Subscription Package, before making an investment decision. The risks described below are not exhaustive and are qualified in their entirety by the more detailed discussion contained in the Subscription Package.

Illiquidity and Loss of Principal

The interests in the Trust are illiquid securities for which no secondary market exists or is expected to develop. There is no assurance that the Trust's investment objective will be achieved or that investors will receive any return of their capital. Prospective investors must be prepared for a complete loss of their investment.

Real Estate and Hospitality Industry Risks

Property performance may be adversely affected by changes in local or national economic conditions, tenant demand, employment trends, interest rate fluctuations, operating expenses, availability of financing, and competitive supply additions. The Trust is subject to risks inherent in the hospitality industry, including fluctuations in occupancy, revenue per available room, rental rates, consumer preferences, weather events, and other factors beyond the Trust's control. Real estate investments are inherently illiquid, and there is no assurance that the property can be sold or refinanced on favorable terms.

Distribution Risk

The Trust's ability to make distributions is entirely dependent on the operating performance of the hotel property. Any distributions may include a return of capital and are not guaranteed. Distributions may be suspended, modified, or discontinued at any time without notice. Prospective investors should not rely on any projected distribution levels in making their investment decisions. A deterioration in global financial, economic, or social conditions could adversely affect the Trust's business, financial condition, and results of operations.

Sponsor and Counterparty Risk

The success of the Trust is materially dependent upon the expertise, judgment, and financial condition of the Sponsor and its affiliates. A master tenant bankruptcy, failure to maintain franchise or management agreements, or deterioration in the financial condition of any material counterparty could adversely affect the Trust's operations and the value of investors' interests.

Financing and Refinancing Risk

The Trust's performance is subject to the availability and terms of debt financing, prevailing interest rates, and market conditions. The structural limitations of the Trust (described below) restrict its ability to refinance or replace existing debt, which may materially affect investment outcomes in a rising interest rate environment or upon loan maturity.

Environmental and Regulatory Risk.

The Trust may be subject to environmental liabilities and compliance costs that could adversely affect the value of the underlying property and the Trust's financial condition.

Delaware Statutory Trust Structural Constraints.

Under IRS Revenue Ruling 2004-86, Delaware statutory trusts are subject to specific structural limitations designed to preserve their tax-advantaged status. These restrictions (commonly referred to in the industry as the "Seven Deadly Sins") include, but are not limited to, prohibitions on: (i) accepting new capital contributions from existing or new investors; (ii) refinancing, replacing, or renegotiating existing debt obligations; (iii) making new investments or acquiring additional assets; (iv) renegotiating existing leases except under limited circumstances prescribed by the ruling; and (v) making distributions other than from cash flow from operations or established reserves.

These structural constraints may materially limit the Trust's ability to respond to changes in market conditions and may affect the timing, manner, and economics of any property disposition. Prospective investors should understand that the Trust's governance flexibility is intentionally circumscribed to preserve its qualification for Section 1031 exchange treatment, and this rigidity carries attendant risks.

Tax benefits associated with a Section 1031 exchange are not guaranteed and depend upon each investor's individual circumstances. Each prospective investor should consult with their own qualified tax advisor regarding the qualification of their particular transaction under Section 1031 of the Internal Revenue Code. Due to differences in entity structure, taxation, or economics, investment returns and outcomes may vary from targeted expectations. The Trust's structure is designed to facilitate Section 1031 exchange eligibility; however, no representation or warranty is made that any investor's exchange will qualify.

Past, targeted, or projected performance is not indicative of future results. There can be no assurance that targeted or projected returns, distributions, or exit outcomes will be achieved. All information contained herein is based upon the Sponsor's underwriting assumptions, which include, but are not limited to, the availability and terms of debt financing, prevailing interest rates, and market demand and growth in the Weston, Florida market area. The failure of any one of these assumptions, or an unforeseeable event, may materially and adversely affect the Trust, its investment and financial prospects, and results of operations. Prospective investors should not rely on any past, targeted, or projected performance information in making their investment decisions.

Certain information contained herein has been obtained from published sources or prepared by third parties and, in certain cases, has not been updated through the date hereof. While such sources are believed to be reliable, neither the Trust, the Sponsor, their respective affiliates, nor any advisor or employee assumes any responsibility for the accuracy or completeness of such information. Nothing contained herein should be relied upon as a promise or representation as to past or future performance of the Trust or any other entity. Opinions expressed herein are subject to change without notice. Additional information may be provided upon request.

Securities offered through Metric Financial LLC, Member FINRA/SIPC.

DRIFTWOOD
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