

Securities registered or to be registered pursuant to Section 12(b) of the Securities Exchange Act of 1934:

## **Item 1.01. Entry into a Material Definitive Agreement.**

### **Hyatt Place Germantown**

On September 15, 2025, subsidiaries of Moody National REIT II, Inc. (the “Company”) entered into an Agreement of Purchase and Sale (the “Germantown Sale Agreement”) with United International Group, LLC, a Delaware limited liability company unaffiliated with the Company (the “Purchaser”). Pursuant to the Germantown Sale Agreement, the Company has agreed, subject to the terms and conditions of the Germantown Sale Agreement, to sell all of the Company’s rights and interests in the hotel property located at 9161 Winchester Road, Germantown, Tennessee 38125 (the “Hyatt Place Germantown”) to the Purchaser for an aggregate purchase price of \$11,000,000, subject to certain customary offsets and credits thereto as set forth in the Germantown Sale Agreement. The closing of the sale of the Hyatt Place Germantown will occur, subject to the satisfaction of all closing conditions set forth in the Germantown Sale Agreement, on or before thirty (30) days following October 15, 2025 or such later date as is mutually agreed to by the Company and the Purchaser. There is no guarantee that the closing of the sale of the Hyatt Place Germantown will occur on the terms described herein or at all.

### **Springhill Suites Seattle**

On September 15, 2025, subsidiaries of the Company entered into a Purchase and Sale Agreement (the “Seattle Sale Agreement”) with Legacy DTS, LLC, a Washington limited liability company unaffiliated with the Company (the “Seattle Purchaser”). Pursuant to the Seattle Sale Agreement, the Company has agreed, subject to the terms and conditions of the Seattle Sale Agreement, to sell all of the Company’s rights and interests in the hotel property located at 1800 Yale Avenue, Seattle Washington 98101 (the “Springhill Suites Seattle”) to the Seattle Purchaser for an aggregate purchase price of \$51,000,000, subject to certain customary offsets and credits thereto as set forth in the Seattle Sale Agreement. The closing of the sale of the Springhill Suites Seattle will occur, subject to the satisfaction of all closing conditions set forth in the Seattle Sale Agreement, on or before December 2, 2025, or such later date as is mutually agreed to by the Company and the Seattle Purchaser. There is no guarantee that the closing of the sale of the Springhill Suites Seattle will occur on the terms described herein or at all. The closing of the sale of the Springhill Suites Seattle is not contingent upon the closing of the sale of the Hyatt Place Germantown, or vice versa.

## **SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Date: September 19, 2025

**MOODY NATIONAL REIT II, INC.**

By: /s/ Brett C. Moody  
Brett C. Moody  
*Chief Executive Officer and President*