



TROPICALIA

REPÚBLICA
DOMINICANA

The logo for Tropicalia, featuring the word "TROPICALIA" in a stylized, white, serif font. The letters are arranged in two lines, with "TROP" on top and "ICALIA" below it. The logo is centered within a thin yellow square border.

TROPICALIA

REPÚBLICA
DOMINICANA

S U S T A I N A B I L I T Y R E P O R T

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A S U S T A I N A B L E R E P O R T

Our annual sustainability report is primarily distributed via our website and other online platforms. The copies that we do print are distributed on 100% Forest Stewardship Council (FSC) certified paper, and 80% of our reports are distributed using electric motorbike messengers. In 2016, this approach:



Mitigated 658.94 kg
of CO² emissions



Saved 54 trees and
4,606 gallons of water



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A WORD FROM ADRIANA

FOREWORD



As CEO of Cisneros, I welcome the annual opportunity to share Tropicalia's Sustainability Report, and our progress in becoming one of the most sustainable luxury resorts in the world. Nine years ago, we started our journey towards championing sustainable development on the northeastern shores of the Dominican Republic. Today, we are helping to grow the region's economy, conserve its natural resources, and create new opportunities and brighter futures for the people who call this special place "home".

Because transparency is at the core of our corporate values, we applied the Global Reporting Initiative's (GRI) voluntary Sustainability Reporting Standards in our sixth Sustainability Report. We are proud to be among the first implementers of the new G-4 GRI indicators. This allows us to align our strategy and reporting efforts with the tools and best practices that guide global decision-making on sustainability.

We believe that Tropicalia's long-term success depends not only on our team, but also our partners, stakeholders, and our relationship with the community of Miches. In 2016, we brought on new partners and cultivated relationships with existing stakeholder groups and associates. We also continue to work closely with The Ocean Foundation, a nonprofit that specializes in ocean health and coastal conservation, which serves as our third-party auditor and verifier of the information reported here.

Four key commitments to sustainability guide our most important decisions: economic sustainability, environmental balance, thoughtful architecture, and community advancement. We adhere to the 10 principles of the United Nations Global Compact (UNGC), and embrace its global sustainability agenda.

This year provided ample opportunities for translating commitments and strategies into action. In 2016, we made substantial progress across our existing and new environmental, economic and social initiatives. Through inclusive supply chains, community-based development programs, support for education, and environmental management initiatives, we are rapidly advancing our goal to promote sustainable economic growth and diversification in Miches and nearby communities.

We are using our proprietary Sustainability Management System (SMS) to monitor the connection between our overall strategy and the internationally recognized best practices and standards it supports. This year we further vetted our SMS with our partners, and continue to incorporate this tool in our decision-making processes.

Together with Fundación Tropicalia, we have already established much of the groundwork detailed in the SMS, especially as it relates to community development and sustainable destination management. We are eager to keep working towards our ambitious commitments and serving as a global leader as we promote sustainable development.

Those of us who work in the tourism industry are charged with a huge civic and economic responsibility; indeed, this is not business as usual.

The United Nations declared 2017 as the International Year of Sustainable Tourism for Development - calling upon the tourism and hospitality industry to take the lead in transitioning from conventional to more sustainable and innovative business practices that can effectively contribute to the Sustainable Development Goals (SDGs). Tourism represents one in every 11 jobs, and generates 10% of global GDP and 30% of world services exports. Those of us who work in the tourism industry are charged with a huge civic and economic responsibility; indeed, this is not business as usual.¹

At Tropicalia, we articulated a business model that spoke to this global agenda long ago and are perfectly positioned to pioneer the building of a better world via *Tourism for Development*. As in 2016, we envision ourselves continually being at the forefront of this movement and advancing the universal 2030 Agenda for Sustainable Development.

Thanks to all who have supported our journey, and who share our vision for the future.
Adriana Cisneros de Griffin.

¹ World Tourism Organization (w/d). 2017 International Year for Sustainable Tourism Development. Why Tourism. Obtained from <http://www.tourism4development2017.org/why-tourism/> Accessed January 2017.

2016 HIGHLIGHTS

Reporting with Purpose

At Tropicalia, we always look to raise the bar. This year, we decided to report against the G4 Global Reporting Initiative (GRI) Standards for Sustainability, cross-referencing the GRI indicators material to our business with our proprietary SMS, the 10 principles of the United Nations Global Compact (UNGC), and the SDGs.

Sustainability Management System (SMS)

Vetting with Design, Development and Architecture Teams

In 2016, we cross-referenced SMS indicators with our Leadership in Energy and Environmental Design (LEED) certification scorecard and with the SDGs. This allows us to align corporate and global material issues for ourselves and our partners, and expands our commitment to the integration of environmental, economic and social sustainability practices. In addition, the identification of the SDGs we affect will allow us to commit to specific SDGs and targets in the future.

Establishment of El Seibo - Miches Tourism and Culture Cluster

We led and supported the incorporation of the El Seibo - Miches Tourism and Culture Cluster, in collaboration with local tourism entities, to establish and promote Miches as a sustainable tourism destination.

Sustainable Tourism Supply-Chain Program Strategy Revision

Over the last three years, Fundación Tropicalia made major advances with this program in partnership with the Inter-American Development Bank's Multilateral Investment Fund (IDB/MIF). Leading into the final year of execution, the program was extended an additional 12 months with a special focus on the project's agricultural component.

Fundación Tropicalia Impact

In 2016, Fundación Tropicalia's initiatives and programs served 949 people, 61% of whom are women and young girls.

A Record of Success for "I'm a Girl, I'm Important" (SNSI)

Fundación Tropicalia celebrated the fourth year of the SNSI summer camp. The community eagerly anticipates SNSI every year, making this one of Fundación Tropicalia's most popular and effective programs.



TROPICALIA



REDEFINING LUXURY TRAVEL

Tropicalia is a high-end, low-impact, one-of-a-kind resort development conceived by Cisneros Real Estate. Offering sophisticated architecture in an unspoiled site of spectacular and diverse natural beauty in the Dominican Republic, Tropicalia integrates luxury travel with environmental integrity. This development is positioned to serve as a model for sustainable tourism in the Caribbean, providing world-class services that are both environmentally and socially responsible.

The project includes 40 branded beachfront residences and a 160-key Isay Weinfeld-designed Four Seasons luxury beach resort. Amenities include a luxurious spa, meeting and banquet spaces, a kids' club, fitness center, and an 18-hole golf course. Besides its sophisticated architecture, Tropicalia's pristine location and rich landscape allows it to offer a mix of unique adventure and leisure activities to its guests and residents. From guided treks to nearby natural wonders to a night beneath the stars, the adventurous *à la carte* experiences will harmonize with the area's natural environment.

A LEGACY FOR FUTURE GENERATIONS

Tropicalia embodies the philanthropic and cultural values of the Cisneros family, as well as the environmentally and socially responsible approach that guides Cisneros Real Estate's business. The project is an important economic catalyst for the Dominican Republic, and is set on creating a new benchmark for tourism in the region.

"We are creating a resort with a sense of place and belonging. The land is so beautiful and pure that we know that success will depend on making sure we become careful stewards of what has always been there." — **Adriana Cisneros.**

Source: <http://www.adrianacisneros.com/tropicalia-title-tbd/>

BREATHTAKING DESTINATION

Miches' Coastline

Tropicalia is located in El Seibo province on the southern shores of the Samaná Bay, in the community of Miches. It boasts a uniquely diverse ecosystem of beaches, mountains, mangrove forests, jungle, lagoons and rivers. Miches' natural attractions include the magnificent beaches of Costa Esmeralda and Playa Arriba, the majestic Cordillera Oriental, and lush prairie landscapes. Its marine-rich environment attracts more than 2,000 humpback whales migrating each year to the Samaná Bay to mate and give birth. Together with historical and cultural landmarks, like the Santa Cruz Church and the Battle of Palo Hincado Monument, these characteristics make Miches an incomparable coastal settlement.

Nearby, Los Haitises National Park exhibits magnificent limestone plateaus, conical hills, caverns and a large mangrove forest. The Wildlife Refuge Lagunas Redonda y Limón features two impressive lagoons, home to several regionally native plant and animal species. La Gina is a spectacular bay outlined by mangrove and coconut forests, currently preserved as a species and habitat management area. The Marine Mammal Sanctuary of the Dominican Republic is the largest marine protected area in the country, covering 25,000 km² on the Atlantic Coast. It extends from the Banco de La Plata, in the northern limit of the country's Exclusive Economic Zone, to the coast of El Seibo province.

Miches Yesterday, Today and Tomorrow

With a population of approximately 21,000, Miches has historically been an isolated community located in one of the poorest regions of the Dominican Republic. Its main industries include agriculture, cattle-raising, artisanal fishing, micro-business services and artisanal crafts. Despite its diverse and abundant resources, Miches faces many social and economic challenges including poverty, unemployment and delinquency, which arise from limited market access, low levels of education, and scarce economic opportunities.

Today, Miches is forging a more promising future. The Dominican government has invested in transportation and telecommunication infrastructure to expand Miches' market access. In early 2015, the government completed a highway project from Miches to Punta Cana, removing one of the largest barriers to socioeconomic development. Now, this coastal community is just an hour away from the Punta Cana airport, which attracts more than 2 million tourists annually. In 2016, the government inaugurated the highway segment from Miches to Sabana de la Mar, adding 40 kilometers to the Punta Cana–Uvero Alto–Miches highway launched in 2015. Commitments have been made to conclude the Sabana de la Mar–Samaná highway segment, and to improve the ferry terminal, pier and sewage system.



"By providing stable jobs, establishing a local supply chain, and contributing towards community-based development, we join the government's efforts of building a more prosperous future for Miches. Our goal is not only to favor economic growth and diversification in Miches and other nearby communities, but also to position the entire region as a sustainable tourism destination that favors social, ecological, and aesthetic preservation and enhancement."

William R. Phelan, Vice President and General Manager, Tropicalia.

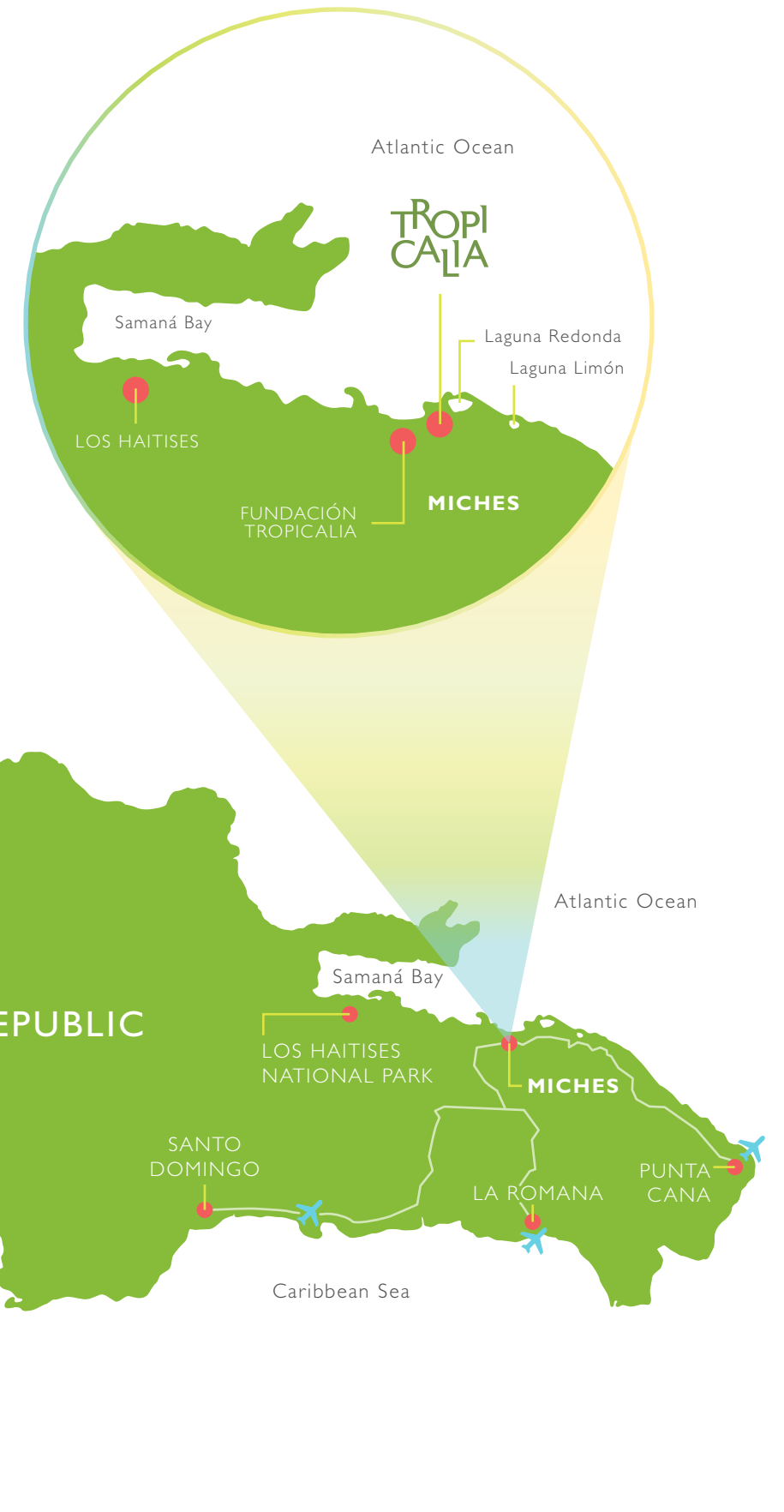


ACCESS

Santo Domingo: 3.0 hrs. / 175 Kms.

Punta Cana: 1.0 hrs. / 105 Kms.

La Romana: 1.5 hrs. / 86 Kms.



S U S T A I N A B I L I T Y
A S A B U S I N E S S M O D E L

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A C o m m i t m e n t t o R e s p o n s i b l e
B u s i n e s s

LABOR AND HUMAN RIGHTS


In 2010, we committed to the UNGC's universal principles on human rights, labor, the environment and anti-corruption. We translate these commitments into policies that counter child labor, advocate for gender equity, equal opportunity employment, and encourage individual freedom of association. We are proud to say that almost 40% of our current employees are women; all employees are remunerated based on experience and position; we hire and train local residents; and all operations implement local community engagement and development programs via our foundation, Fundación Tropicalia.

Gender/region Number of employees (*)

 → 15
Men

 → 9
Women

Total
24

 → 16
Rural

 → 8
Urban

Total
24

(*) Information compiled and verified through the employee payroll for calendar year 2016. All employees are permanent and full-time.

COMMITMENTS TO THE UNGC AND SDGS

This year, we included an annex listing the principles of the UNGC in contracts with our three major partners and contractors. Our goal is for everyone involved in the construction and operation of Tropicalia to comply with these basic international standards.

We also acknowledge the importance of linking such efforts with the SDGs. Launched in 2015 by the United Nations (UN) after a re-examination of the Millennium Development Goals, the SDGs mark the development agenda through the year 2030, providing a road map of opportunities to solve societal and environmental challenges. Ultimately, the UNGC principles support our efforts for advancing the SDGs; the connection is crucial.²

The UN declared 2017 the International Year of Sustainable Tourism for Development. Its goal is to foster a better understanding among people around the world, leading to a greater awareness of the rich heritage of civilizations and the values of different cultures. Three specific SDGs are being supported: SDG 8, Decent Work and Economic Growth; SDG 12, Responsible Consumption and Production; and SDG 14, Life Below Water.³ Our work contributes to the advancement of all three.

Our commitment to human rights, environmental protection, structural integrity, and smart and efficient infrastructure design, as well as our community development activities, are guided and monitored by a proprietary SMS. Through the integration of the SMS into every aspect of our activities, we hope to position ourselves at the forefront of sustainable tourism practices.

O u r S u s t a i n a b i l i t y
C o m m i t t e e

In 2009, we established our Tropicalia Sustainability Committee, a cross-functional team that meets annually to discuss strategy, report progress and define goals for the upcoming year.

We held our 11th annual Sustainability Committee meeting in 2016, discussing strategic decisions for 2017 with valuable input of senior leadership and employees across the organization. Several new members joined the meeting, which we saw as an opportunity to outline why we report, the importance of reporting, and the role of our internal associates, a crucial topic on the Committee's 2016 agenda.

We implemented internal sustainability working groups that would tackle specific areas of our sustainability approach. We identified SMS and LEED working groups as immediate priorities.

The diversity of our Committee members brings strength to this corporate governance body. In addition to internal participation, we also include external advisors such as Alan Kelso, Chairman and CEO of Sinergo, our development partner based in Costa Rica and specialized in high-end, ecologically sensitive tourism real estate projects. Sinergo's expertise in the sustainable luxury segment has enriched our thinking when it comes to conceptualizing the strategic path for Tropicalia and the work of the foundation.



² UNGC (w/d). The UN Global Compact Ten Principles and the Sustainable Development Goals: Connecting, Crucially. White paper. Obtained from: https://www.unglobalcompact.org/docs/about_the_gc/White_Paper_Principles_SDGs.pdf. Accessed December 2016.

³ World Tourism Organization UNWTO (2016). United Nations declares 2017 as the International Year of Sustainable Tourism for Development. Obtained from: <http://media.unwto.org/press-release/2015-12-07/united-nations-declares-2017-international-year-sustainable-tourism-develop>. Accessed January 2017.

Sustainability Management System

CONCEPT AND PURPOSE

We designed our SMS in 2014 to achieve exceptional performance in environmental, economic, and social sustainability. Today, it provides a systematic means of reviewing, improving, and implementing sustainability practices throughout our management and operations.

"Our design and construction partners are actively vetting the SMS to identify the indicators we comply with and those that will require extra work or a strategic refocus. The result will be a practical, user-friendly and informative SMS, so that collaborators at multiple levels can report against our proprietary sustainability indicators."

Leonardo Troyo, Project Manager, Tropicalia.



MATERIALITY ASSESSMENT

We carefully selected each indicator included in our Sustainability Management System through a materiality assessment, a process that pinpoints Tropicalia's significant economic, environmental and social impacts within the boundaries of our property and the local community, as well as the issues that substantively influence the decisions of our stakeholders.⁴

The result: an SMS with 89 criteria that support concrete action in nine key areas, including: sustainable destination management; cultural heritage and community development; legal accountability and human resources; and built and natural environmental management. Each area has a set of indicators and expert guidance that respond to internationally recognized best practices and reporting guidelines, including:

- › **United Nations Global Compact:** Ten Principles for Corporate Sustainability.
- › **Global Reporting Initiative:** G4 Sustainability Reporting guidelines.
- › **Global Sustainable Tourism Council:** Criteria for Destinations and Criteria for Hotels and Tour Operators.
- › **Abu Dhabi Urban Planning Council:** Pearl Rating System for *Estidama*.
- › **Inter-American Development Bank:** Tourism Scorecard.
- › **Green Globe:** Certification Standards for Sustainable Tourism.
- › **The Ocean Foundation:** Coastal Sustainable Development Standards, named one of the "Best Sustainable Codes, Standards and Policies" in 2010 by the American Society of Landscape Architects.

The SMS was further vetted and cross-referenced with international benchmarks and indicators, including LEED criteria and UN SDGs. As part of our research and investigation efforts, we came across the GRI's report on Sustainability Topics for Sectors (2013),⁵ which confirmed that the information portrayed in our SMS is material for the Real Estate and Hospitality sectors, and of interest to the investment and environmental communities.

The final SMS product is a result of a collaborative work with The Ocean Foundation, an independent nonprofit organization based in Washington, D.C., with extensive sustainability expertise.

Finally, we used feedback from other key partners, such as Gensler, Sinergo and Thompson Engineers, and of specific internal teams, to refine the SMS.

⁴ Global Reporting Initiative, *Defining Materiality: What Matters to Reporters and Investors*, pg. 6 <https://www.globalreporting.org/resource/library/Defining-Materiality-What-Matters-to-Reporters-and-Investors.pdf>, Accessed February 2017.

⁵ Global Reporting Initiative (2013). *Sustainability Topics for Sectors: What do stakeholders want to know?* Obtained from: <https://www.globalreporting.org/resource/library/sustainability-topics.pdf>, Accessed December 2016.

Sustainable Thinking

Four key elements guide our most important decisions:

ECONOMIC SUSTAINABILITY

Financial, environmental and social viability are equally considered in making sound business decisions.

ENVIRONMENTAL BALANCE

Protection and conservation of the natural environment using sustainable site development and destination management to preserve biological integrity, habitat connectivity, and green space.

THOUGHTFUL ARCHITECTURE

Design and development standards that guarantee quality and environmentally sound construction techniques.

COMMUNITY ADVANCEMENT

Local economic diversification and community development fomented by Fundación Tropicalia programs in the Miches community.



ECONOMIC SUSTAINABILITY

We consider financial, environmental, aesthetic and social viability in making sound business decisions.

Part of the development lifecycle is the notion of constant change driven by a host of internal and global factors. Upon consolidating our investment structure, in 2016 we determined that financing of Four Seasons Tropicalia required more time than originally anticipated. As a result, we seized this opportunity to continue to improve upon the economics of our project and further engaged in conversations with international lenders and investors that share our integrated approach to sustainability.

In 2016, our foundation further supported micro and small enterprises in the Miches community by providing new financing and education opportunities for local entrepreneurs.

"Our commitment is to sustainable development of the entire destination. Building a strong local economy reduces the risks most often associated with conventional tourist destinations."

Sofia Perazzo, Executive Director, Fundación Tropicalia.

Source: <http://sharedvalue.org/groups/building-sustainable-supply-chain-remote-island-paradise>



ENVIRONMENTAL BALANCE

We protect and conserve the natural environment by using sustainable site development and destination management to preserve biological integrity, habitat connectivity and green space.

We continued to execute a rigorous Environmental Management and Protection Program (PMAA), submitting our Environmental Compliance Reports (ICA) reports to the Ministry of Environment and Natural Resources (MIMARENA) every six months.

Because infrastructure development has not yet begun, our monitoring activities currently focus on baseline data measurements. These include water quality, solid waste and noise pollution, as well as managing gas emissions and compensatory reforestation. This information will be used to mitigate impacts during Tropicalia’s construction and design phases.

In 2016, we submitted two ICAs to MIMARENA, marking a total of 12 ICAs completed to date. Both reports were approved by the corresponding authorities.

Reporting Processes and Parameters

PROGRAM	SUBPROGRAM	PROGRAM	SUBPROGRAM
Physical Controls	› Rehabilitation of degraded areas	Socio-environmental Management	› Health and labor protection
	› Water management		› Working hours regulation
	› Implementation of operation manuals and maintenance of green areas		› Environmental regulations within contracts and legal documents
Environmental Quality	› Effluent treatment		› Training
	› Solid waste treatment		› Vaccination and preventive medicine
	› Atmospheric emissions treatment		› Road maintenance
Biological Controls	› Guidelines for deforestation activities		› Traffic control
	› Compensatory reforestation	Environmental Supervision	› Guidelines for archaeological heritage maintenance and use
	› Land use planning for conservation purposes		› Follow up and control
	› Environmental education for wildlife protection	Contingency Management	› Contingency management plan

THOUGHTFUL ARCHITECTURE

Our design and development standards ensure enduring aesthetics, quality construction and environmentally sound techniques that integrate with nature, maintain vistas, and maximize beauty of place.

Despite delays in the Tropicalia development, we continue to move forward with other elements such as completion of design, model room development and LEED certification.

In 2016, we completed construction of the model room for Four Seasons Tropicalia, which serves as a living laboratory where we examine the viability of construction and design components including aesthetics, functionality and sustainability. To reduce the demand for air conditioning, we have tested energy-efficient glazing on the expansive sliding glass doors leading to the outdoor patios, as well as an automated control system that adjusts the cooling system when the doors are open.

The model room also included the construction of a green roof. Green roofs provide an aesthetic improvement, and also contribute to landfill diversion, mitigate heat during the hottest months, improve energy efficiency and air quality, and may contribute to stormwater management.⁶ We are proud to report that the model room design was completed and approved by ownership (Cisneros), Four Seasons and the architect Isay Weinfeld, which gives us the green light to move forward.

LEED Certification

As part of our commitment to implementing state-of-the-art, environmentally friendly development, we continued to work towards Silver LEED certification for Four Seasons Tropicalia. LEED is a rigorous third-party verification standard that provides a global benchmark for excellence in green building, energy efficiency and the use of local, reusable or repurposed materials, among other sustainability categories such as water and air quality.

In 2016, we used the LEED Scorecard to assess our design, and looked to the United States’ standards as LEED has not yet emerged for the Dominican Republic. Based on the hotel’s current design, we are candidates for obtaining either the LEED Silver or Gold certifications.

⁶ Green Roofs for healthy cities (n/d). Obtained from: <http://www.greenroofs.org/index.php/about/greenroofbenefits>. Accessed January 2017.

COMMUNITY ADVANCEMENT

We support local economic diversification and community development via Fundación Tropicalia's programs.

We established Fundación Tropicalia in 2008 to support the socioeconomic development of the Miches community. Fundación Tropicalia collaborates with the public and private sectors, civil society, academia and international organizations. We focus on shared value, which connects social and environmental advancement with economic progress.

The foundation's efforts focus on improving the quality of education, working with women and girls to improve their economic and social position, creating a local supply chain of goods and services, promoting the region's cultural traditions; and, encouraging sustainable practices in environmental and agricultural activities, among other initiatives.

Stakeholder Engagement

At Tropicalia, we carefully identify the stakeholders most impacted by our activities via a series of stakeholder maps. They include local, regional, and national authorities; local and international organizations, community leaders and media; principal partners and suppliers; and, employees.

We engage with them continually through our business activities and Fundación Tropicalia's range of programs. Fundación Tropicalia's team members reside in Miches, allowing for an intimate understanding of community development needs. We structure programs accordingly, prioritizing quality and transparency above all else.

Destination Management:
El Seibo - Miches
Tourism and
Culture Cluster

In August 2016, Tropicalia led the effort to establish the El Seibo - Miches Tourism and Culture Cluster, which engages participants in the local tourism-supply chain. The entity seeks to increase the region's competitiveness and sustainability efforts by regulating tourism activities, reinforcing laws and regulations, and enhancing the business and social environment.

In 2016, the El Seibo - Miches Tourism and Culture Cluster was featured in "Andariego", a national ecotourism TV show. The broadcast showcased Miches' natural attractions and several local businesses, including local restaurants, camping sites, eco-lodges and horseback riding services.

The Cluster is currently leading the organization of "Playa Arriba Rescue Committee", a coalition of public and private institutions that will design a program to protect and manage the local beachfront, Playa Arriba.



FUNDACIÓN TROPICALIA

FUNDACIÓN TROPICALIA

Tropicalia's community engagement and social investment efforts began in 2008 with its foundation, Fundación Tropicalia.

Fundación Tropicalia focuses on four main program areas: productivity, environment, education and socio-cultural advocacy. The foundation has identified, developed and implemented high-impact, innovative projects in agriculture, gender equality, education, environment, entrepreneurship and microfinance.

MISSION

Design and implement sustainable development programs that integrate local communities to promote collective change.

VISION

Promote socio-economic development and prosperity in the region.

Honors & Awards

UNWTO

United Nations World Tourism Organization Award for Innovation in Non-Governmental Organizations: Fundación Tropicalia named as a finalist for its sustainable tourism supply-chain program. In January 2017, it received the second runner-up award.⁷

REDUCA

Latin American Network for Education (REDUCA) award for Best Innovative Practice in Inclusive Education: Fundación Tropicalia recognized for its "I'm a Girl, I'm Important" Summer Camp.

FORBES

Forbes' Central American and Dominican Republic Edition ranking for Most Important Non-Governmental Organization in Central America and Dominican Republic in 2016: Fundación Tropicalia ranked 14th.

ETHICAL CORPORATION

Ethical Corporation Responsible Business Awards – Most Effective Domestic Community Investment: Fundación Tropicalia shortlisted for its Education Programs.

⁷ World Tourism Organization UNWTO. UNWTO Awards recognize the commitment of the tourism sector to sustainable approaches. Obtained from: <http://www2.unwto.org/press-release/2017-01-19/unwto-awards-recognize-commitment-tourism-sector-sustainable-approaches>. Accessed January 2017.

ENVIRONMENT

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Costa Esmeralda Beach Rescue Program

Since 2013, Tropicalia and Fundación Tropicalia have worked with local authorities to restore and protect the idyllic beach of Costa Esmeralda. The partnership aims to enhance the municipality's natural attractions, and to promote compliance with related environmental regulations.

ACTIVITIES IN 2016



A two-day cleanup of more than 200m of beachfront with the help of a team of 10 employees



Restoration of the beach entrance path and parking area, using local natural materials



Installation of new signs to inform and raise awareness regarding the responsible use of the beach



The provision of new waste containers to support trash collection and separation

The work was completed before the Spring Break high season, leaving the area ready to be enjoyed during the festivities by both tourists and locals.

Playa Arriba Beach Rescue and Maintenance Committee

To protect Playa Arriba, Fundación Tropicalia is partnering with local businesses, authorities and community members to form the Playa Arriba Rescue Committee and will participate in the Tourism Cluster's initiatives.

Automatic Weather Station

In 2015, Fundación Tropicalia installed Miches' first Automatic Weather Station (AWS). It records wind direction and speed, humidity, dew point, air pressure, temperature, solar radiation, ultraviolet radiation and rainfall. The data collected supports the tourism and agricultural sectors, as well as the Miches community in general, by providing accurate, up-to-date local weather information and tracking capabilities over time.

EDUCATION

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Scholarship & Cultural Exchange Program

Since 2011, Fundación Tropicalia has coordinated a Scholarship and Cultural Exchange Program with Instituto Superior de Agricultura University, or UISA, located in the municipality of Santiago de los Caballeros and specializing in agricultural sciences. The program targets young Micheros pursuing an undergraduate degree in careers that relate to the municipality's economic development, including engineering degrees in agronomy, animal production and food technology, an education degree in natural sciences, or a bachelor's degree in business administration.

In 2016, the program attracted a record number of applicants. Out of 16 candidates, the foundation selected three outstanding high school graduates who exhibited exceptional leadership potential and commitment to the community. All will benefit from work-study, cultural and professional support services, as well as exchange opportunities, on-campus counseling, and parent meetings in Miches.

Manuel Villa Reina and Marcia José Vásquez, awarded with the scholarship in 2011, successfully completed their undergraduate studies. Manuel graduated from UISA this year, while Marcia still needs to present her final thesis project. Fundación Tropicalia encourages scholarship students to return to their hometown and increase the number of professionals working in the agricultural sector.

All UISA students from Miches benefit from Fundación Tropicalia's Professional and Cultural Exchange Initiative; the fifth such exchange in 2016 supports students on their academic and professional career paths. Twenty-five students visited the Esmeralda Farm, owned by the Rizek Group and located in San Francisco de Macorís, and experienced the Cacao Trail to learn how cacao becomes chocolate.



© Photo by Wa Chan Ou.

School Renovation & Maintenance Program

Sustainable economic development depends on the education of the local population. In Miches, where only 9.6% of the population has finished high school,⁸ education is crucial to lifting the community out of poverty. In 2016, Fundación Tropicalia celebrated the ninth anniversary of the School Renovation and Maintenance Program (PRyME), which brings together the education community of Miches to address administrative and infrastructure problems and help administrators repair and maintain their schools. Collectively, PRyME has supported 12 primary and secondary schools, 2,772 students and more than 130 teachers.

Fundación Tropicalia requires that schools provide counterpart funding or resources to encourage self-determination and independence.



Collectively, our education programs reach approximately 70% of Miches' school district.

⁸ Ministerio de Educación (2014). Anuario de Indicadores Educativos. Año lectivo 2012-2013. Obtained from: <http://www.miner.dgob.do/sitios/Planificacion/Documentos%20de%20planificacion/Anuario%20de%20Indicadores%20Educativos.%20A%C3%B1o%20Lectivo%202012-2013.pdf>. Accessed January 2016.

PRYME IMPACT IN 2016

LA GINA SCHOOL

Fundación Tropicalia supported the construction of the school's waste storage facility, provided construction materials and hired local labor. Renovation and maintenance activities included the installation of an entrance gate and repair of the water cistern.

TV CENTRO LA GINA

Fundación Tropicalia supported painting walls and repairing bathrooms of this school, and provided painting materials.

HICACO BLANCO SCHOOL

Fundación Tropicalia supported the construction of the school's waste storage facility and the repair of its bathrooms, which weren't connected to the water pipeline system.

PRIMARY SCHOOL LA CULEBRA

Fundación Tropicalia supported painting of interior and exterior walls, which had significantly deteriorated due to weather and other construction work on school grounds.

TV CENTRO EL CEDRO

Construction work of this school started in 2013 and has not yet been finalized. Nevertheless, the community used these facilities in the 2015-2016 school year. Fundación Tropicalia, the school administration and a local association of school supporters worked together to complete the construction of a bathroom building (mostly plumbing work), install doors and windows in administrative offices, and finish the connection to the electrical grid.

LICEO PADRE DANIEL

Fundación Tropicalia repaired six bathrooms of the school's new pavilion, provided construction materials, and hired local labor. Walls were painted, interior doors installed, and lavatories connected to the water pipeline system.

PRIMARY SCHOOL KILÓMETRO 6

Fundación Tropicalia provided building materials and hired local labor to completely replace the roof of the school's administrative office, which was severely deteriorated due to humidity and water infiltration. The replaced materials were recycled and used for the construction of a small warehouse and other installations.

As for the remaining five schools in the PRyME network, Fundación Tropicalia continues to play an advisory role in maintenance, management, and academic processes.

In 2016, Fundación Tropicalia also hosted its seventh annual PRyME celebration. More than 200 guests gathered to commemorate the year's work, recognize outstanding community leaders, and promote integration among the education community.

STUDENTS: 354
TEACHERS: 24
USD \$4,000
75% Fundación Tropicalia, 25% La Gina School

STUDENTS: 229
TEACHERS: 11
USD \$2,403
32% Fundación Tropicalia, 68% TV Centro La Gina

STUDENTS: 151
TEACHERS: 10
USD \$2,205
49% Fundación Tropicalia, 51% Hicaco Blanco School

STUDENTS: 131
TEACHERS: 9
USD \$1,304
60% Fundación Tropicalia, 40% Primary School La Culebra

STUDENTS: 107
TEACHERS: 7
USD \$1,253
60% Fundación Tropicalia, 40% TV Centro El Cedro

STUDENTS: 662
TEACHERS: 23
USD \$616
100% Fundación Tropicalia

STUDENTS: 180
TEACHERS: 7
USD \$254
65% Fundación Tropicalia, 35% Primary School Km6

EDUCA Partnership

EDUCA (Business Action for Education), a national NGO located in Santo Domingo, was created by a group of businessmen concerned with the global competitiveness of the Dominican Republic. EDUCA is one of the most important influencers in education public policy at the national level. Fundación Tropicalia has been a member of EDUCA's board of directors for four years. The NGO has provided ongoing technical advice and counsel on issues related to education in the Miches area.

In-School Education Program

In 2014, Fundación Tropicalia launched an In-School Education Program in Miches' public schools to support students' interest in the arts, develop and instill social skills, and promote critical and creative thinking. This year, the program focused on La Mina and Hicaco Blanco schools. With the development of more than 15 arts and crafts workshops, and the participation of more than 80% of the students in La Mina and 100% in Hicaco Blanco, the program has proved to be a major success.



IN-SCHOOL EDUCATION PROGRAM IMPACT IN 2016



410 STUDENTS

Girls: 196 Boys: 214

PRODUCTIVITY

~

Sustainable Tourism Supply Chain in Miches

The "Inclusion of Micro and Small Enterprises in the Sustainable Tourism Supply Chain" project marked its fourth year of operation. Supported by the Inter-American Development Bank's Multilateral Investment Fund (IDB/MIF), this initiative improves market access for local farmers and entrepreneurs by incorporating them into the tourism and agricultural value chain generated by Tropicalia, its partners, and other anchor companies in the region. The project also seeks to initiate, develop and promote climate-smart agricultural production in Miches.

Five Key Components

1. Strengthening the commercial management and administration of local producers' organizations.
2. Promoting climate-smart agriculture to improve the quality, scope, and diversity of local production.
3. Building the presence and capacity of local micro and small enterprises that provide tourism and agricultural services.
4. Providing greater access to microcredit financing for local growers and entrepreneurs.
5. Sharing knowledge and strategies to promote inclusive business models in other tourism destinations.

The program supports the maturation of a local supply chain that can meet market demands of the tourism and agricultural industries. It also diversifies local economic activities, redefining conventional supply chain markets in the region, strengthening its economy, and securing its long-term prosperity.

As of December 2016, Fundación Tropicalia had received more than USD \$256,641, representing 34.4% of IDB/MIF's total planned investment.

MILESTONES IN 2016 INCLUDE

STRATEGIC ALLIANCES

Fundación Tropicalia has formed strategic alliances with specialized stakeholders, including the Junta Agroempresarial Dominicana (JAD, Dominican Agribusiness Board), Banco ADOPEM and ADOPEM ONG.

THE COOPERATIVE

Cooperative of Production and Multiple Services of Miches, or COOPROMI, was established by Presidential Decree in 2016. COOPROMI seeks to consolidate and organize the commercialization and marketing of the region's diverse sectors of goods and services. COOPROMI has accessed new funding opportunities and agricultural projects channeled through the JAD. Additionally, COOPROMI has been strengthened through the renovation of its Board of Directors, the election of a new president, and the addition of more regional producers.



BUSINESS PLAN PROGRAM

In 2015, Fundación Tropicalia consolidated a new partnership with Banco ADOPEM, one of the Dominican Republic's most important microfinance institutions, and ADOPEM ONG, its non-profit division that supports financial and business-plan education services for clients and the general population. The partnership has successfully developed two new programs related to micro entrepreneurs' access to credit and education:

~ "¡Miches, sí!" (or "Miches, Yes!") Program ~

Promotes the improvement of local small and micro businesses, supports new ventures, and strengthen Miches' supply of tourism and agricultural products and services. The program offered 32 local entrepreneurs a 40-hour training course conducted by ADOPEM ONG to assist in developing their own business plans. Twenty-four completed the program, and 20 participants presented their ideas to an independent jury that selected the four best concepts (two existing businesses and two new enterprises). The winners, one woman and three men, were awarded seed funding to launch their businesses and will receive ongoing support from ADOPEM ONG and Fundación Tropicalia. They are now producing and selling organic coconut fertilizer, raising rabbits for consumption, providing horseback riding tours, and managing a restaurant.

~ "¡Miches Emprende!" Program ~

In October 2016, Fundación Tropicalia and Banco ADOPEM launched the "¡Miches Emprende!" revolving fund, a low-interest fund for entrepreneurs operating sustainable tourism or agricultural businesses in Miches. This year, six entrepreneurs (four women and two men) were funded by the initiative, accessing a total of DOP \$620,000.

TRAINING

As part of the IDB/MIF project, nine training programs have been developed between 2014 and 2016, benefiting a total of 1,625 people (55% men and 45% women). Topics include financing, land administration, use of pesticides, organic production, and best agricultural practices.

Framed under an adaptive management process, the "Inclusion of the Micro and Small Enterprises into the Sustainable Tourism Supply Chain" project was strategically overhauled and extended for 12 additional months through September 2017. For Fundación Tropicalia, this project will be absorbed as a permanent institutional program allowing us to ensure its success and evolution. The short-, medium- and long-term objectives and milestones for this new phase include:



- › Training 200 farmers in ecological and climate-smart agriculture.
- › Supporting at least five new micro-enterprises linked to regional tourism and agriculture.
- › Strengthening the COOPROMI cooperative to function as a commercial entity.
- › Expanding and diversifying local, organically raised crops such as passionfruit, watermelon, red peppers and ginger.
- › Measuring the water and carbon footprints of at least three agricultural products to improve resource management and production efficiencies.
- › Increasing COOPROMI's income by 20%.
- › Disbursing first-round capital from the ¡Miches Emprende! revolving fund for new and existing tourism businesses and recapitalizing the fund for second-round financing.
- › Transitioning a minimum of 50 farmers into full ecological production.
- › Developing an assessment of the production capacity of the highland and grassland regions.

MICROFINANCE OPPORTUNITIES FOR LOCAL ENTREPRENEURS

Fundación Tropicalia understands that socioeconomic development depends greatly on local growers' and entrepreneurs' access to financial services. Accordingly, in 2008 the foundation partnered with Fondo para el Desarrollo, Inc. (FONDESA), a leading microfinance nonprofit in the Dominican Republic, to diversify banking products, formalize the borrowing process, and support inclusive business programs in Miches.

Thanks to FONDESA, thousands of families have gained access to affordable credit facilities that have supported commerce, agriculture, services, consumers, home remodeling, and livestock farming. In 2014, FONDESA and Fundación Tropicalia launched a new microfinance product especially designed for the foundation's inclusive supply-chain beneficiaries, offering competitive interest rates and flexible amortization schedules that adapt to the uncertainties of agricultural production. To date, the partnership has established a total of 90 such credit lines valued at more than DOP 8.1 million, benefiting 90 local families. Funds have been mainly used for passionfruit, ginger, and watermelon production.

SOCIO-CULTURAL ADVOCACY

~

"I'm a Girl, I'm Important" Summer Camp

Fundación Tropicalia celebrated the fourth year of the "I'm a Girl, I'm Important" ("Soy niña, soy importante" or SNSI) summer day camp. SNSI serves girls 9 to 12 years old, and provides a safe, nurturing environment where girls can simply be girls. We give young girls the guidance and tools they need to be self-reflective, critical thinkers and make timely life choices like staying in school and postponing pregnancy. Curriculum includes: Education in Values; Artistic Expression & Development; Development of Interpersonal Relationships, Self-Esteem and Self-Awareness; Sex-Ed and STD Prevention; Gender & Violence; Nutrition; and Sports.

In Dominican Republic 22% of girls between 15 and 19 years old have been pregnant at least once, placing it as the 5th country in Latin America with the highest teenage pregnancy rate. Early pregnancy is the cause of 44% of school dropout among the country's adolescents,⁹ hindering their personal and professional development, and widening the already large gender gap that exists in the country: Dominican Republic is the 97th out of 144 countries where there is more inequality between women and men according to the World Economic Forum's 2016 Global Gender Gap Report.¹⁰



⁹ Oficina Nacional de Estadística de República Dominicana (national statistics), UNICEF, Inter-American Development Bank (IDB) and International Labour Organization (ILO). (2009-2010). Encuesta Nacional de Hogares de Propósitos Múltiples ENHOGAR: Situación de la Mujer, la Niñez y la Adolescencia. Obtained from https://www.unicef.org/republicadominicana/ENHOGAR_2009-10.pdf. Accessed January 2017.

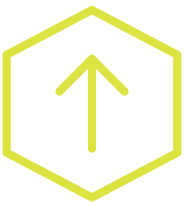
¹⁰ World Economic Forum. (2016). Global Gender Gap Report. Rankings. Obtained from <http://reports.weforum.org/global-gender-gap-report-2016/rankings/>. Accessed January 2017.

This situation increases the risks of malnutrition, domestic workload, prostitution and physical and emotional violence towards girls, among other consequences. Moreover, the value of women in the market is significantly reduced, increasing the probability of repeating the generational cycle of poverty.

SNSI seeks to curb these trends by empowering girls and their families. It seeks to support Miches' socioeconomic development by, among other things, decreasing prostitution, increasing education rates and supporting female participation in the workforce.



When a girl receives 7 or more years of education, she will marry four years later.



Each year of primary school is an increase of 10% to 20% of her future salary.



When women and girls earn a salary, they reinvest 90% of it in their families.



Three years after the first SNSI program, the girls are exhibiting more confident behavior, feeling more empowered, and are more prone to reflect about their future and rights. Family involvement and support have increased significantly, with more parents and grandparents attending the informational and registration sessions.

"I have been participating for three years, and have been able to notice a change in the girls (...) I think they now better understand what being a girl means, which is the most important thing we try to teach in the camp."

Daliana Medina, SNSI Volunteer.

Source: Community Newsletter July-August 2016, 31st edition



MILESTONES INCLUDE:

Year 1 - 2013	Year 2 - 2014	Year 3 - 2015	Year 4 - 2016
<ul style="list-style-type: none">› Camp age was 10-15. Learned that the content and preventive messages were better suited for younger girls.› Volunteers were schoolteachers. Learned that school dynamics were being replicated in camp.› SNSI Logo adopted.› 100 girls participated.	<ul style="list-style-type: none">› Campers' age adjusted to 9-12.› Volunteer program launched to attract participants outside the education community, looking to break out of the "school" dynamics.› Company-wide fundraiser and matching-gift program launched in the United States, working with fiscal sponsors <i>Friends of Educa</i> and <i>Dominican Foundation</i>.› 250 girls participated.	<ul style="list-style-type: none">› Fundraiser and SNSI website launched.› Fiscal sponsor <i>The Ocean Foundation</i> joins.› 257 girls participated.	<ul style="list-style-type: none">› Launch of SNSI social media. As of December 31st, 2016, the program's reach included 1,336 Instagram followers and 784 Facebook "likes".› Evolution and enhancement of the SNSI website.› SNSI attracted new funding partners, raising international profile.› 248 girls participated.

The SNSI program relies on a volunteer program and a fundraising campaign that take place in the United States and Dominican Republic. In 2016, 80 professional Dominican men and women volunteered to dedicate a week of their lives as camp counselors.

We captured in-kind donations from 15 national and international organizations. In partnership with Casa Quien, a contemporary art gallery in Santo Domingo, we hosted a silent art auction featuring female Dominican artists, who depicted the experience of the Dominican woman. A significant percentage of sales were designated for SNSI. We raised a total of USD \$22,000 thanks to Cisneros employees who participated in the company's corporate matching-gift program, friends and family, receiving support from 12 corporate collaborators and 68 individual donors.

SNSI 2016 BY THE NUMBERS

- 248 Girls
- 6 Communities
- 60% Recurrent Camper Rate
- \$22,000 Dollars Raised
- 80 Volunteers
- 3 Camp Sessions
- 12 Corporate Sponsors



Cultural Identity

Fundación Tropicalia aims to maximize the natural and cultural heritage of the region by supporting various activities in partnership with the local government and community leaders.

- › The annual and historically significant “Carnaval” celebrations: Fundación Tropicalia sponsored the sound equipment for the celebration.
- › Fiesta de Atabales: Fundación Tropicalia sponsored two celebrations of the annual traditional festivity of *atabales* (a regional percussion instrument), in which Micheros get together to honor their patron saint, San Antonio de Padua, dance and play music.



Community Newsletter

This year, Fundación Tropicalia issued six new editions of its Community Newsletter, and circulated 2,000 copies of each across more than 50 distribution points in Miches. The Community Newsletter promotes sustainable development, environmental stewardship, health awareness, local culture and traditions, and individual and civic responsibility for children and adults alike.

Fundación Tropicalia's Online Community

Fundación Tropicalia launched its website (www.fundaciontropicalia.com) in May 2015 and increased its communications reach via social media. As of December 31, 2016, the foundation's reach included 1,334 Facebook “likes” (34% increase from 2015), 481 Twitter followers (more than 100% increase), and 1,069 Instagram followers (more than 250% increase).

1,334

Facebook Likes

481

Twitter followers

1,069

Instagram followers





PARTNERS FOR SUSTAINABILITY

PARTNERS FOR
SUSTAINABILITY



Building a strong foundation for Tropicalia means creating a thoughtful, engaged network of partners. Tropicalia proudly recognizes its relationships with these organizations and will continue to pursue successful partnerships for years to come.

Tropicalia

GOVERNMENT

BUSINESS, CIVIL SOCIETY, AND
NON-PROFIT ORGANIZATIONS

- › Ministry of Tourism (since 2009): Tropicalia complies with the Ministry of Tourism regulations for tourist developments and it works hand in hand with the Department of Planning & Projects (DPP).
- › Ministry of Environment and Natural Resources (since 2008): Tropicalia is in complete compliance with environmental regulations of the Dominican Republic; environmental permits are current.
- › Export and Investment Center of the Dominican Republic – CEI-RD (since 2015): Tropicalia works alongside the CEI-RD to promote investments in the country.
- › Ministry of Public Works and Communication (since 2015): Tropicalia works with the Ministry of Public Works and Communications to encourage the completion of infrastructure projects in the region.
- › The Ocean Foundation (since 2013): Tropicalia works with TOF to support reporting efforts, elaborate measurement tools and obtain third-party verification of social and environmental sustainability initiatives.
- › United Nations Global Compact (since 2010): Tropicalia supports the 10 principles of the United Nations Global Compact in the areas of human rights, labor, the environment, and anti-corruption.
- › National Association of Hotels and Restaurants - ASONAHORES (since 2011).
- › National Private Business Council - CONEP (since 2014).
- › Dominican Association of Tourism Real Estate Businesses - ADETI (since 2011 and currently chairs it).
- › Dominican Association of Ranchers and Farmers – ADHA (since 2016).

DEVELOPMENT AND COMMUNICATIONS TEAM

- › Gensler
- › Geofitech
- › Geoconsult
- › Holsteinson & Asociados, SA (HOLASA)
- › Horwath HTL
- › HVS
- › Isay Weinfeld
- › Jones Lang LaSalle
- › LLORENTE & CUENCA
- › Mapex
- › Marshall
- › Renaissance Golf Design
- › Sheila Donnelly & Associates (SDA)
- › Sherwood
- › Sinergo Development Group
- › Thompson Engineering

Fundación Tropicalia

GOVERNMENT

- › Municipality of Miches (since 2008): Tropicalia/Fundación Tropicalia and Miches collaborate on special projects related to culture, sports, education, and environment.
- › Ministry of Education of the Dominican Republic (since 2010): Fundación Tropicalia and the Ministry of Education of the Dominican Republic work to improve the quality of education in the Miches school district.
- › Ministry of Environment and Natural Resources (since 2013): Fundación Tropicalia collaborates on special projects related to the environment, research and education.
- › Ministry of Agriculture (since 2013): Fundación Tropicalia and the Ministry of Agriculture collaborate on special projects related to agricultural supply chains and technical training for farmers.

BUSINESS, CIVIL SOCIETY, AND NONPROFIT ORGANIZATIONS

- › Banco ADOPEM (since 2015): Fundación Tropicalia and Banco ADOPEM work to widen the scope of financial services available to the micro entrepreneurs that are supported by Fundación Tropicalia's programs.
- › ADOPEM ONG (since 2015): Fundación Tropicalia and ADOPEM ONG work together to bring financial and women's empowerment education programs to the Miches community.
- › EDUCA (since 2013): Fundación Tropicalia and EDUCA work to improve public education policy and drive impact in Miches education programs.
- › Fondo para el Desarrollo, Inc - FONDESA (since 2008): Fundación Tropicalia and FONDESA work to democratize access to financial services, diversify banking products, and support the inclusion of micro and small enterprises in the tourist and agricultural supply chains.
- › Junta Agroempresarial Dominicana - JAD (since 2015): Fundación Tropicalia and JAD work to bring development opportunities to local farmers and agribusinesses in Miches.
- › National Business Network for Environmental Protection - ECORED (since 2008): Fundación Tropicalia gains access to a private-sector network that increases environmental protection efforts and promotes public/private-sector dialogue.
- › Inter-American Development Bank, Multilateral Investment Fund (since 2012): Principal advisory and financing entity supporting the Fundación Tropicalia supply-chain initiative.
- › Miches Cooperative of Labor, Production and Multiple Services – COOPROMI (since 2015): As COOPROMI gains institutional strength, it will provide market access to small farmers, technical assistance in sustainable agriculture, agritourism opportunities, and support Miches as a sustainable tourism destination.
- › World Vision (since 2012): Fundación Tropicalia collaborates with World Vision on projects that support community development.

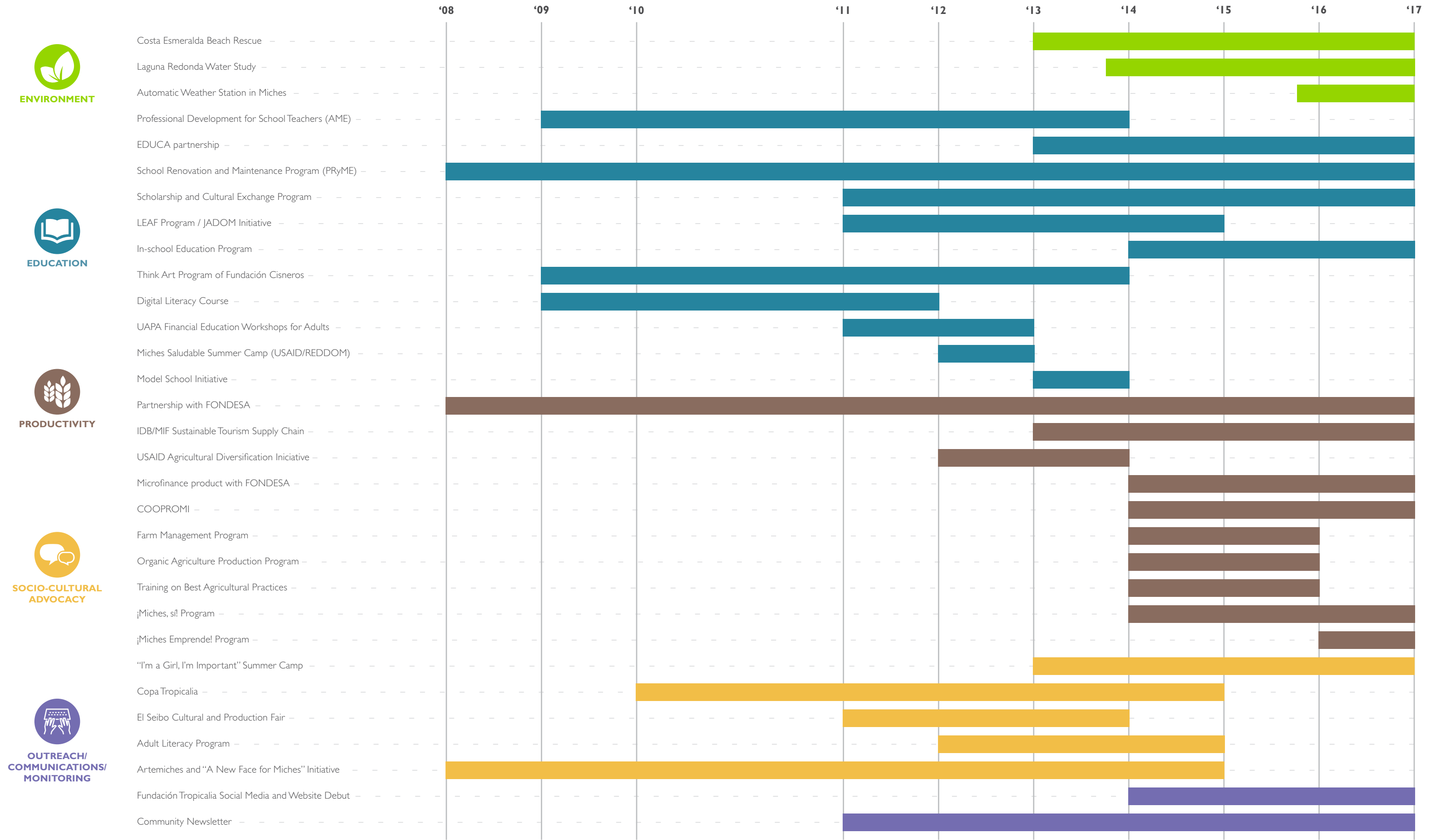
ACADEMIC INSTITUTIONS

- › Universidad ISA (since 2011): Fundación Tropicalia and Universidad ISA host a scholarship program for Miches students who are interested in agricultural science and science education careers.



COMMUNITY
DEVELOPMENT: NINE
YEARS IN REVIEW

Our Programs at a Glance 2008-2016



LAGUNA REDONDA WATER STUDY

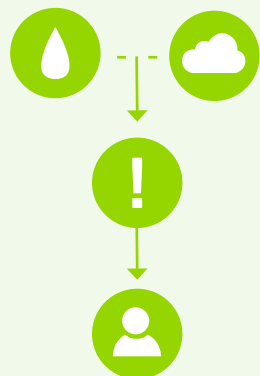
10/2013-10/2014

One Twelve-Month Study

Water samples were taken daily for 365 days and compared to weather patterns in order to understand contamination sources.

Results and recommendations were delivered to MIMARENA in 2015.

Tropicalia will continue monitoring water quality during construction and operations.



COSTA ESMERELDA BEACH RESCUE

200 Linear Meters Of Coastline Protected

13 Beach Employees Trained

The Costa Esmerelda Beach Rescue program ran from 2013-2015, and continued in 2016.

AUTOMATIC WEATHER STATION IN MICHES

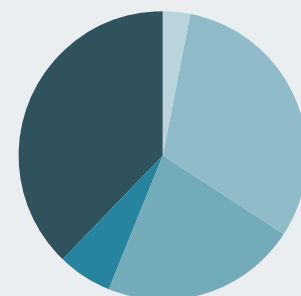
9/2015-12/2016

16 MONTHS of climatology data collected until 2016.

Data is uploaded to an online weather platform every minute on www.wunderground.com



PROFESSIONAL DEVELOPMENT FOR SCHOOL TEACHERS (AME)



2009 8 Teachers
2010 77 Teachers
2011 54 Teachers
2012 15 Teachers
2013 93 Teachers

Participating Education Centers

Escuela El Cedro; Escuela La Mina; Escuela Básica La Gina; Liceo TV Centro la Gina; Escuela KM.6; Escuela Los Franceses; Escuela Lucas Guibbes; Liceo Secundario Padre Daniel; Distrito Educativo 12-03; Km 10; Fundacion Tropicalia; Escuela Hicaco Blanco, Escuela Vocacional de las F.F.A.A. de Miches, Distrito 12-04; Visión Mundial.

Courses

Education, Human Development & Poverty Alleviation; Skills for School Administration and Management; Teaching Environmental Education; Teaching Health Education; Applying & Using ICTs in Primary School Education; Ethics in School; Peace & Conflict Resolution; MATEMATEL; Building Blocks for Teaching Business & Business Planning; Developing Business Opportunities and Entrepreneurship; School Communication and Organization.

247

Total Teachers
119 of which passed the program

11

Courses Taught
at 15 institutions

MODEL SCHOOL INITIATIVE

2013

La Mina Primary School
150 Students
Impacted from 1st to 4th grade

IN-SCHOOL PROGRAMS

2014

75 Students in 2 schools

2015

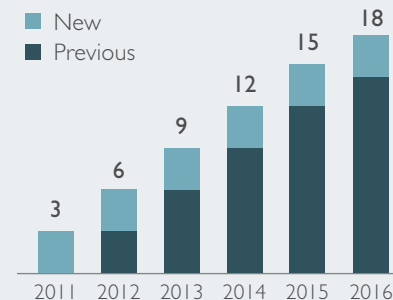
201 Students in 2 schools

2016

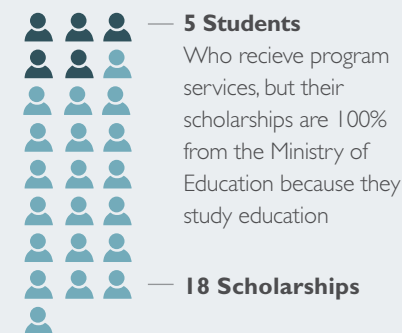
410 Students in 2 schools

686 **Total Students**
and ongoing

SCHOLARSHIP AND CULTURAL EXCHANGE PROGRAM



23 **Students Supported**
Through the Program

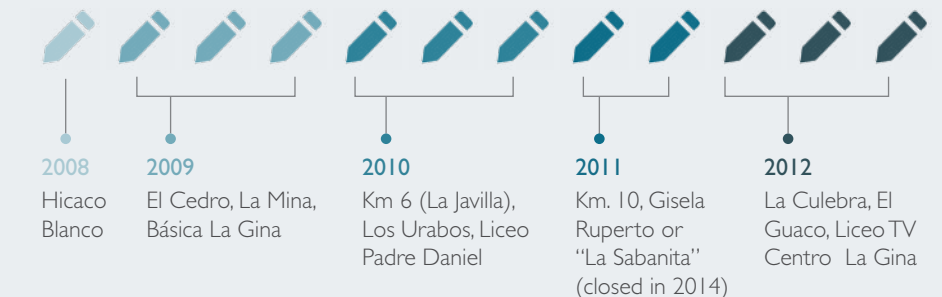


DIGITAL LITERACY COURSE

2009-2011

112 **Teachers**
15 **Schools**

SCHOOL RENOVATION AND MAINTENANCE PROGRAM (PRYME)



2013

Supported a network of 12 schools, in five of which larger projects took place, impacting 44 teachers and 1,631 students

2014

Supported a network of 11 schools (one closed), two of which larger projects took place, impacting 23 teachers and 492 students

2015

Supported a network of 12 schools (one reopened), two of which larger projects took place, impacting 11 teachers and 189 students

2016

Supported network of 12 schools, in 7 of which larger projects took place, impacting 91 teachers and 1,814 students

12 **Schools**

130 **Teachers**

2,772 **Students**

LEAGUE OF ENTERPRISING FARMERS IN TRAINING (LEAF) & JUNIOR ACHIEVEMENT DOMINICANA (JADOM)

2011 45 students from 3 schools

2012 45 students from 1 school

— **LEAF becomes JADOM** —

2013 100 students from 1 school

2014 200 students from 2 schools

390 **Students**

THINKART PROGRAM OF FUNDACION CISNEROS

2009-2011 — **75 Teachers**

2012-2013 — **12 Teachers**

87 **Teachers**

FINANCIAL EDUCATION WORKSHOP FOR ADULTS

2011-2012

345 **Adults**

MICHES SALUDABLE SUMMER CAMP (USAID/REDDOM)

2012 **46** **Campers**

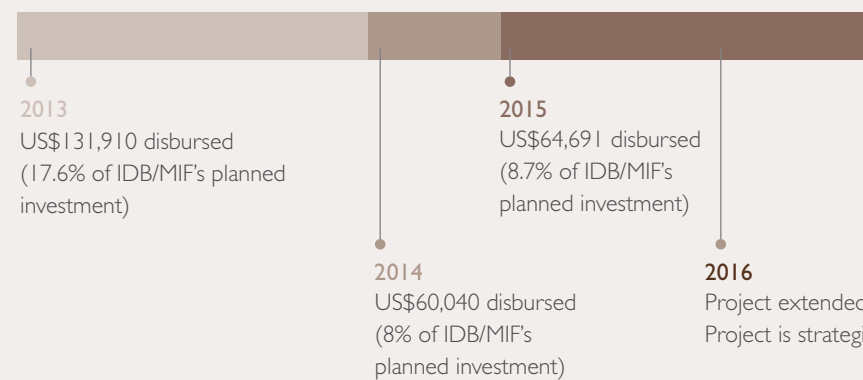
EDUCA PARTNERSHIP

4 years of collaboration. Fundación Tropicalia has been a member of EDUCA's board of directors for four years.



PRODUCTIVITY

IDB / MIF SUSTAINABLE TOURISM SUPPLY CHAIN



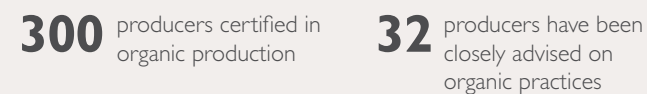
US\$256,641

Total Disbursed

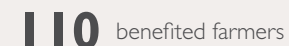
USAID AGRICULTURAL DIVERSIFICATION INITIATIVE 2012-2013



ORGANIC AGRICULTURE PRODUCTION PROGRAM 2014-2015



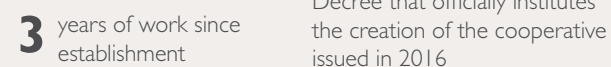
TRAINING ON BEST AGRICULTURAL PRACTICES 2014-2015



MICROFINANCE PRODUCT WITH FONDESA 2014-present



COOPROMI 2014-present



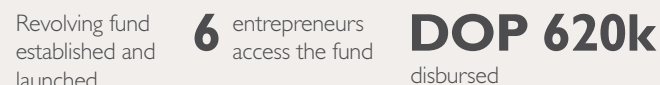
FARM MANAGEMENT PROGRAM 2014-2015



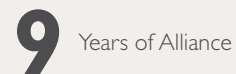
¡MICHES, SÍ! PROGRAM 2014-2016



¡MICHES EMPRENDE! PROGRAM 2016



PARTNERSHIP WITH FONDESA



SOCIO-CULTURAL ADVOCACY

"I'M A GIRL, I'M IMPORTANT" SUMMER CAMP

A recreational and educational camp for 9-12 year-old at-risk girls, where they learn about their value in society and how to make timely life choices.



COPA TROPICALIA

1st tournament. 2010 Copa Tropicalia was handled as a multi-week-end event that culminated in the championship. Fundación Tropicalia organized multiple teams with students from 8-18 years old, according to age.

2011 2nd tournament. 2011 Copa Tropicalia repeated 2010 methodology.



EL SEIBO CULTURAL AND PRODUCTION FAIR

2011-2013

25

Artisans Supported



ADULT LITERACY PROGRAM

The program worked with Plan Nacional de Alfabetización "Quisqueya Aprende Contigo" since 2013.



ARTEMICHES

Fundación Tropicalia supports Artemiches, a local non-profit that brings general cultural programs and awareness to the Miches community, including painting and sculpture workshops; Semana Cultural Artemiches; and a "New Face for Miches" where volunteers paint colorful murals on the facades of the homes lining the main entrance of town.

- 2008 First year
- 2009 Second year
- 2010 Third Year
- 2011 Fourth Year
- 2012 40 homes painted with "New Face for Miches"
- 2013 60 homes painted with "New Face for Miches"
- 2014 40 homes painted with "New Face for Miches"



140 Homes painted



7 Years of support



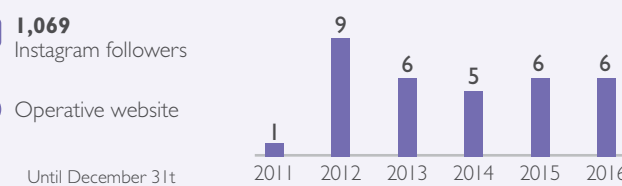
OUTREACH/ COMMUNICATIONS/ MONITORING

FUNDACIÓN TROPICALIA SOCIAL MEDIA AND WEBSITE DEBUT



Community Newsletter

33 Editions Total



Until December 31st

PRINCIPLES OF THE UN GLOBAL COMPACT

HUMAN RIGHTS

Businesses should support and respect the protection of internationally proclaimed human rights. (pg. 14)

Make sure that they are not complicit in human rights abuses. (pg. 14)

LABOR STANDARDS

Businesses should uphold the freedom of association and the effective recognition of the right to collective bargaining. (pg. 14)

The elimination of all forms of forced and compulsory labor. (pg. 14)

The effective abolition of child labor. (pg. 14 and 33-34)

The elimination of discrimination in respect of employment and occupation. (pg. 14)

ENVIRONMENT

Businesses should support a precautionary approach to environmental challenges. (pg. 17-18)

Undertake initiatives to promote greater environmental responsibility. (pg. 25 and 46)

Encourage the development and diffusion of environmentally friendly technologies. (pg. 16 and 19)

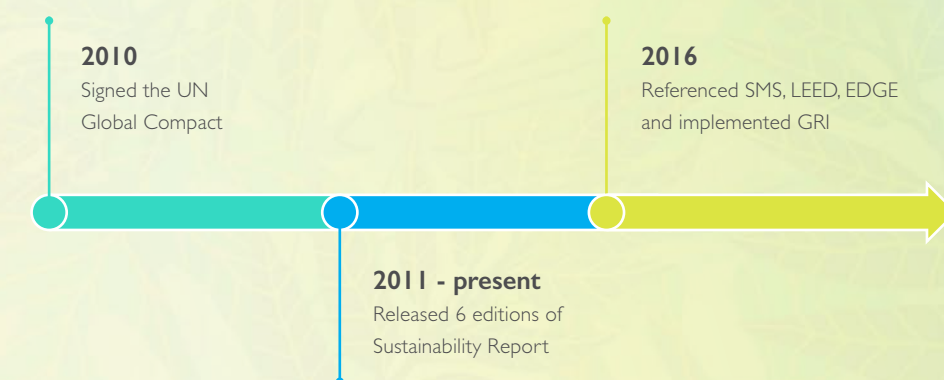
ANTI-CORRUPTION

Businesses should work against corruption in all its forms, including extortion and bribery. (pg. 14 and 40-41)

GRI 102-54, 102-55, 102-56

GLOBAL REPORTING INITIATIVE

Every year, we seek to improve our analysis by making it more relevant, efficient and transparent. This year, we used the Global Reporting Initiative's Standards as a foundation for the development of our Sustainability Report. GRI is an international independent organization pioneering sustainability reporting since the late 1990s (www.globalreporting.org). Our 2016 Sustainability Report references the Consolidated set of G-4 GRI Sustainability Reporting Standards (2016), is self-assured, and has been reviewed and validated by a carefully selected stakeholder panel that includes an independent third-party verifier, The Ocean Foundation.



Our GRI Content Index

The following index includes the GRI Standards applicable to this reporting period. The Standards selected were determined in accordance with Tropicalia and Fundación Tropicalia's materiality assessment processes. Our content index also refers to the indicators of our Sustainability Management System, and in turn to UNGC's 10 principles. Our customized index allows us to better track our sustainability efforts, and provides to our audience a more integral snapshot of our multi-level commitments towards sustainable development and our interrelated efforts for advancing the objectives that such pledges imply.

Please visit www.tropicalia.com and follow us on social media to share our sustainable vision for this world-class development.



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DISCLOSURE	DESCRIPTION	LEVEL	LOCATION		NOTES
			SUSTAINABILITY REPORT	OTHER	
GRI 101: FOUNDATION					
GRI 101 does not contain any disclosures					
GRI 102: GENERAL DISCLOSURES					
1. Organizational profile					
102-1	Name of the organization	√	3.Tropicalia	Tropicalia website	
102-2	Activities, brands, products, and services	√	3.Tropicalia	Tropicalia website	
102-3	Location of headquarters	√		Cisneros Real Estate website	Coral Gables, Miami, Florida
102-4	Location of operations	√	3.Tropicalia		
102-5	Ownership and legal form	√		Tropicalia website; Cisneros Real Estate website	
102-6	Markets served	√	3.Tropicalia		
102-7	Scale of the organization	P	3.4. Sustainability as a Business Model		› Total number of employees: 24 › Total number of operations: 1, Dominican Republic › Net sales: does not apply › Capitalization: information not available
102-8	Information on employees and other workers	√	3.4. Sustainability as a Business Model		
102-9	Supply chain	√	3.Tropicalia 4.3. Sustainable Tourism Supply Chain in Miches		
102-10	Significant changes to the organization and its supply chain	√	3.4.4. Sustainable thinking		
102-11	Precautionary Principle or approach	√		Tropicalia EIA; Tropicalia's Environmental Compliance Reports (ICAs)	Tropicalia applies the Precautionary Principle. The project's EIA, as well as the continual Environmental Compliance Reports (ICAs) submitted to the MIMARENA have been developed following this approach.
102-12	External initiatives	√	3.4. Sustainability as a Business Model		
102-13	Membership of associations	√	5. Partners for sustainability in 2016		
2. Strategy					
102-14	Statement from senior decision-maker	√	1.A word from Adriana / Foreword		
3. Ethics and Integrity					
102-16	Values, principles, standards, and norms of behavior	√	3.4. Sustainability as a Business Model	Tropicalia EIA Chapter 7 presents inventory of national and international standards and laws governing the development of the project.	Tropicalia abides to all national and international laws and regulations pertinent to the tourism industry.
4. Governance					
102-18	Governance structure	√	3.4.2. Our Sustainability Committee	Tropicalia EIA, Chapter 11: Management strategies	
5. Stakeholder engagement					
102-40	List of stakeholder groups	√	3.4.1.A Commitment to Responsible Business 3.4.5. Stakeholder engagement 5. Partners for Sustainability in 2016		
102-41	Collective bargaining agreements	√			None at this time
102-42	Identifying and selecting stakeholders	√	3.4.5. Stakeholder engagement		For identifying its stakeholders, Tropicalia developed a stakeholder map. Both stakeholders that would be impacted by the project, and that could impact the project, were considered.
102-43	Approach to stakeholder engagement	√	3.4.5. Stakeholder engagement		› Tropicalia engages with stakeholders on an ongoing basis, including business partners, community (through Fundación Tropicalia), industry leaders, etc. › According to the specific program or initiative, Fundación Tropicalia develops community surveys to measure and assess the quality of the interventions and the level of satisfaction of the local people.
102-44	Key topics and concerns raised	√	4.1.1. Costa Esmeralda Beach Rescue Program	Four Seasons Resort EIA; Sustainability Management System	As part of the development of the Four Seasons EIA, a town hall meeting was developed this year to identify stakeholder's main concerns. Up to date, beach access remains one of the major community concerns. This issue is being addressed through the Recovery and maintenance of Costa Esmeralda beach Program.
102-45	Entities included in the consolidated financial statements				This is something that will be discussed in the 2017 Sustainability Committee meeting.
102-46	Defining report content and topic boundaries	√	3.4.3. Sustainability Management System	-	Boundaries of each material topic are limited to Tropicalia's property, everything that happens within the property, and the community that is impacted by the project activities: Miches Municipality, located within El Seibo Province.
102-47	List of material topics	√	-	Sustainability Management System	All the material topics are presented in the SMS as criteria and indicators. Material topics are also included in this Content Index, Disclosures GRI 301-1 through GRI 419-1.

DISCLO-SURE	DESCRIPTION	LEVEL	LOCATION		NOTES
			SUSTAINABILITY REPORT	OTHER	
102-48	Restatements of information	√	3.4.4.Sustainable thinking - Economic Sustainability	-	
102-49	Changes in reporting	√	-	-	No significant changes from previous reporting periods in list of material topics and boundaries.
102-50	Reporting period	√	-	-	January 2016 to December 2016
102-51	Date of most recent report	√	-	-	April 2016
102-52	Reporting cycle	√	-	-	The Corporate Sustainability Report is published annually. This is our sixth report.
102-53	Contact point for questions regarding the report	√	Last page of report	-	Sofia Perazzo Executive Director Fundación Tropicalia sperazzo@cisneros.com
102-54	Claims of reporting in accordance with the GRI Standards	√	8. Global reporting initiative	-	
102-55	GRI content index	√	8. Global reporting initiative	-	
102-56	External assurance	√	8. Global reporting initiative	-	
GRI 103: MANAGEMENT APPROACH (APPLIES FOR ALL MATERIAL TOPICS COVERED)					
103-1	Explanation of the material topic and its Boundary	P	3.4.3.Sustainability Management System	Sustainability Management System	Boundaries of each material topic are limited to Tropicalia's property, everything that happens within the property, and the community that is impacted by the project activities: Miches Municipality, located within El Seibo Province. Material topics were identified as part of a materiality assessment based on complying with multiple internationally recognized best practices and reporting guidelines, including the LEED Scorecard, Green Globe Standards for Sustainable Tourism, Abu Dhabi Planning Council's Pearl Rating System for Estidama, among several others.
103-2	The management approach and its components	P	3.4.3.Sustainability Management System	Sustainability Management System; Tropicalia EIA, Chapter 10	› Each material topic will be managed according to the guidance provided in the SMS per topic included. › EIA chapter 10 presents the Environmental Management Plan, which outlines the management strategies for the environmental material topics identified.
103-3	Evaluation of the management approach	P	3.4.3.Sustainability Management System 3.4.4.Sustainable thinking	Sustainability Management System	› The management approach of each material topic will be evaluated quarterly against the indicators included in the SMS, considering the baseline data provided in each case as a point of reference. › Working groups that would tackle specific areas of our sustainability approach have been established, making sure that decisions made at the committee level are operationalized on the ground. › Tropicalia has been continually executing a rigorous Environmental Management and Protection Program (PMA), through which significant environmental management processes are implemented and relevant parameters closely followed and evaluated. Bi-annual Environmental Compliance Reports (ICAs) are presented to the Ministry of Environment and Natural Resources.
GRI 200: ECONOMIC TOPICS					
GRI 2001: Economic performance					
201-2	Financial implications and other risks and opportunities due to climate change	P		EIA Annex 3.3: Climatic characterization	› There are financial implications due to climate change that have been considered in design and development plans. These include, for example, the need to raise construction 3m above sea level in order to protect the investment against sea surge. › Methods that will be used to manage the opportunities entailed include: use of Carbon Offsets, use of lower Carbon footprint energy, etc. › As part of our commitment to implementing environmentally friendly development, we continued to work towards Silver LEED certification for Four Seasons Tropicalia. LEED certification prepares sustainable, energy efficient buildings that are resilient towards climate change, and that contribute towards climate change mitigation.
GRI 2002: Market presence					
202-1	Ratios of standard entry level wage by gender compared to local minimum wage	√		EIA Chapter 7: Regulatory Framework provides an inventory of national and international standards and laws governing the development of Tropicalia.	All full-time and part-time salaries are higher than the legal minimum wage. All positions are remunerated based on experience and position, and give equal consideration to both men and women, including managerial positions. For minimum wage positions, male and female positions are compensated the same
202-2	Proportion of senior management hired from the local community	√			› All positions are given equal consideration to all people, including managerial positions. 6, out of 14 positions of senior management, have been filled with employees from the local community. › We prioritize hiring people that are from the local community. › Dominican citizens or permanent residents of the Dominican Republic are considered as 'local'.

DISCLO-SURE	DESCRIPTION	LEVEL	LOCATION		NOTES
			SUSTAINABILITY REPORT	OTHER	
GRI 2003: Indirect economic impacts					
203-1	Infrastructure investments and services supported	√	4.2.1. School Renovation & Maintenance Program 4.3. Productivity: Sustainable Tourism Supply Chain in Miches	EIA, Chapter 8 Annex presents a chart on potential impacts on the socioeconomic development of the local community during preconstruction, construction, and operation of Tropicalia.	
203-2	Significant indirect economic impacts	√	4. Fundación Tropicalia	EIA, Chapter 8 Annex presents a chart on potential impacts on the socioeconomic development of the local community during preconstruction, construction, and operation of Tropicalia. Fundación Tropicalia Website	The relevance of the identified impacts was assessed in terms of intensity, extension, development, duration, and reversibility. › Most of Fundación Tropicalia's initiatives and projects generate economic impacts on the Municipality of Miches.
GRI 2004: Procurement practices					
204-1	Proportion of spending on local suppliers	√			Tropicalia: Contracts for the supply of building materials preferably contract local businesses before national or international businesses. Efforts will be taken to create a more sustainable supply chain for the company. However, as the project has not yet started construction, this disclosure does not apply for the current project's phase. Fundación Tropicalia: 100% of Fundación Tropicalia's activities are locally procured.
GRI 2005: Anti-corruption					
205-3	Confirmed incidents of corruption and actions taken	√			No incident to date.
GRI 300: ENVIRONMENTAL TOPICS					
GRI 304: Biodiversity					
304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	√		EIA, Chapter 3	The project is not located within any protected area or area of high biodiversity value. The adjacent protected areas and areas of high biodiversity value are described in the project's EIA. › As the project has not yet started construction, there have not been any impacts on biodiversity. › Tropicalia has been continually executing a rigorous Environmental Management and Protection Program (PMA), through which significant Environmental Management processes are implemented and relevant parameters closely followed and evaluated. Bi-annual reports for compliance evaluation are presented to the Ministry of Environment and Natural Resources. No impacts have been reported so far.
304-2	Significant impacts of activities, products and services on biodiversity	√		EIA, Chapter 8 Annex presents potential impacts on biodiversity during preconstruction, construction, and operation of Tropicalia.	
304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	√		EIA, Chapter 3 presents a list of nationally and internationally protected species found within the property boundaries of the project	
GRI 306: Effluents and waste					
306-1	Water discharge by quality and destination	P		EIA Chapter 1 ICAs 1-11	Tropicalia has been continually executing a rigorous Environmental Management and Protection Program (PMA), through which significant Environmental Management processes are implemented and relevant parameters closely followed and evaluated. In the case of water, quality of potable water, sea water, and wastewater is being continuously assessed and reported. Estimated wastewater flows for the current project phase: Average daily flow: 849.1 m3/day Max daily flow: 1,018.92 m3/day EIA Chapter 1
306-3	Significant spills	√			› No spills to date › EIA Chapter 9 outline proper procedures for handling oil spills.
306-5	Water bodies affected by water discharged and/or runoff	√			No water bodies have been affected to date due to runoff or discharges.
GRI 307: Environmental compliance					
307-1	Non-compliance with environmental regulations	√			› The organization has not been identified as non-compliant with environmental laws and regulations. › EIA, Chapter 7 presents an inventory of national and international standards and laws governing the development of Tropicalia.
GRI 400: SOCIAL					
GRI 401: Employment					
401-1	New employee hires and employee turnover	P	3.4.1.A commitment to responsible business		› Total number of new employee hires during the reporting period: 8; 5 males and 3 female; all from rural areas. › Total number and rate of employee turnover during the reporting period, by age group, gender and region: 0.
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	√			All employees, full-time and temporary, are eligible for the same benefits, including: life insurance, health care, disability and invalidity coverage, parental leave, etc.

DISCLO-SURE	DESCRIPTION	LEVEL	LOCATION		NOTES
			SUSTAINABILITY REPORT	OTHER	
401-3	Parental leave	√			› 4 employees were entitled to parental leave during the present reporting period: 3 female and 1 male. › 4 employees took parental leave during the present reporting period: 3 female and 1 male. › 3 returned to work after parental leave ended, 1 was still on leave at time of report.
GRI 405: Diversity and Equal Opportunity					
405-1	Diversity of governance bodies and employees	P	3.4.1.A commitment to responsible business		Tropicalia's Sustainability Committee, 16 members in 2016. 6 female, 10 male. 3 under 30 yrs old, 4 over 50 yrs old.
405-2	Ratio of basic salary and remuneration of women to men	√			All full-time and part-time salaries are higher than the legal minimum wage. All positions are remunerated based on experience and position, and give equal consideration to both men and women, including managerial positions. For minimum wage positions, male and female positions are compensated the same.
GRI 406: Non-discrimination					
406-1	Incidents of discrimination and corrective actions taken	√			There have been no incidents of discrimination during the reporting period.
GRI 407: Freedom of Association and Collective Bargaining					
407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	√			None during this reporting period.
GRI 408: Child Labor					
408-1	Operations and suppliers at significant risk for incidents of child labor	√			None during this reporting period.
GRI 409: Forced or compulsory labor					
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	√			None during this reporting period.
GRI 413: Local communities					
413-1	Operations with local community engagement, impact assessments, and development programs	√	4. Fundación Tropicalia	EIA, Chapter 8, presents a social impact assessment	All current operations and processes are implemented with local community engagement.
413-2**	Operations with significant actual and potential negative impacts on local communities	√		EIA, Chapter 8, presents a social impact assessment	
GRI 414: Supplier social assessment					
414-1	New suppliers that were screened using social criteria	P	3.4.1.A commitment to responsible business		
GRI 418: Socio-economic compliance					
419-1	Non-compliance with laws and regulations in the social and economic area	√			› The organization has not been identified as non-compliant with socio-economic laws and regulations. › EIA, Chapter 7 presents an inventory of national and international standards and laws governing the development of Tropicalia.

LEGEND	
√	All information for the corresponding disclosure is included either in the report, in another report/study (referenced here), or within the table in the "notes" column
P	Have some of the information in the report, here in the table, or in other report/study
	Information not available at this time

Notes:
(*) By complying with the Sustainable Development Goals (SDGs), we are directly working towards advancing the UN Global Compact 10 Principles. These principles underpin and support our efforts for achieving the SDGs. Please refer to the white paper "The UN Global Compact Ten Principles and the Sustainable Development Goals: Connecting, Crucially" (https://www.unglobalcompact.org/docs/about_the_gc/White_Paper_Principles_SDGs.pdf) for a complete outline of the linkages between each SDG and Principle.
(**) Topics that, although material, are not included in the SMS, as these go beyond the scope and purpose of such management system.
(***) This index only includes the standards that Tropicalia fully or partially complies with. There are other standards that have not been included in this edition because they do not apply at this time of reporting.



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LOOKING FORWARD

When we first arrived in Miches, we faced immense challenges including poverty, low levels of education, and weak telecommunications and highway infrastructure. Through the years we have served as facilitators, mediators, and implementers of solutions to these challenges, bringing together community, governmental and private-sector parties. The road is dynamic, and we are as committed as ever to supporting sustainable destination management in Miches.

Goals for 2017

- › Conform internal sustainability working groups and render at least one report.
- › Improve and modify the SMS as a valuable monitoring tool.
- › Incorporate the Four Seasons Tropicalia EIA findings into the SMS.
- › Improve digital presence of our sustainability strategy and report via a dedicated online platform.
- › Continue to report against the GRI requirements.

PUBLISHED ON

April 15th, 2017

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CONTENT

Tropicalia
The Ocean Foundation

DESIGN

LLORENTE & CUENCA

PHOTOGRAPHY

Fer Figheras

PRINTER

ECO Mensajería

Digital report available at:
www.sustainability.tropicalia.com

The logo for Tropicalia, featuring the word "TROPICALIA" in a stylized, white, serif font. The letters are arranged in two lines, with "TROP" on top and "ICALIA" on the bottom. The logo is enclosed in a thin yellow square border.

TROPICALIA

REPÚBLICA
DOMINICANA

S U S T A I N A B I L I T Y R E P O R T

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