

KEY COMMITMENTS TO SUSTAINABILITY

ENVIRONMENTAL BALANCE: Management Systems & 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.

During the construction phase of Four Seasons Tropicalia:

- **Land Use:** The Four Seasons Tropicalia is located on 521,578.73 m² of beachfront land, where 67% is allocated to natural conservation, 6.8% to the building footprint and the remaining 26.2% to landscape and hardscape. . We recovered over 30,000 m² of organic topsoil for reuse in landscaping work.
- **Water Consumption:** We recorded 96,169 gallons of water consumption, distributed in 14% wastewater, 22% potable water, and 64% non-potable water.
- **Waste Management:** We implemented waste separation at the source, achieving a diversion from landfill of 98% of waste generated during the construction phase, far exceeding the 75% required for LEED certification.
- **Biodiversity Management:** The exterior lighting design is 100% compatible with sea turtle habitat. We also developed nursery plans to reforest the FST with native trees, herbaceous plants, and creepers.
- **Climate Change Adaptation:** We are making progress in preparing the necessary documentation for LEED certification.
- **Environmental and Social Audits:** Environmental and social audits were conducted by independent consultants of IDB Invest and the Ministry of Environment through submission of our Environmental Compliance Reports.

SUSTAINABLE DESIGN: Innovation & Thoughtful Architecture

Tropicalia worked alongside its design and brand partners to consolidate redesign efforts, consistently prioritizing the sustainable components of the project.

In 2024, we **completed the issuance and delivery of construction plans**, reaching 100% of the required documentation for the execution process. We also finalized the landscaping strategy based on the restoration of the primary forest, and **began the vertical construction of Four Seasons Tropicalia**.

Furthermore, we made considerable progress in the collection and preparation of the documents required for **LEED certification**. Additionally, we inaugurated **La Palapa Tropicalia**, a resting place for visitors that reflects our philosophy of regenerative luxury, inspired by the essence of the Caribbean and combining coastal design with rich Dominican craftsmanship.

COMMUNITY DEVELOPMENT: A Collaborative Effort

Tropicalia’s commitment to community development is channeled both through its participation in **Promiches**, supporting public-private initiatives to establish the necessary infrastructure for responsible destination development, and through the work of **Fundación Tropicalia**, we promote human development in Miches, focusing on **education, gender equity, economic participation, cultural identity, and environmental awareness**.

In 2024, Fundación Tropicalia:

- **Impacted 2,252 people** through five programs, **51.7% of whom were women and girls**.
- **Launched the *Mi Ruta* pilot program**, a career development initiative between Fundación Tropicalia and IDB Invest that provides adolescent girls from Miches with key tools for their professional future.
- **Received a donation from the Airbnb Community Fund**. The Airbnb Community funds will be used to establish and equip a new center, hire staff, and implement continuous development programs for children and adolescents.
- **Achieved non-profit association status** under the sectorial of the National Council for Children and Adolescents (CONANI) for a two-year period.

HOLISTIC 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, part of the Inter-American Development Bank, acts as the lead creditor in the financing of Four Seasons Tropicalia. This confirms that our model meets and exceeds environmental, social, and economic standards, while fostering sustainable tourism in the Dominican Republic. IDB Invest contributed **US \$49 million**, joining other local, regional, and international banks such as Banco Popular, Banco López de Haro, Banco BDI, CIFI, and DEG, who collectively contributed **US \$85.6 million**.

In 2024, we received the first disbursement of the **mezzanine loan from CIFI Latam, S.A.**, a leader in infrastructure and energy financing in the region, after meeting all environmental, social, technical, and financial conditions. Notably, Four Seasons Tropicalia achieved the **best ESG compliance rating across CIFI’s entire project portfolio**.

