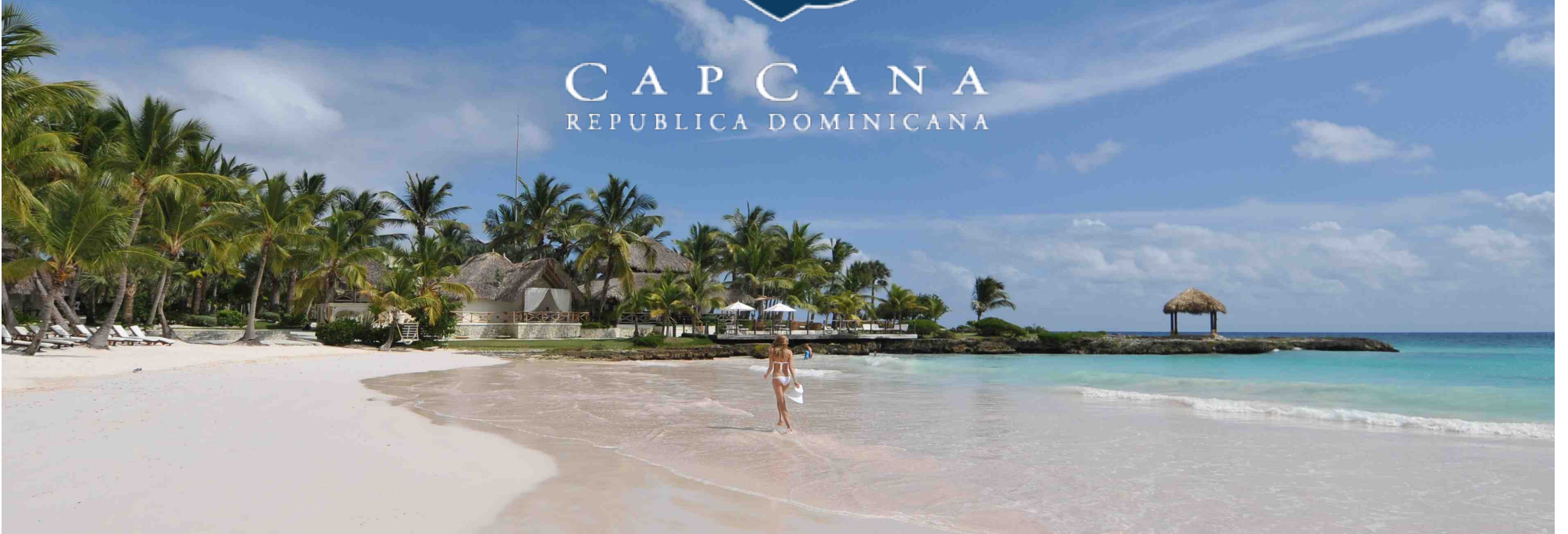




CAPCANA
REPUBLICA DOMINICANA





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.

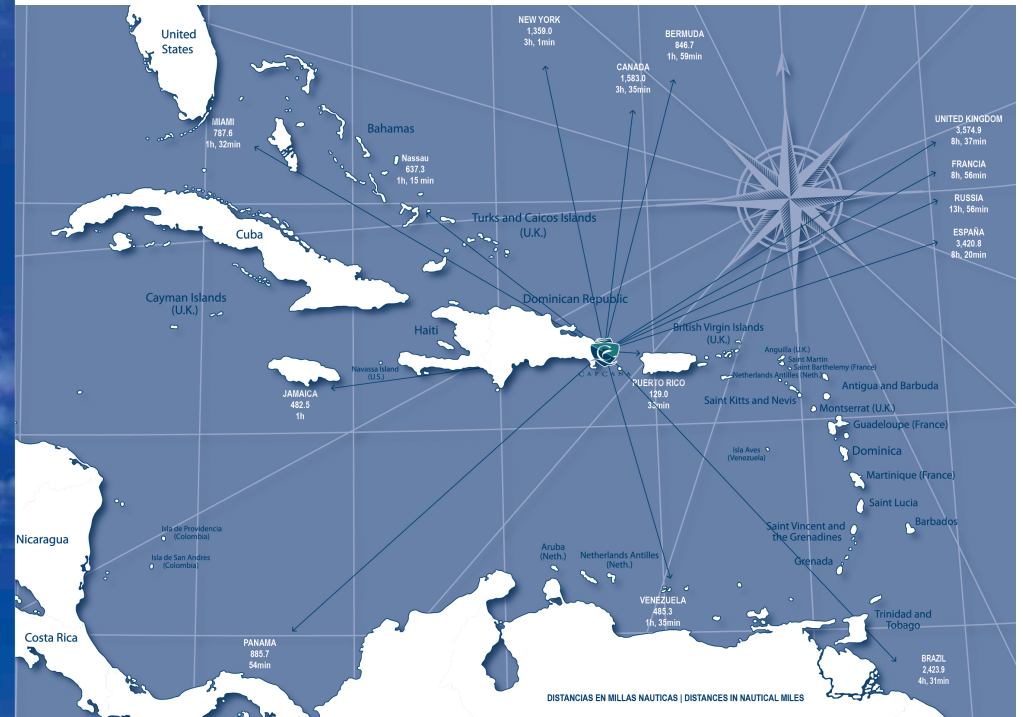


4.7 million tourists visited the Dominican Republic in 2014.

2.4 millions arrived at Punta Cana Airport 2013.

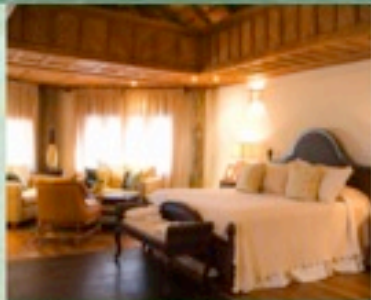
Punta Cana regional facts

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.”



Cap Cana Master Plan



Farallon Estates

Caleton Beach Club

3 Nicklaus Signature Golf Courses

Los Estabios Ciudad Ecuestre

Scape Park

Racquet Club

Hotel Area

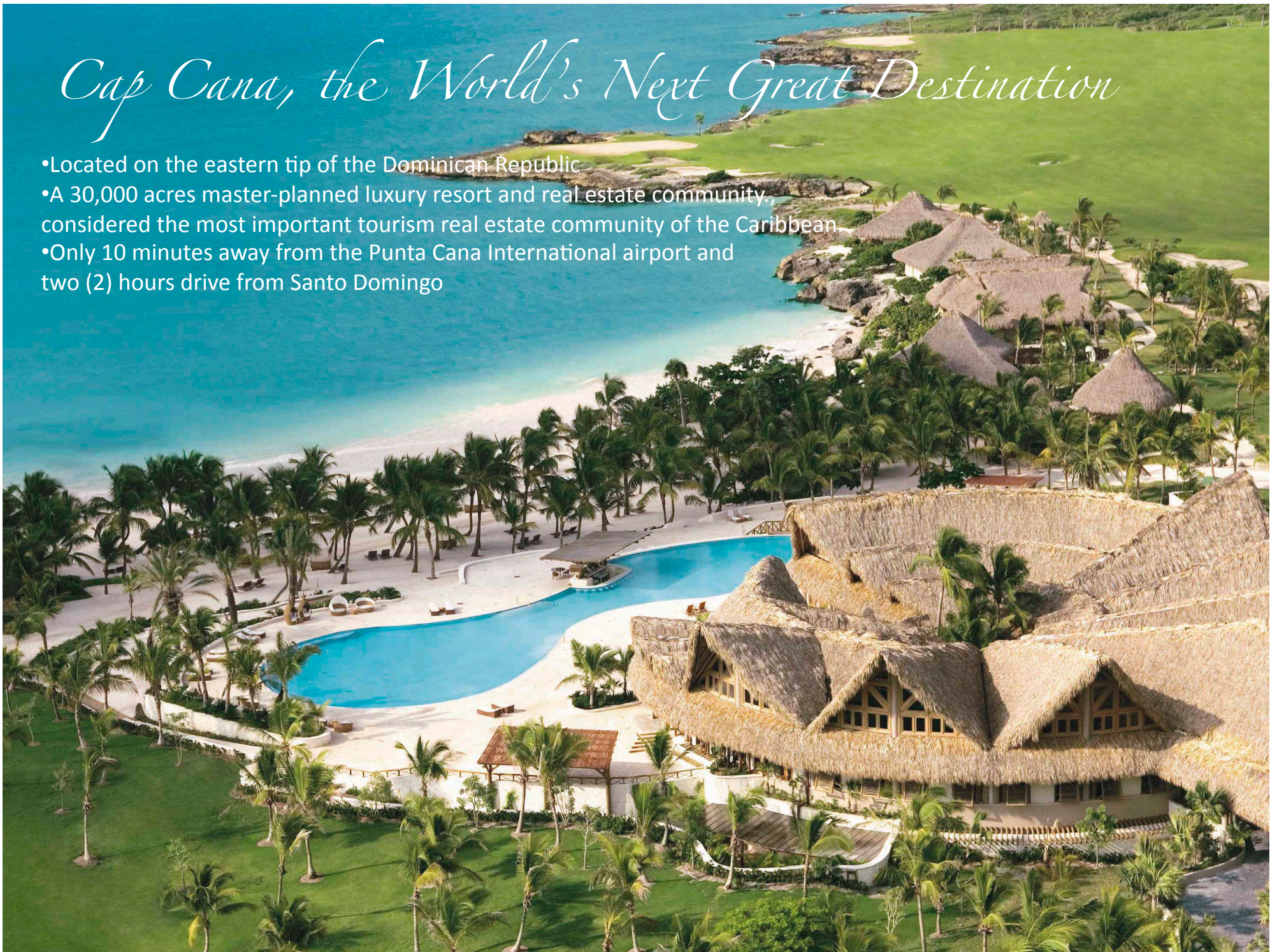
Beach Area

Las Canas City

Marina Cap Cana

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



An aerial photograph of the Punta Espada Golf Course. The image shows a lush green golf course with several sand traps, situated on a rocky peninsula. The ocean is a vibrant blue, with white waves crashing against the rocks. In the background, there are palm trees and a few buildings. The sky is clear and blue.

*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, Jutia, 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*

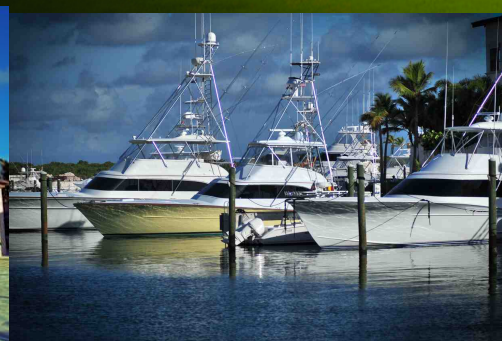
200

- **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 Caha Heritage School opened in 2007, UNIBE university extension opened in 2009



World Class Facilities and Amenities

- Clubs: Caletón Beach Club - Open since 2005, Punta Espada Golf Club - Opened in 2006, Juanillo Beach Club opened in 2008.
- 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





Culinary Expression

Over 20 restaurants offering a variety of gastronomy and more than five bars including a “Chivas Club”





Convention Center and Meeting Facilities

- 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

