

KEY COMMITMENTS TO SUSTAINABILITY

> 1 ECONOMIC SUSTAINABILITY

International Lenders and Financing

Economic sustainability is an intrinsic part of our project. The financing of Tropicalia by IFC and IDB Invest as their first sustainable high-end resort in Latin America and the Caribbean is a testament to our environmental and social commitments.

- > In 2018, Tropicalia partnered with IDB Invest of the Inter-American Development Bank Group (IDB), and the International Finance Corporation (IFC) of the World Bank Group. The IFC loan is entirely financed through Green Bonds, as part of a broader shift toward a resilient, low-carbon global economy.
- > Tropicalia leveraged its sustainable design, environmental management, and ten years of implementing socioeconomic and community development programs in Miches to access US\$119.5 million in development bank financing for the project.
- > Tropicalia issued an Environmental and Social Action Plan (ESAP) which consists of 19 actions, and 32 sub-actions that the project must implement in order to align environmental and social policies with IFC Environmental and Social Performance Standards (PS).

> 3 THOUGHTFUL ARCHITECTURE

The Importance of Sustainable Design

In addition to aligning Four Seasons Tropicalia's design with the United States Green Building Council's (USGBC) standards to pursue LEED certification, the design of Four Seasons Tropicalia is positioned to comply with the IFC's rigorous standards for Excellence in Design for Greater Efficiencies (EDGE).

- > Four Seasons Tropicalia will be required to achieve a minimum of 20% energy and water savings, as well as 20% savings of embodied energy in materials. We anticipate achieving up to 50% energy savings thanks to the implementation of passive cooling design strategies, such as green roofs and open corridors.
- > At completion, the project is anticipating LEED Silver certification, corresponding to 50-59 points for sustainable design, construction and operation strategies ranging across seven categories: sustainable sites, water use reduction, energy and atmosphere, materials and resources, indoor air quality, innovation and regional priority.
- > A complete revision of the species selection for Four Seasons Tropicalia landscape design was developed by expert botanists in the Dominican Republic. The project's landscape designers and general contractors will be using this list, which also contributes to biodiversity conservation.

> 2 ENVIRONMENTAL BALANCE

Our Management Systems and Programs

Tropicalia's work to advance environmental sustainability complements its design process as well as its community engagement initiatives. We protect and conserve the natural environment using sustainable site development and destination management to maintain biological integrity, habitat connectivity, and green space.

- > Environmental permits for both Tropicalia and Four Seasons Tropicalia are current and require the implementation of a rigorous Environmental Management and Protection Program (PMAA). The PMAAs are drafted in accordance with the Environmental Compliance Reports (ICA) submitted to the Ministry of Environment and Natural Resources (MIMARENA).
- > On average, our staff cleans the beachfront along Costa Esmeralda twice per month. This includes the collection of waste, as well as pruning trees and grass. Organic waste is used as nutrients and fertilizer for soil, while inorganic waste is separated on site into four types, including: glass, metal, plastic, and cardboard.
- > Approximately 30 m3 of plastic and 200 m3 of organic waste are collected per year. Tropicalia pursues recycling of inorganic waste to the greatest extent possible given the challenges posed by blended plastic polymers, and the limitations of existing recycling capacity in the region.

> 4 COMMUNITY ADVANCEMENT

10 Years Working with Miches

Since 2008, Fundación Tropicalia (FT) supports the socioeconomic development of the Miches community through multisector partnerships and high-impact and innovative programs related to sustainable agriculture, gender equality, education, environmental education, entrepreneurship, microfinance; in four key areas: productivity, environment, education, and sociocultural advocacy.

- > In 2018, Fundación Tropicalia celebrated its tenth anniversary. Over the last decade, more than 10,000 participants have registered for the various programs offered by the foundation, of which 65% are children and teenagers.
- > The community development efforts undertaken by FT are a key component of Tropicalia's goal to build local capacity and expand economic opportunities while preserving the region's natural and cultural heritage.
- > In 2018, Fundación Tropicalia initiated a gradual revision of its governance and organizational structure, resulting in the establishment of the foundation's Corporate Advisory Committee. This committee's purpose is to strengthen FT's mechanisms for governance and due diligence, by providing strategic advice to the board and management team.