



KEY FEATURES

- 95-key Resort, including 25 fully furnished, Four Seasons-branded private beachfront residences
- Located on a pristine and secluded 60-acre expanse of beachfront on Samaná Bay
- Surrounded by a rich, unspoiled landscape with a uniquely diverse ecosystem of beaches, coral reefs, mountains, and lakes
- One hour drive from Punta Cana International Airport, with direct flights from over 60 international destinations
- Tropical modernist design by Brazilian architect and interior designer Isay Weinfeld
- Seamless transitions between indoor and outdoor spaces, inspiring reflection and immersion in the natural environment
- Spacious rooms for living, working, and relaxing that incorporate wood, stone, verdure, and other natural materials
- Sustainable, LEED-certified design implementing the latest health and safety standards



REAL ESTATE OFFERING

- 25 fully furnished three and four bedroom residences, each with a private plunge pool
 - Three and four bedroom residences range from approximately 3,300 to 5,400 square feet
 - Four bedroom freestanding oceanfront residences, approximately 4,900 square feet
- Residences are fully furnished, and owners will have the ability to include their property in the rental program



FOUR SEASONS
PRIVATE RESIDENCES
DOMINICAN REPUBLIC AT TROPICALIA
A CISNEROS REAL ESTATE DEVELOPMENT

BOUYGUES
CONSTRUCTION

CISNEROS



ISAY WEINFELD



Gensler

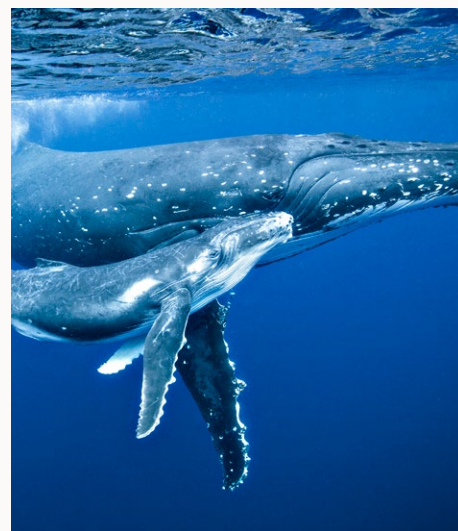
SINERGO



Signatories Since 2011

EXPERIENCES AT TROPICALIA

- Resort amenities will include a world-class spa, fitness facilities, a yoga pavilion, event spaces, a marketplace, Kids for All Seasons (ages 4-12) and a Teen Center
- Restaurants and bars include a signature specialty restaurant, beachside grill, poolside bar, ceviche bar, juice bar, coffee shop and rum bar
- Farm-to-table experience and activities at Estancia La Querencia, the Cisneros family's organic farm
- Golf Course designed by Tom Doak
- Exploration on horseback of the lush mountain forests
- Hiking and mountain biking on property and to nearby attractions, such as Salto de la Jalda, the Caribbean's highest waterfall, and a rare cloud forest
- Los Haitises National Park and the Eastern Mountain Range, offering spectacular views as well as hiking and biking trails, kayaking and paddle boarding
- Tennis, padel and pickleball courts on property
- Catamaran tours, sailing, boat rides and whale-watching in Samaná Bay (annual humpback whale migration)
- Boat rides through Tropicalia's lush mangrove canal, which connects the Atlantic Ocean to Laguna Redonda, a tranquil lake preserve
- Swimming, paddleboarding, kiteboarding, snorkeling and scuba diving to explore exotic marine life and Spanish galleon shipwrecks – all in Samaná Bay
- Opportunity to observe and participate in PROTORTUGA, a sustainability initiative to care for leatherback turtles in the coastal area of Miches
- Volunteer opportunities, such as visiting after-school programs connected to the foundation's Soy niña, soy importante ('I'm A Girl, I'm Important') program that focuses on gender equality and inclusion

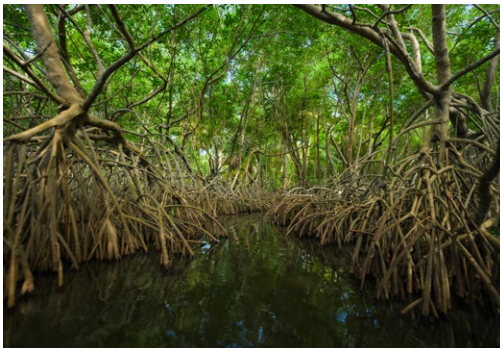


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PROPERTY & HISTORY

- Tropicalia is located on Playa Esmeralda, along the southern shores of the Dominican Republic's Samaná Bay
- Seamlessly and thoughtfully integrated into its natural surroundings, Tropicalia boasts a variety of native plants, animals, and marine life
- Originally conceived as a private family retreat for the Cisneros family, Tropicalia reflects their Latin American roots as well as their vision as global citizens
- Through Cisneros Real Estate and its nonprofit foundation, Fundación Tropicalia, the Cisneros family has dedicated 15 years to improving the property's and the region's well-being through education, socioeconomic improvement, and community programs



SUSTAINABILITY

Tropicalia upholds these commitments to sustainability:

- **CONSCIENTIOUS DESIGN & CONSTRUCTION**

Prioritize design and development standards that guarantee quality, resource efficiencies and environmentally sound construction techniques

- **ENVIRONMENTAL BALANCE**

Protect, conserve and improve the natural environment via:

A forest compensation program developed by the country's leading botanists that uses a plant species list of indigenous, non-invasive species; the landscape design is expected to increase the terrain's biodiversity values

Sustainable site development that includes protection and transplantation of trees of biological interest, and identification of areas of natural vegetation to be protected during construction

Participation in destination management to support biodiversity, habitat connectivity, education, and civic responsibility

- **COMMUNITY DEVELOPMENT**

Lead local economic diversification, sociocultural advocacy, capacity building efforts and organic agricultural training via the work of our foundation, Fundación Tropicalia

CONCIERGE SERVICES

Residents will enjoy service and care from a dedicated Four Seasons team, led by a Director of Residences and residential concierge. This service-rich environment will allow residents a seamless lifestyle, with experiences from hiring a private chef to arranging a private spa or fitness treatment from the comforts of their own home.

With Four Seasons acting as the property managers of their home, residents can also have complete confidence that their investment is in trusted hands whether at home or abroad. A dedicated arrival and reception will provide security and privacy, along with access to private office areas and owners' storage, allowing the storage of personal items while at or away from the resort.



The structures, materials and recreational features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. The illustrations included herein are artist renderings of proposed improvements.

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