

MILESTONES 2024

Tropicalia is a constant journey guided by a firm commitment to sustainability, with the aim of generating a positive impact for all people.

1 | SUSTAINABLE FINANCING AND STRATEGIC PARTNERSHIPS

- We met the conditions precedent required by our lenders, including development banks IDB Invest, DEG, and CIFI Latam, S.A., and received the first disbursement of our mezzanine loan in December 2024.
- Certificates of compliance were issued by IDB Invest's independent consultants in the areas of engineering, environment, health, and environmental and social performance.

2 | CONSTRUCTION AND DESIGN

- We signed the construction agreement with *Bouygues Construcciones República Dominicana* and began vertical construction of the Four Seasons Tropicalia¹.
- Issuance of all designs: we completed the issuance and delivery of the construction plans, reaching 100% of the documentation required for the execution process. We also completed the delivery of the technical documents necessary for updating the project's execution plan and budget.
- Review of designs and submission for LEED certification.
- We began the process of construction management and site inspections.
- We developed the landscaping plan, which includes the selection of native species and planning for our onsite nursery.
- We completed the lighting design, which is 100% compatible with the sea turtle habitat.
- Building permits for all the project's buildings were issued conditionally. As a result, the documentation required to obtain final permits was prepared.
- We inaugurated *La Palapa Tropicalia*, our sales beachfront outpost, which embodies our vision of regenerative luxury inspired by the essence of the Caribbean, fusing beach design with the richness of Dominican craftsmanship.

(1) Referred to in the rest of the report as Four Seasons Tropicalia or FST

3 | WE STRENGTHENED OUR INTERNAL MANAGEMENT

- We launched and socialized the [Tropicalia Ethics Line](#), which allows employees and community members to make anonymous complaints and/or suggestions about our business practices.
- Our 2023 Sustainability Report received an award by Spain-based *Fundación Corresponsables* as the best sustainability report for small businesses.
- We received the first corrective action plan from IDB Invest's independent consultant to improve environmental and social processes in accordance with IFC's performance standards.

4 | DESTINATION MANAGEMENT

- We supported Promiches in the implementation of the [Sea Turtle Monitoring and Protection Program \(Protortuga\)](#) through regular and extraordinary contributions. We participated in its Guardians of the Sea program in the *Mama Tinglar* category.
- William Phelan took office as President of the Promiches Board of Directors for the 2024-2026 term.
- Together with Promiches, we participated in Fitur 2024 in Madrid.

5 | FUNDACION TROPICALIA AND COMMUNITY DEVELOPMENT

- Fundación Tropicalia takes a big step toward institutionalization, achieving accreditation as a non-profit association under the sectoral purview of the National Council for Children and Adolescents (CONANI) for a period of two years. This accreditation guarantees that it meets the necessary requirements to serve children and adolescents and facilitates receiving funding or contracts from public sector institutions, as well as state endorsement to access public funding, specifically for the *Soy niña, soy importante* initiative.
- We launched the *Mi Ruta* pilot program, a career development program for adolescent girls in Miches powered by Fundación Tropicalia and IDB Invest.
- Fundación Tropicalia received a donation from the Airbnb Community Fund. The funds will be used to establish and equip a new center, hire staff, and implement ongoing development programs for children and adolescents.