

Punta
Bergantin





The Destination and Its Progress

January 2025

Agenda

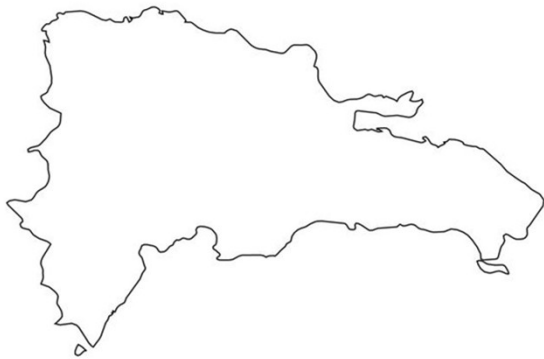
- 01 Getting to Know the Destination
- 02 The Virtues of the Cibao Area
- 03 The Project
- 04 Investment Opportunities
- 05 Next Steps



Tourism in figures

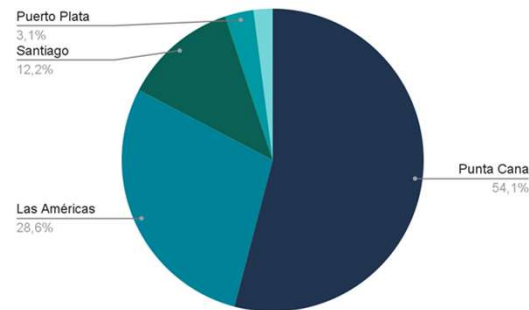
Tourism remains one of the three main economic drivers of the country. Contributing more than **\$26 billion** to the local economy in 2024, the sector continues to create new opportunities in goods and services, expanding the development potential of the island's key tourism hubs.

Receiving over **11.5 million visitors** in 2024, tourists continue to reinforce the vision that the Dominican Republic is the **leading tourist destination in the Caribbean and Central America**.

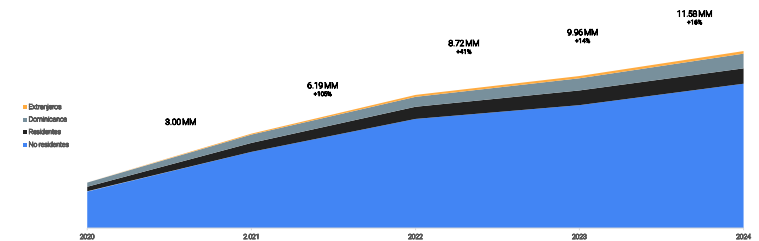


Arrivals through airports 2024

BCRD

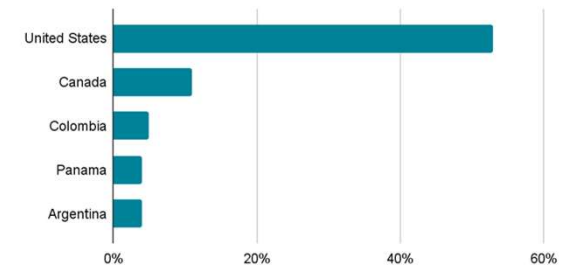


Evolution of arrivals per individual 2019-2024
BCRD



Nationality of Visitors 2024

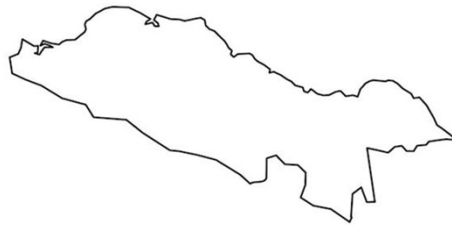
DCRD



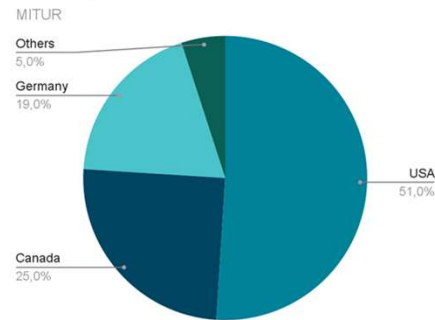
Puerto Plata in figures

Punta Bergantín aims to establish new growth milestones that ensure a balance between the supply of goods and services, fostering:

- **A competitive real estate offering**
- **A high-quality hotel portfolio**
- **Top-tier amenities and infrastructure**
- **Ongoing development for the Montellano community**



Visitors per Nationality 2024



356,000+

Tourists arriving by air

15.1%

Of the total employment
in Puerto Plata comes
from the tourism sector

2.1 M+

Cruise passengers in
2024

2 Ports

1 Golf Course

1 Airport

30+ Beaches

6,000+

Hotel rooms

63.3%

Average hotel
occupancy in 2024

105+

Tourist attractions

Cibao

A Key Market for Tourism & Real Estate

The Cibao region receives approximately **15%** of the total passengers arriving in the country. The Cibao and Gregorio Luperon airport are expected to be the main hubs for international visitors.

Cibao has the **highest per capita GDP** in the country. Due to its **geographical location**, residents of this region are a primary market for Punta Bergantín's real estate offerings.

25%+

Of the national GDP
is contributed by the
Cibao region

55%+

Of the passengers
arrive for leisure
purposes.

28%+

Of passengers are
returning Dominican
nationals.

1,500,000+ Visitors each year.



The Project



9,590,955 m² total project area

Key milestones achieved:

- Necessary **permits** for project execution
- Successful **launch of the Founders' Packages**
- Confirmed **agreements with hotel chains**

Punta Bergantín has begun land development, focusing first on **electrical and sanitation infrastructure**, and preparation of **hotel plots and roadways**.

4.55 M

M2 of total saleable
land

1.75 M

M2 designated for
infrastructure

4,000+

Hotel units

4,000+

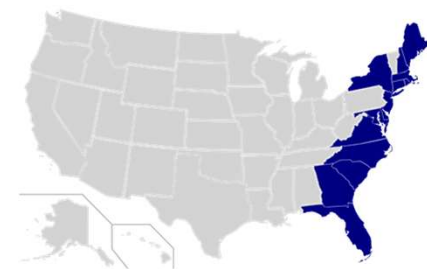
Residential units

Core Strategies



U.S. East Coast is the primary market for tourists:

- To meet the demand for the **2,100 hotel rooms in Phase 1**, an additional **200,000** visitors are required. This represents only **0.25%** of a population of around **80 million people** living along the U.S. East Coast.
- Of the total tourists visiting the Dominican Republic, **46%** are from the United States (**3,277,683 visitors**).
- **61%** of U.S. tourists reside on the East Coast.



Hotels

2,100 hotel rooms in the first phase

- **Land prices enable lower installation costs** compared to other tourist destinations in the country.
- **Efficient utility costs (water and electricity)** result in significant operational savings for hotels.

These factors ensure that hotel developments offer **comparable or superior quality** at competitive prices.

US\$330 P/H

Average Price per
Room

Hotels present in Punta Bergantín



Lots, Villas & Apartments

A development of **4,000+ units** planned and **1,000+ lots** in the first two phases.



According to market studies, the average price in the area is **\$250 per m2**. A conservative scenario is assumed for phase 1 development.

Investment opportunities include a range of pricing and product sizes.

Key Amenities:

Golf course, security 24/7, extensive commercial offerings, exclusive golf and beach clubs

US\$285.00

Price per M2
of salable lots

US\$900k+

For villas with size
starting from 250 M2

US\$450k+

For apartments with a size
starting from 125M2

Achievements

Key Factors Achieved - Punta Bergantín Masterplan

Aspect	Progress	Notes
Corporate Structure	100.00%	Trust established and facility granted
Agreements	80.00%	2,100 rooms contracted Hyatt, Meliá. Westin y Karisma confirmed
Permits	100.00%	Required approvals and certifications issued for initial intervention
Sales	4.23%	Founders' packages placed, raising US\$20.15 M
Finance	20.00%	Investment vehicle for the project in the process of being established
Construction	2.53%	Electrical and sanitary infrastructure, roads, and main entrance initiated

Avances alcanzados – Cartera hotelera

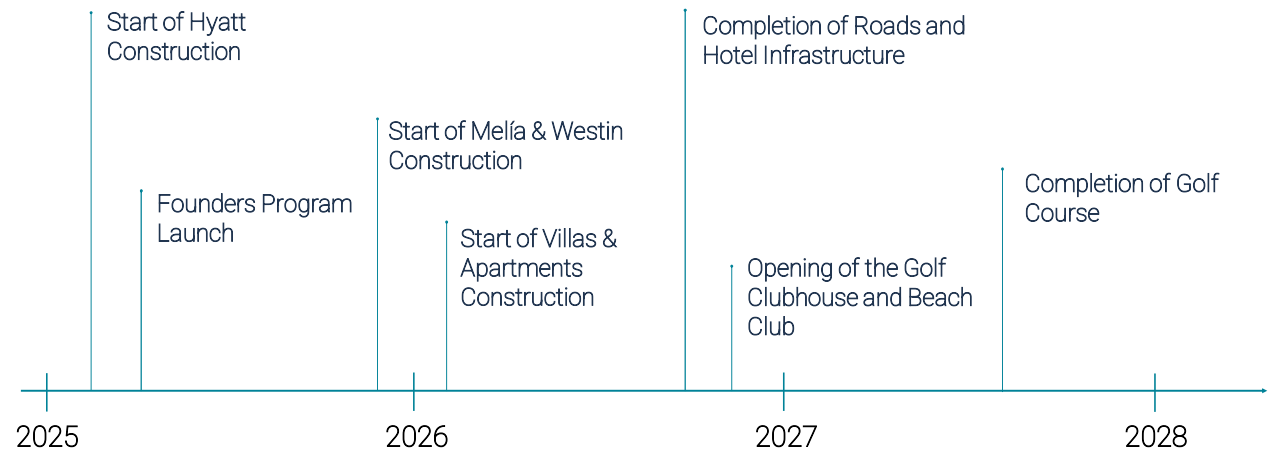
Hotel	MITUR	MIMARENA	CONFOTUR (Provisional)	CONFOTUR (Definitive)
Hyatt	✓ Issued	✓ Issued	✓ Issued	✓ Issued
Meliá	□□ In proc.	□□ In proc.	✓ Issued	⌚ Pend. Start
Westin	□□ In proc.	□□ In proc.	□□ In proc.	⌚ Pend. Start
Karisma	□□ In proc.	□□ In proc.	□□ In proc.	⌚ Pend. Start



Next Steps

The first two years will be crucial in terms of:

- Selling the initial real estate portfolio.
- Completing the entrance, golf club, beach club, golf course, and main roads.
- Securing necessary investments





Punta
Bergantín

El nuevo norte



Watch the project video here