

Key Commitments to Sustainability



Hollistic Business: Investing for impact

IDB Invest, part of the Inter-American Development Bank, supports our commitment to promoting sustainable tourism in the Dominican Republic and fostering socioeconomic inclusion in the region.

IDB Invest approved financing for the Four Seasons Tropicalia project, confirming that our model meets and exceeds environmental, social, and economic standards. In 2023, loan agreements totaling \$134.6 million were signed for the construction and operation of the project.

In addition to IDB Invest's contribution of \$49 million, several local, regional, and international banks—such as Banco Popular, Banco López de Haro, Banco BDI, CIFI, and DEG—have joined with a combined investment of \$85.6 million. This financing reinforces our commitment to sustainable tourism in the Dominican Republic and promotes socioeconomic inclusion in the region.



Environmental Balance: Management systems and programs

Tropicalia is dedicated to protecting and preserving the natural environment, supported by its biodiversity and environmental management plans, as well as its participation in PROMICHES to guide the sustainable development and management of its property and the destination.

✔ Support for PROMICHES in 2023:

We contributed financial and human resources to strengthen leadership and sustainable management of the destination.

We serve as the Vice President on the Board of PROMICHES.

We are active members of the Interinstitutional Relations Committee, Sustainability Committee, and Positioning Committee.

We collaborated at Fitur 2023 in Madrid.

✔ Sea Turtle Protection (Protortuga):

We support the Sea Turtle Monitoring and Protection Program in partnership with the Ministry of Environment and Natural Resources and other coastal marine conservation stakeholders.

We are members of the Board and part of the Mama Tinglar category of the Guardians of the Sea.

✔ Environmental Management:

We developed an Environmental Impact Study (EIA) and an Environmental Impact Declaration (DIA), with licenses and permits approved and renewed by the Ministry of Environment and Natural Resources.

We implemented an Environmental and Social Management System (ESMS) aligned with the International Finance Corporation (IFC) Performance Standards to ensure compliance with environmental and social standards, manage risks, and promote continuous improvement.

Key indicators of the ESMS are organized into nine material categories.



Sustainable Design: Innovation and thoughtful architecture

Tropicalia collaborates with its design and brand partners to enhance redesign efforts, consistently prioritizing the sustainable components of the project.

We are committed to achieving Leadership in Energy and Environmental Design (LEED) certification, ensuring environmentally responsible design and construction. The Four Seasons Tropicalia features tropical modernist architecture that seamlessly integrates indoor and outdoor spaces, incorporating natural elements and drawing inspiration from Santo Domingo's colonial heritage.

The development includes a 95-room hotel, 25 branded residences, and facilities such as a spa, pools, gym, restaurants, and event spaces, all unified by an organic roof design. Supporting infrastructure encompasses a wastewater treatment plant, solid waste management, and backup power generation.

Our design prioritizes family life, work, and recreation, emphasizing multigenerational space use, reliable connectivity, and access to essential services and medical care. We conducted studies on storm surge patterns, adhering to a 60-meter setback mandated by the Dominican Republic's Ministry of the Environment.

In 2023, the design team focused on finalizing executive plans, achieving 64% completion of construction documents and securing necessary permits. All plans were validated to ensure compliance with LEED certification requirements.



Community Development: A collaborative effort

Tropicalia's commitment to community development is channeled through its participation in PROMICHES, supporting public-private initiatives to establish the necessary infrastructure for responsible destination development. Additionally, Fundación Tropicalia promotes human development in Miches, focusing on education, gender equity, economic participation, cultural identity, and environmental awareness.

In 2023, Fundación Tropicalia:

✔ Impacted 1,560 individuals through five programs, 61.7% of whom were women and girls.

✔ Partnered with GIZ, PROMICHES, and the Municipality of Miches to offer environmental education and recycling workshops at the SNSI Girls' Club.

✔ Co-hosted the second fundraising cocktail event with Grupo Bentrani to raise awareness about the challenges facing Dominican women and girls.

✔ Was featured by Factor de Éxito magazine, highlighting SNSI as the charitable cause for the 2023 World Corporate Golf Challenge.

✔ Received recognition from the New York Senate for the tenth anniversary of SNSI.

✔ Benefited 2,167 students, 126 teachers, and 16 educational institutions through our hurricane recovery education fund.