Palmas III at Vista Cana - Frequently Asked Questions

Questions About the Developer

1. Who owns the project?

Bluewave Group is the owner and developer of Palmas III 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 three projects underway: Azzure at Cap Cana, Palmas at Vista Cana (Phase 1) 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.

Questions About the Reservation Process and Payment Terms

3. What must I do to reserve a unit?

The process for reserving a unit at Palmas III 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 must 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 three business days.
- d. Upon receipt of the Promise of Sale Agreement, the client will have 10 days to sign it and complete the 10% 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 entirely at Bluewave Group's discretion.

4. 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 10% of the unit's value (that is, 10% 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 50% is paid upon delivery of the unit.

Questions About the Project

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

March 2026.

6. Will the unit be delivered with appliances?

No. During construction, Bluewave will prepare a furnishing proposal that includes all furniture and appliances. The Buyer may select this package in order to receive the unit fully furnished and equipped with appliances on the delivery date.

7. Will the unit be delivered with air conditioning?

The villas will include pre-installation for air-conditioning systems.

8. Will I be able to finance with a bank the 50% 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 all 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 Palmas III at VistaCana Buyers preferential response times and favorable financing terms.

9. What will the monthly maintenance fee be?

The estimated monthly maintenance fee will be US$150-200 per unit. This payment will be allocated to the maintenance of VistaCana, including maintenance and cleaning personnel, gardens and common areas, electricity and water services for common areas, among other expenses.

10. Which amenities will I have access to within VistaCana?

- 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.
- Coworking spaces.