Tropicale at Vistacana - Frequently Asked Questions

Questions About the Developer

1. Who owns the project?

Tropicale at Vistacana is owned by Bluewave Group together with the Downtown Punta Cana business group.

In addition, Bluewave Group is the developer of Tropicale at Vistacana. Bluewave Group is a business holding company based in the Punta Cana and Bavaro area, focused on the construction sector. Bluewave has five divisions:

- Bluewave Aggregates - currently the largest producer of construction aggregates in the eastern region of the Dominican Republic. It owns the principal production plant in Bavaro / Punta Cana.
- Bluewave Concrete - Bluewave owns the Dominicana de Concretos brand. It is currently the leading concrete supplier for residential projects in Punta Cana and one of the three principal concrete suppliers in the eastern region of the Dominican Republic.
- Bluewave Asphalt - this division focuses on the production and placement of asphalt for private clients in Bavaro / Punta Cana. It owns an asphalt plant with a capacity of up to one thousand tons per day.
- Bluewave Construction - this division focuses on infrastructure and earthmoving projects in the Bavaro / Punta Cana area.
- Bluewave Development - the division focused on developing and marketing real estate projects. It currently has multiple projects underway: Azzure at Cap Cana, Olea at Cap Cana, Volare at Cap Cana, Palmas at Vista Cana (phases 1, 2 and 3), Aldea Downtown, Aldea Park, Ansaya at Aldea and Park Place Costa Cana.

2. What experience do Bluewave Group's executives have?

Bluewave Group's principal executives combine more than 50 years of experience in the construction sector in the Dominican Republic. They have completed construction projects with a total value exceeding US$3 billion. In real estate, its executives have managed investments totaling more than US$7 billion in over five countries, including the United States, Mexico, Chile, Brazil and the Dominican Republic.

3. Which real estate projects is Bluewave Group currently developing?

Bluewave Group is currently developing the following projects: Azzure at Cap Cana, Olea at Cap Cana, Palmas II at VistaCana, Palmas III at VistaCana, Volare at Cap Cana, Aldea Park, Ansaya at Aldea, Tropicale at Vista Cana, Aldea Downtown and the DoubleTree by Hilton Punta Cana Downtown hotel.

4. Which real estate projects has Bluewave Group delivered to date?

To date, Bluewave Group has successfully delivered Park Place Costa Cana and Palmas I at Vista Cana.

Questions About the Reservation Process and Payment Terms

5. What must I do to reserve a unit?

The process for reserving a unit at Tropicale at Vistacana is as follows:

- a. After confirming the unit's availability on the current availability list, the Buyer must complete the reservation form and deposit US$3,000. The unit is removed from inventory once the reservation deposit has been received.

- b. The real estate agent will send Bluewave Group the completed reservation form, a copy of the Buyer's identification and proof of payment of the unit reservation. After the unit has been reserved, the client will have ten (10) days to complete the Know Your Customer form.
- c. Once the Know Your Customer form has been received, the Promise of Sale Agreement will be sent within 72 hours.
- d. Upon receipt of the Promise of Sale Agreement, the client will have 10 days to sign it and complete the 20% down payment on the sale price.
- e. The unit will be reserved for the client for 10 days after receipt of the Agreement. If the signed agreement, or the Buyer's comments on it, if any, and the balance of the down payment have not been received, the unit will automatically be returned to inventory and assigned to the next person in line. If the client does not proceed with the purchase, any amount paid as a reservation deposit will be refunded at Bluewave Group's discretion.

6. What are the established payment terms?

The established payment terms are as follows:

- a. Reservation - The unit is reserved with US$3,000.
- b. Down Payment at Signing - Upon signing the Promise of Purchase and Sale Agreement, the Buyer must complete 20% of the unit's value (that is, 20% less the US$3,000 reservation amount already paid).
- c. Payments During Construction - 40% of the sale price is paid in monthly installments from the signing of the agreement until the unit's delivery date.
- d. Final Payment - The remaining 40% is paid upon delivery of the unit.

Questions About the Project

7. When is delivery of the units scheduled to begin?

Delivery of the individual villas, duplex villas and townhouses will begin in December 2026. The apartment buildings will be delivered in three blocks: March 2027, September 2027 and March 2028. For the delivery date of a specific unit, please refer to the dates shown on the availability list.

8. Will the unit be delivered with appliances?

The units will be delivered without appliances. The client may add an appliance package for US$5,000, which includes a refrigerator (an under-counter refrigerator for Type A apartments), stove, range hood, washer/dryer and electric water heater. The client may select this package at the time of purchase or at any time during construction.

9. Will the unit be delivered with air conditioning?

The units will include pre-installation for air-conditioning systems. During construction, Bluewave will prepare an air-conditioning installation proposal, and the Buyer may select this package in order to receive the unit with a complete air-conditioning system on the delivery date.

10. Does the unit include parking spaces?

The houses include two parking spaces per unit.

For the apartments, parking spaces will not be assigned, to facilitate the operation of the project as a condo-hotel and accommodate short stays. An identified area will offer assigned parking spaces for clients who prefer one, at an additional cost of US$8,000. Nevertheless, the project has been designed with sufficient parking for every unit, so purchasing an assigned parking space is not necessary.

11. Will I be able to finance with a bank the 40% of the unit's value due upon delivery?

Yes. The Buyer is free to choose the bank of their preference, and Bluewave Group will provide the documents required to process the financing. In addition, Bluewave Group plans to establish an alliance with a specific local bank that will be recommended to Buyers, with the expectation that the bank will offer Tropicale at Vistacana Buyers preferential response times and favorable financing terms.

12. What will the monthly maintenance fee be?

Individual villas, duplex villas and townhouses will pay an estimated monthly maintenance fee of US$250 per unit. Apartments will pay an estimated monthly fee of US$3.50 per square meter of the purchased unit.

This payment will be allocated to condominium maintenance, including maintenance and cleaning personnel, gardens and common areas, electricity and water services for common areas, among other expenses, as well as the monthly maintenance fee payable to Vistacana for roads, public lighting, security and landscaping.

13. Which amenities will I have access to within Tropicale at Vistacana?

- Barbecue area
- Picnic area
- Swimming pool
- Sundeck / solarium
- Wellness area
- Gym
- Pet area
- Lobby / concierge
- Vistacana Community amenities:
    - Illuminated 9-hole golf course for nighttime play.
    - Freshwater and saltwater lakes suitable for relaxing, swimming and water sports.
    - Educational district.
    - Running trails, cycling circuits, sport fishing and more.
    - World-class restaurants offering an exquisite variety of cuisine.

14. Can I add a swimming pool to my house?

All houses have the option to add a 2 x 3 meter picuzzi for an additional US$14,500, or a 2 x 4 meter picuzzi for an additional US$18,500. In addition, the project will have a barbecue area and a shared swimming pool for all apartments and villas.

15. Can I add a hot tub to my apartment?

A hot tub may be added to first-floor units. The additional cost is US$13,500 for a 2 x 2 meter hot tub and US$16,500 for a 2 x 3 meter hot tub. Type A apartments may only have a 2 x 2 meter hot tub, while Types B, C and D may choose between the two sizes. The project will have a barbecue area and a shared swimming pool for all apartments.

16. How far is the project from the beach?

The project is approximately 15 minutes from Bavaro Beach.

Questions About the Rental Program

17. What does the project's rental program consist of?

Tropicale at Vistacana will operate under a condo-hotel concept. The project will therefore include a lobby/concierge, check-in and check-out support, assistance coordinating activities, unit cleaning services after each rental made through the program, cleaning of common areas, and a grab-and-go snack market selling snacks and beverages.

This helps protect Buyers' investments by providing a hotel operation managed by experts, improving the project's marketing and the experience and service offered to short-stay guests, while relieving Buyers of the day-to-day challenges of renting a unit from a distance.

18. Who will manage the condominium and operate the rental program?

BlueStays, an alliance between Bluewave Group and Xeliter, will operate the condo-hotel. Coral Hospitality Corp, Xeliter's parent company, has more than 25 years of experience in the hospitality market, including hotel operations, vacation club sales, condominium management and rental program management. The business group has more than 1,600 employees in over three countries.

Its residential project management division oversees more than 30 projects and approximately 2,693 residential units in the Dominican Republic.

19. How will the rental program work?

All project units rented for fewer than 180 days (6 months) must be rented through BlueStays. BlueStays will manage unit rentals, project marketing, guest communications, check-in and check-out, cleaning coordination, linen changes and administration of the grab-and-go snack market.

This allows Buyers to fully delegate operation of their unit to an expert in order to protect their investment's profitability. Each Buyer will receive monthly reports on their property's rentals and distributions.

For long-term rentals of more than 6 months, the Buyer may rent the unit directly or through any third-party broker.

20. What will the rental program management service cost?

BlueStays will charge 30% of the monthly net revenue generated, defined as gross revenue less applicable taxes. The remaining 70% will be distributed to Buyers after deducting condominium maintenance expenses, electricity and internet.