MOODY NATIONAL REIT II, INC. FACT SHEET

CLASS A SHARES INVESTOR PROFILE[9]

- Investors seeking the potential for income
- Investors seeking a non-correlated, inflationary hedge investment with limited liquidity
- Investors seeking to take advantage of the recovering hotel market and seeking asset appreciation

ESTIMATED DISTRIBUTION (ANNUALIZED)	7.52%[5]
PRICE PER SHARE	$23.32
ESTIMATED VALUE PER SHARE	$23.32[6]
MINIMUM INITIAL INVESTMENT	$2,500
MINIMUM SUBSEQUENT INVESTMENT	$500
DISTRIBUTION REINVESTMENT PRICE	$23.32 (As of April 1, 2018)
SUITABILITY STANDARDS	A net worth of at least $250,000 or a gross annual income of at least $70,000 and a net worth of at least $70,000[7]
TARGETED TIME FRAME FOR LIQUIDITY EVENT	Within three to six years from the completion of the initial public offering[8]
O&O EXPENSES (REIMBURSED TO THE ADVISOR)	Approximately 2.0%

THE BENEFITS OF HOTEL ALLOCATION

U.S. hotel demand tracks U.S. gross domestic product, or GDP, at a 98% correlation.[1] As a result, we believe that the 2.9% GDP growth experienced in 2018 is a favorable condition for continued room night demand.[2] Given the strength of the U.S. economy, we believe that hotel demand will continue to rise for the foreseeable future.

Following record-setting demand for U.S hospitality during 2018, PricewaterhouseCoopers (PwC) projects the 2019 outlook to remain stable, driven by steady economic fundamentals, including a continued increase in consumer spending, increasing business investment and relatively strong consumer confidence.[3]

The U.S. Travel Association supports this outlook by noting that domestic business travel will grow faster in 2019 than it did the past three years. The USTA Fall Travel Forecast dated November 2018 projects a continued rise in domestic business trips over the next several years.[4] By 2022, such trips are estimated to total $493.3 million in cost, which is $29.7 million greater than the total 2018 cost, with 20% of the cost of these trips going towards lodging expenses according to the Domestic Travel Fact Sheet from USTA.

INVESTMENT OBJECTIVES[5]

Preserve, protect and return stockholders' capital contributions. Pay regular cash distributions to stockholders. Realize capital appreciation upon the ultimate sale of the real estate assets acquired by Moody National REIT II, Inc.

Other fees paid to the advisor: We will pay our advisor and its affiliates additional fees throughout the life cycle of the REIT for acquisition, disposition and management of properties, among other things. Please see the Management Compensation section of our prospectus for additional details. Our advisor will pay, on our behalf, upfront selling commissions of up to 6.0% of the sales price of Class A shares sold in the primary offering and an upfront dealer manager fee of up to 2.5% of the sales price of Class A shares sold in the primary offering. No stockholder servicing fees are paid with respect to Class A shares.

The advisor intends to recoup the fees through the Contingent Advisor Payment. The amount of the Contingent Advisor Payment to be paid in connection with the closing of an acquisition will be reviewed on an acquisition-by-acquisition basis and such payment shall not exceed the then-outstanding amounts paid by the Advisor for dealer manager fees, sales commissions, stockholder servicing fees or other fees paid on behalf of clients of nonaffiliated registered investment advisors at the time of such closing. Our advisor may waive or defer all or a portion of the acquisition fee at any time and from time to time, in our advisor's sole discretion.

1 http://images.perspectives.jll.com/Web/JLLHotels/%7Bb7997391-5284-4969-ae53-a8b8d546640f%7D_ALIS_-_Through_the_looking_glass.pdf

2 https://www.axios.com/united-states-2018-gdp-report-942280fa-1f51-4d31-97e1-dc557e2b46b2.html

3 https://www.pwc.com/us/en/industries/assets/pwc-hospitality-directions-us-january-2019.pdf

4 https://www.businesstravelnews.com/Global/Outlook-Strong-for-2019-US-Domestic-Business-Travel

5. We first paid distributions on September 15, 2015. For 2018, our board of directors authorized and declared a distribution that was calculated at an annualized rate of $1.75 per share, or approximately $0.00480 per share per day, before any class-specific expenses. Such rate, if paid over a 365-day period, was equivalent to an annualized distribution rate of approximately 7.56% based on a purchase price of $23.19 per share of our Class A common stock, which was the purchase price per share of our Class A common stock as of December 31, 2018. Our board of directors authorized and declared a distribution for the quarter ending March 31, 2019 that is calculated at an annualized rate of $1.7528 per share, or approximately $0.004802 per share per day. Such rate, if paid over a 365-day period, is equivalent to an annualized distribution rate of approximately 7.52% based on purchase price per share of $23.32. There is no guarantee that distributions will be paid at the foregoing rates, or at all, in the future. A portion of our distributions have been paid from offering proceeds or other sources other than cash flow from operations, such as borrowings, in the future. The payment of distributions from sources other than cash flow from operations reduces our funds available for investment and the overall return to our investors.For the year ended December 31, 2018, 26% of distributions were paid from cash provided by operating activities and 74% were paid from cash provided by offering proceeds. In addition, if we make distributions in excess of our current and accumulated earnings and profits, the distribution will be treated first as a tax-free return of capital, which will reduce stockholder's tax basis in our shares of common stock. The substantial fees and expenses we pay to our advisor and its affiliates reduces the amount of cash available for investment and the payment of distributions.

6. Our estimated value per share is based on the estimated value of our assets less the estimated value of our liabilities, divided by the number of outstanding shares of our common stock, all as of December 31, 2018. Please see our Current Report on Form 10-K filed with the Securities and Exchange Commission on March 29, 2019 for additional information on the calculation of our estimated value per share.

7. Net worth excludes value of an investor's home, furnishings and automobiles. Alabama, Iowa, Kansas, Kentucky, Maine, Massachusetts, Missouri, Nebraska, New Jersey, New Mexico, North Dakota, Ohio, Oregon, Pennsylvania, Puerto Rico and Vermont have established suitability standards different from those that Moody National REIT II, Inc. has established, Please see "Suitability Standards" in the prospectus for additional information regarding the specific suitability standards established by such states.

8. We presently intend, but are not required, to complete a transaction providing liquidity for our stockholders within three to six years from the completion of our initial public offering, which terminated on July 12, 2018. However the timing of any such event will be significantly dependent upon economic and market conditions after completion of our offering stage. There can be no assurance as to when a suitable liquidity transaction will be available, or that we will be able to execute a liquidity transaction under conditions favorable to our stockholders, or at all.

9. There is no guarantee that the objectives specified in the Investor Profile will be achieved. The Investor Profile includes investors seeking income. However, investors should note distributions may be paid from sources other than cash from operations such as borrowings, offering proceeds or deferral of fees and expense reimbursements by Moody National REIT II, Inc.'s advisor, in its sole discretion. To the extent that we fund distributions from sources other than cash from operations, a portion of the distributions we make may represent a return of capital to investors, which will reduce their tax basis in our shares of common stock.