

Vistancia Constructora

Official Notice – December 10, 2025

Today, December 10, 2025, marks a decisive milestone in the journey of the project you hold dear.

After months of rigorous, discreet, yet resolute work, we are together stepping into a new phase—one defined by clarity, transparency, and tangible progress.

The NAKUA project—the rightful successor to Vistancia Caribe Residences—is no longer a promise. It has become a real, legally solidified, financially secured, and strategically positioned real estate asset, located in one of Punta Cana's most sought-after areas.

What we share with you today is far more than a routine update. It is the first visible cornerstone of a renewed beginning—anchored in official documentation, institutional safeguards, and a reimagined vision, all dedicated to protecting your rights and honoring your trust.

1. Fully Titled and Unencumbered Land: 104,089.70 m² Secured

Through the relentless efforts of the Transition Team and World Activities, EIRL, all seven contiguous parcels of the site—totaling 104,089.70 square meters—have been officially titled under registration numbers 3001349039 to 3001349045, issued by the Registro de Títulos de Higüey on April 14, 2025.

- Each parcel is free of mortgages, liens, legal disputes, or encumbrances.
- Ownership is registered under Mr. Ramón Elpidio Pichardo Castillo, a key stakeholder in the NAKUA project.
- These titles are publicly verifiable via the official Dominican government portal:
- <https://aplicaciones.ji.gob.do/ConsultaDeProductos>

2. Official Asset Valuation: Over USD 12 Million in Tangible Value

On November 4, 2025, Enrique García Frómeta—a certified appraiser registered with the Dominican Superintendence of Banks (License No. T-049-0101)—issued an official property valuation report (“tasación”) certifying the total value of the land and existing infrastructure at:

RD\$759,012,603.31

(Approx. USD 12 million at current exchange rates)

This valuation includes:

- Seven legally titled parcels,
- Perimeter fencing, internal roadways, and utility networks (electrical & sanitary),
- A partially constructed commercial building,
- A recreational pool, gazebo, security booth, warehouse, and more.

“This project exhibits excellent desirability and is located in one of Punta Cana’s highest-appreciation zones.”

— Excerpt from the official appraisal report

3. Your Funds Will Be Protected by a Fideicomiso with Fiduciaria Reservas

On December 9, 2025, Fiduciaria Reservas, S.A.—a subsidiary of Banco de Reservas, the Dominican Republic’s leading public bank—confirmed it is actively reviewing the documentation for the NAKUA Residential Real Estate Trust (Fideicomiso Inmobiliario Residencial Nakua).

Key safeguards include:

- All future client payments will be deposited into a segregated escrow account managed by the bank.
- World Activities will only access these funds upon verified delivery of completed units.
- This structure eliminates misuse risks and ensures full financial transparency.

“Once the review is complete, the NAKUA Fideicomiso will be submitted to our Executive Committee for final approval.”

— Comunicado Fideicomiso Nakua, December 9, 2025

(Note: This communication is informational and not legally binding.)

4. Exceptional Location: Just 3 Minutes from PUJ International Airport

NAKUA is located less than 3 minutes by car from Punta Cana International Airport (PUJ)—a rare, strategic advantage in today’s Dominican real estate market.

Local market analyses confirm that properties within 5 minutes of PUJ now command double or even triple the value of comparable assets located just 15 minutes away.

5. Your initial investment is now worth much

Thanks to this prime location, legal consolidation, and the shift from standalone villas to modern, high-demand apartment buildings, The current market value of each unit purchased increases considerably.

And yet:

- Original purchase prices remain unchanged for all clients who have already reserved.
- No additional fees will be imposed.
- Your contractual commitment is fully honored—now within a safer, more profitable, and better-designed project.

6. First Official Renderings of the NAKUA Project

Attached to this message, you will find the first official visual renderings of the NAKUA project, including:

- Contemporary building facades,
- Landscaped communal areas,
- Aerial site views,
- Interior concept visuals,
- Strategic proximity to PUJ highlighted.

These visuals offer just a glimpse of what we are building together—with professionalism, precision, and unwavering dedication.

We recognize these past months have tested your patience. Yet every day since January 2025, we have worked behind the scenes—not for publicity, but for your protection.

Today, NAKUA is ready. Not just in words—but in land registries, banking institutions, and soon, in physical reality, under the stewardship of World Activities, EIRL.

For further information or questions, please visit our Official Communications Center:

<https://www.vistanciacaribe.com/notice/>

With pride, determination, and transparency,

The Transition Team

Vistancia Constructora S.R.L.