

Key Commitments to Sustainability



Sound Business: Investing for impact

IDB Invest approved a loan of up to US\$146.4 million to finance the construction and operations of the first phase of development.

In 2022, Tropicalia yet again presented a business model that exceeded the environmental, social and economic mandates required by the largest development bank in Latin America, IDB Invest of the Inter-American Development Bank. Upon completing a robust due diligence process that included an in-depth financial and permit review (environmental, construction and building permits), IDB Invest approved a loan of up to US\$146.4 million to finance the construction and operations of the first phase of development.

When comparing the results of the due diligence process between 2017 and 2022, Tropicalia reduced by more than 80% the actions required to meet IDB Invest's environmental and social performance standards thanks to the management systems developed in that time span.



Environmental Balance: 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 2022:

- ✓ We continued supporting PROMICHES, providing financial and human resources to strengthen its leadership with the purpose of driving sustainable destination management through collective action.
- ✓ In partnership with PROMICHES and representatives of the Ministry of Environment and Natural Resources, we monitored Leatherback nest located on the Playa Esmeralda coastline.
- ✓ Monitored sargassum arrivals on our coastline to acquire baseline data and determine management solutions.
- ✓ Submitted Tropicalia's 18th and 19th Environmental Compliance Reports (ICA and FST's 5th and 6th ICAs to the Ministry of Environment and Natural Resources.



Sustainable Design: Innovation and thoughtful architecture

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

The design of the resort prioritizes the concept of family life, work and leisure in the same environment, and contemplates: multigenerational use of spaces for extended periods of time for both resort guests and residential owners; increased demand for reliable connectivity and the ability to work remotely; and strategic use of outdoor space, as well as guaranteed access to essential services and medical care.

Tropicalia's design and construction process is aligned with Leadership in Energy and Environmental Design (LEED) certification for new buildings, ensuring resource efficiencies during operations. LEED guidelines set the baseline for Tropicalia's thoughtful architecture. A tropical modernist design with subtle influences of colonial architecture from Santo Domingo, seamlessly integrates indoor and outdoor living while incorporating natural elements like wood, stone, and verdure.

In 2022, the design team focused on refining details with the operator, reaffirming changes and redesigns, and evaluating new common area concepts. As a result, the Project footprint in the development and construction areas was reduced by 25% and 35%, respectively, generating further reductions in energy and water demand.



Community Development: Working in partnership

Tropicalia's commitment to community development is channeled both through its participation in PROMICHES, supporting public-private initiatives to establish the necessary infrastructure for the responsible development of the destination, and through the work of Fundación Tropicalia, which centers its programs on supporting education, the environment, productivity and the sociocultural advocacy of Miches.

In 2022:

- ✓ Soy niña, soy importante (SNSI) turns 10 years old.
- ✓ Fundación Tropicalia continues supporting the coordination of the Presidential Project for Educational Excellence (PEE) in Miches, a public effort to evaluate student learning outcomes from the two years of distance learning held during the pandemic.
- ✓ Fundación Tropicalia led collections of clothing, food and personal hygiene supplies in Punta Cana, Bávaro and Santo Domingo. It also established a School Fund to support the recovery of the schools most affected by the storm.
- ✓ Tropicalia, through PROMICHES, supports the analysis and research project on the coastal dynamics of Playa Esmeralda, carried out by the IDB and the Ministry of Tourism.