



Vistancia Caribe Residences Official Notice – July 14, 2025

First and foremost, we would like to thank you for your patience, trust, and continued support in the Vistancia Caribe Residences project. We understand you have been eagerly awaiting updates and clarification, and today we are pleased to share a major announcement marking a pivotal step forward in the realization of this project.

Key Points to Know About This Strategic Transition:

1. A Strategic Transfer of Clients

Following a thorough evaluation, Vistancia Constructora has decided to transfer its current clients to another real estate company that will continue the development of this project under new management. This decision was made with the intention of ensuring the continuity and success of your investment, while also offering significant benefits to all current Vistancia clients.

At this time, we have not yet officially disclosed the name of the new company or the new project, as we are awaiting the finalization of one last legal document. These details will be shared with you in the coming days.

2. Major Advantages of the Transition

This transfer brings exceptional advantages that greatly enhance the value of your investment. Here are the key benefits for you:

a) Prime Location

The new project is located just 5 minutes from PUJ (Punta Cana International Airport)—a strategic location that significantly increases the market value of each unit. This is a unique opportunity for those seeking a second home or looking to generate rental income.



b) Fideicomiso Trust System with Banco Reservas

One of the most important aspects of this transition is the implementation of a fideicomiso (trust system) with **Banco Reservas**, one of the most solid and reliable financial institutions in the Dominican Republic.

- **What does this mean for you?**
- All payments made by clients will be deposited into a secure fiduciary account managed by the bank.
- The company will only be able to access these funds once the corresponding unit has been delivered.
- This mechanism guarantees complete security for your investment and ensures that your funds remain protected until construction is complete.

c) Land Ownership and Significant Investments

The land of the new project is fully owned by the company, eliminating any legal risks related to land title. In addition, over **\$10 million USD** has already been invested in the initial development of the site, including:

- Secured perimeter fencing
- Main entrance and road infrastructure
- Operational hydraulic and electrical networks

These significant investments demonstrate the project's solidity and viability.

d) Doubled Market Value

The units in the new project have an estimated market value nearly double that of those initially planned under the Vistancia Caribe Residences project. Despite this potential increase in value, we are committed to maintaining the same pricing for units of equivalent size.

Furthermore, all initial deposits and payments already made under the Vistancia Caribe Residences project will be fully honored and transferred to the new project.



3. Next Steps and Additional Information

In the coming days, we will share more detailed information to help you better understand and visualize this new project. You will receive:

- Project name
- Name of the company taking over the clients
- Renderings and actual images of the site
- Precise project location
- Copies of legal documents related to the transfer and fideicomiso system
- On-site visit date to view the project in person
- New contracts reflecting this transition

We remain available to answer any questions and guide you through this new phase.

4. Commitment to Our Clients

We want to reassure you: this transfer has one single objective — **to ensure the success of your investment**. The new project offers unmatched advantages in terms of location, financial security, and added value. We are confident this transition will be beneficial for all and will mark the beginning of a new era for your real estate investment.

Once again, we thank you for your continued trust and patience. Stay tuned for our upcoming communications, which will provide you with a clearer vision of this promising project.

Sincerely,

Transition Team

Vistancia Constructora