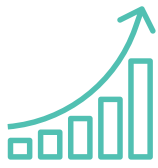


Key Commitments to Sustainability



Sound Business: Engaging New and Old Partners

Tropicalia consolidated the project concept, initiated redesign and residential sales efforts, re-engaged our previous financial and construction partners.

During the first half of 2021, Tropicalia partnered with IMI Living Worldwide Properties to support residential sales strategy and marketing approaches, which centered on positioning the importance of community, legacy and place.

While we fine-tuned our marketing and brand strategies, we were approached anew by IDB Invest to uptake the financing of our project -clearly an indication that Tropicalia and its business model complies and exceeds the environmental, social and economic mandates of Latin America's largest development bank. The transaction consists of a loan of up to US\$146.4 million to finance the construction and operations of the first phase of development at Tropicalia.

By the last quarter of 2021, we signed a letter of engagement with IDB Invest and quickly began planning our due diligence and financing schedule for 2022.



Thoughtful Architecture: The Importance of Sustainable Design

Tropicalia's design and brand partners worked together to consolidate redesign efforts while prioritizing sustainable design and development.

Our commitment to thoughtful and sustainable design and architecture is steadfast. The result of our redesigned hotel and residential concept, comes with a reduction in the overall footprint of the hotel, (moving from 169 to 95 keys), yet we did not reduce the size of several common spaces, including hotel reception and main guest complex, in order to prioritize open air spaces for resort guests and residential owners.

We remain committed to LEED certification and environmentally conscious design and construction.



Environmental Balance: Our Management Systems and Programs

Tropicalia protects and conserves the natural environment and relies on its biodiversity and environmental management plans, as well as its participation in PROMICHES to pursue sustainable site development and destination management.

In 2021, we:

- ✓ Supported El Seibo-Miches Hotel and Restaurant Association (PROMICHES), contributing land, financial and human resources to support leadership and drive sustainable destination management through collective action.
- ✓ In partnership with PROMICHES and representatives of the Ministry of Environment and Natural Resources, we monitored Leatherback nests located on the Playa Esmeralda coastline. Tropicalia provided a georeferenced map of the nest locations and supervised three nests, comprising 353 eggs; 233 hatchlings made it back to the ocean safely.
- ✓ Monitored sargassum arrivals on our coast line to acquire baseline data and determine management solutions.
- ✓ Submitted Tropicalia's 16th and 17th Environmental Compliance Reports (ICA) and FST's third and fourth ICAs to the Ministry of Environment and Natural Resources.



Community Development: Fundación Tropicalia

The community development efforts undertaken by Fundación Tropicalia (FT) since 2008, are a key component of Tropicalia's goal in building local capacity and expanding economic opportunities while preserving the region's natural and cultural heritage.

In 2021, Fundación Tropicalia:

- ✓ Impacts the lives of 1,144 community members from Miches (61% female, 39% male), by implementing five programs in education, gender equality, culture and microfinance.
- ✓ Repositions its School Renovation and Maintenance Program (PRyME) to more generally facilitate learning improvement opportunities and serve as a Partner for Education.
- ✓ Relaunches *Soy niña, soy importante* as a robust initiative that includes: a summer camp, an at-home program, teen empowerment and activism.
- ✓ Spears a communications campaign to prevent domestic abuse of children, concluding its partnership with the Canadian Fund for Local Initiatives.
- ✓ Partners with the United Nations Population Fund to launch two chapters of the girls club *Fabricando sueños* for 13 to 15 year old girls.