The Caribbean, one of the leading tourist destinations

Some of the many reasons why tourists are attracted to the Caribbean are:

- Excellent year-round climate
- White sand beaches
- Top scuba diving locations
- World class resorts
- Popular cruise ship destination
- Easy access and frequent flights
- Good brand recognition in many destinations

- 25 million tourists visited the Caribbean in 2013
- 12.3 million tourists came from the United States
- 3.1 million came from Canada
- 5.5 million came from Europe
- In 2013 visitor numbers increased 2.8% in the Dominican Republic, the Caribbean island that attracted the most visitors at 4.7 million
The Dominican Republic

The Dominican Republic is the second largest island in the Caribbean, a country of many facets, with warm tropical weather, great diversity of fauna and flora, microclimates, impressive culture and folklore, and exceptionally friendly and cheerful people.

4.7 million tourists visited the Dominican Republic in 2014. 2.4 millions arrived at Punta Cana Airport 2013.
The Dominican Republic has many characteristics that attracts tourists, investors and developers:

- Stable government & economy
- Excellent weather
- Easy access and frequent flights
- Strong ownership laws & incentives for investments
- Large landmass allows for a diverse variety of activities, experiences, and developments
- Rich and lively culture
- Historical importance
- Strong name recognition in the United States, Canada and Europe

Comparative Punta Cana tourism and the rest of the Caribbean Average occupation Dominican Republic, Punta Cana, Riviera Maya and Cancun

Average Occupancy
Dom. Rep. PUJ, Riviera Maya, Cancun

Diversity of Visitors:
Tourist passenger arrivals by country of origin (2013)
Punta Cana is the largest municipalities in the region. Visitors numbers increased are growing at an extraordinary rate, with more than 66,000 hotel rooms and receiving over 4,689,000 tourists a year.

Cap Cana is located just ten minutes away from the Punta Cana International Airport, the most active airport in the Dominican Republic and third in the Caribbean.
Cap Cana has been classified as a “unique development in the region, comparable only to the world’s most select destinations.”
ACHIEVEMENT OF SIGNIFICANT MILESTONE

2001-2002
- Agreement w/ Jack Nicklaus for first 3 golf courses designs
- Agreement w/ Int’l Sales broker IMI
- Agreement w/ Troon Golf for first 3 golf courses management
- Founder’s sales package launch
- Agreement w/ Stewart Title for investors security
- Marina’s initial construction

2003
- 2nd phase of sales: Aquamarina I
- Villas Caleton launch
- Marina excavations find water for the first time

2004
- World’s first launch of real estate product w/ J.Nicklaus signature name: Golden Bear Lodge
- Agreement w/ WEITZ for the construction of first golf course: Punta Espada Golf Course

2005
- Beach Club and Spa Opening: Caleton
- Hotel Sanctuary’s initial construction begins
- Punta Palmera launch
- Agreement w/ Sotogrande for real estate and hotel development

2006
- Villas Caleton construction completion
- Delivery of first phase Founder’s apartments
- Punta Espada Golf Course and Club opens
- Largest Int’l Bond Issuance (at lowest rate) from a private entity in the DR (US $250MM)

2007
- Trump Farallon lots launch. Record sales in the Caribbean for one day (approx. 300 MM US$)
- Reached US$1bn in aggregate sales
- Sotogrande launch event
- Agreement w/ Champions PGA Tour for 3 years
- Marina Grand Opening
- Sanctuary hotel first phase opening
- Heritage School Opening
ACHIEVEMENT OF SIGNIFICANT MILESTONE

- Punta Espada golf course hosted The Cap Cana Championship, a PGA Champions Tour tournament
- More than 150 million people watched the event, and more than 500,000 website hits during the tournament
- Commercial areas opened in the Marina
- Golden Bear Lodge construction completion

- Successful restructuring of International bonds
- Agreement with AM Resorts to develop four beach hotels
- Restructure of bank loans with grace periods and maturity extensions
- Successful sales of parcels to developers
- Punta Espada golf course hosted The Cap Cana Championship, a PGA Champions Tour tournament
- UNIBE Cap Cana opening
- "Scape Park" adventure park opened
- Sotogrande at Cap Cana construction completion
- Eden Rock initial construction begins
- International Beach Polo Match
- Fishing Tournaments
- Cap Cana achieves 10 years of operation
- Fishing Lodge construction completion
- Villas Marina initial construction begins
- Initiation of Punta Palmera units delivery
- Fishing Tournaments
- Overall debt reduced substantially
- Eden Rock hotel opening
- Initiation of Villa Marina units delivery
- Fishing Tournaments
- Alsol begins the operation of Fishing Lodge and Sotogrande
- First Cap Cana Golf Cup is celebrated
- Agreement for the construction of the second golf course Las Iguanas
- Eden Roc becomes the first Relais Châteaux in Dominican Republic
- Marina Cap Cana and the east coast of Dominican Republic are considered among the best bill fisheries of the world by the Billfish Report
- Fishing Tournaments
More than US$1,700MM of Sales to Date


(US$ Million)

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<th>Lots</th>
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Total: 1,737

CUSTOMER PROFILE

- North America: 21.3%
- Europe: 29.0%
- Dominican Republic: 40.4%
- LatAm: 9.3%

Developers
Lots
Package
Condos
Villas
Cap Cana, the World’s Next Great Destination

• Located on the eastern tip of the Dominican Republic.
• A 30,000 acres master-planned luxury resort and real estate community, considered the most important tourism real estate community of the Caribbean.
• Only 10 minutes away from the Punta Cana International airport and two (2) hours drive from Santo Domingo.
Punta Espada, Award Winning Golf Course

Jack Nicklaus Signature course opened in 2006 with 18 holes with a total 7,382 yards. Eight holes play along and over the sea. 15 holes of its 18 with ocean view. Second Nicklaus Signature course is currently under construction, Las Iguanas Golf Course.
Over three miles of top quality beaches

Eight kilometers of Caribbean ocean frontage including five kilometers of white sand beaches. Reef protected turquoise waters ideal for those who love snorkeling.
Protected Marina in front of the Mona Passage, one of the leading fishing areas of the Caribbean.

Phase I opened in 2007 with 120 yacht slips, grand canal and flushing channel in place. 50,000 gallon fuel capacity. 655 residential units already delivered surrounding the marina. Championship deep sea fishing only minutes away.
Ecological Reserve

• Approximately 74 acres of forest, with 15 km of ecological trail
• Natural spring water, “Hoyo Azul” located at the bottom of a cliff
• Participating in program for the preservation of endemic and endangered species such as the Ridgway’s hawk, Iguana Ricord, Barrancoli, Jutía, sea turtles and manatees.
• Recycling program in place for hotels, clubs, restaurants and bars
• Occasional whale watching, on the mate season
Los Establos, Equestrian Community

An equestrian area will be located at the center and will include an advanced veterinary clinic and a genetic animal laboratory, two arenas for polo, warming tracks, two tracks for jumping, dressage and reining, all with the necessary international certifications.
US$500MM of infrastructure investments to date provides a platform for future growth.

- **Roads:** 46km (25 miles) of paved road, 53km in design & construction. Approximately seven kilometers of golf car and bike track.
- **Electricity:** 14 MW of primary, heavy fuel oil generation, plus 20 MW installed of back up diesel generators, 70km (44 miles) of underground wired distribution cable and 50km of aerial electrical lines.
- **Telecom:** 100km (62 miles) of fiber-optics for voice, TV and internet transmission, wireless coverage in extensive areas of the property.
- **Water:** 35 km (22 miles) of potable water aqueducts; 50 Km (31 miles) of pipes for waste water; 30 km (19 miles) of pipes for irrigation system; sewage and water treatment facilities with capacity of 900,000 gallons/day.
- **Caletón Beach Club:** opened in 2005, Punta Espada Golf Club – opened in 2006.
- **Marina:** Phase I opened in 2007 with 89 yacht slips, grand canal and flushing channel in place, white sand beaches, and 50,000 gallon fuel capacity.
- **Institutional and Commercial Buildings:** Administrative offices, sales office, employee housing, commercial plaza, service support areas for golf course, warehouses, and others.
- **School and University:** Cap Cana Heritage School opened in 2007, UNIBE university extension opened in 2009.
World Class Facilities and Amenities


- Institutional Buildings: Administrative offices, sales offices, staff housing, office space and other.

- Educacion: Cap Cana Heritage School abrió en 2007

- UNIBE universidad abrió en 2009
Sports and Activities for Family Entertainment
Culinary Expression

Over 20 restaurants offering a variety of gastronomy and more than five bars including a “Chivas Club”
• 18,279 square feet convention center at Sanctuary Hotel with capacity for 550 people. 15,846 square feet divided into four large event rooms. Dedicated meeting and function space. Four additional boardrooms (for small events)
• Full-service business center at Sanctuary Hotel
• 753 square feet of meeting space at Eden Rock
• Golden Bear Lodge offers meeting rooms for 200 people for events
• Marina Sands has three meetings rooms available
Art and Culture

Cap Cana supports local art by promoting permanent and seasonal art exhibitions, offering local plays at Las Canas theater, the first theater in Punta Cana area; and the film industry by sponsorship the Dominican Republic National Film Festival.
First Class Accommodations

Sanctuary hotel: opened in 2007. Winner of 2012 Trip Adviser “Traveler Choice” 176-suite oceanfront the hotel is was developed at a cost of $110 million dollars.
Fishing Lodge by All Sol del Mar: opened in 2012 the hotel includes over 302 spacious rooms overlooking the marina Eden Rock: an “Elite Platinum” hotel boutique, opened in 2012, with 32 luxury villas by Caleton Beach Club. 2013 Conde Nast Hot List.
Real Estate

- Over US$1.7 Billion of real estate composed of lots, villas, condominiums, and development parcels
- Over 1,210 units delivered and approximately 500 units currently under construction
Why invest in Cap Cana?

Service infrastructure investments to date provides a platform for future growth
Properties located in a desirable and unique part of the world
Emphasis on quality, security and services
Availability to include your property in the “rental program”
Unique offer of properties and products
International, renowned partners
Stable domestic economic growth
There are benefits in the US Dollar
Tax exemption
Cap Cana Award and Recognitions

• Punta Espada, “Traveler Choice 2013” #1 Attraction Travelers recommend to do while visiting Punta Cana
• Punta Espada ranked be “US News Rankings” #1 Best Things to Do in Punta Cana
• Eden Roc included in 2013 Hot List published by Conde Nast.
• Hoyo Azul, “Traveler Choice 2013” #3 Attraction Travelers recommend to do while visiting Punta Cana
• Eden Roc hotel recognized “Elite Platinum 2013”
• Sanctuary Hotel won the Trip Adviser award “Traveler Choice 2012”
• Punta Espada golf course won the award of #1 Course in the Caribbean and Mexico by GolfWeek Magazine in 2009, 2010 and 2011.
• Punta Espada ranked by Golf Digest as #35 golf course in America, Mexico and the Caribbean
• Golf Digest ranked Punta Espada Golf Course in the top 100 non-U.S. Golf courses just four months after its opening in April 2007.
• Travel and Leisure recognized Cap Cana as one of the ten best options for real estate investment in April 2007.
• Forbes selected the Punta Espada Golf Course as one of the top ten golf courses in the Caribbean in June 2008.
• Island Destinations recognizes Caleton Beach Club and Villas with the “Ultimate Villa Award” in November 2008.
• Links Magazine “Top 20 Nicklaus Courses you can play” Punta Espada at Cap Cana ranked number 3 worldwide.
• Honor awarded to Cap Cana’s Design Guidelines in the IX Architecture Biennale, Puerto Rico in 2004.
• Best International Real Estate Development at Marbella Meeting Point 2005, Spain.
Cap Cana Tax Incentives
Beneficiary of the tax incentive law by the government for tourism developments

15 years tax exception for:
- Income tax; currently income tax is up to 25%
- Between 10% and 25% of withholding tax on interest payments on debt instruments payable to nonresidents
- 3% transfer taxes levied upon transfers of real property
- Real estate property tax (IPI) of 1%
- Import taxes ranging from 3% to 35% on certain imported goods and machinery (for non luxury equipment)
- Certain national and municipal taxes levied in connection with the incorporation of business entities and capital increases
- Purchasers of our products who buy directly from us are exempt from a transfer tax of 3%; they may also deduct, over a period of 5 years, the amount of their investment for purposes of DR income taxes up to 20%
Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judge the merits or value, if any, of this property. This material shall not constitute an offer to sell in New York, New Jersey or other state where prior registration is required.