



FOUR SEASONS
RESORT AND RESIDENCES
DOMINICAN REPUBLIC AT TROPICALIA
A CISNEROS REAL ESTATE DEVELOPMENT

Regenerative Luxury Pre-Opening *of the Year*

Four Seasons Resort and Residences Dominican Republic at Tropicalia

PLAYA ESMERALDA, MICHES, DOMINICAN REPUBLIC · OPENING 2027

1. *A resort whose regenerative programme began nearly two decades before its first guest.
The award recognises a project that embeds regeneration before its doors open.*

LEADERSHIP · ADRIANA CISNEROS, CEO, CISNEROS · HERVÉ FUCHO, GENERAL MANAGER

“Regenerative luxury is not simply a design standard; it is an operational mindset. At Four Seasons Tropicalia, every guest experience will be infused with a deep respect for this land and its people, proving that world-class hospitality and ecosystem stewardship can exist in complete harmony.”

HERVÉ FUCHO, GENERAL MANAGER



Architectural rendering · Four Seasons Resort and Residences Dominican Republic at Tropicalia, opening 2027

Tropicalia: Sustainability & Regenerative Impact at a Glance

ENVIRONMENTAL STEWARDSHIP & ECOSYSTEM RESTORATION

67%

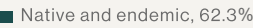
Natural conservation



Two-thirds of the 52-hectare Four Seasons Tropicalia parcel is dedicated to strict natural conservation, protecting coastal wetlands and dune systems.

115,000+ PLANTS

Cultivated in 2025



Produced in the on-site nursery (Vivero Tropicalia) to reforest native ecosystems, with species like Palma Cana and Palma Real.

53

“Hero Trees”

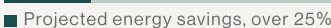


Monumental specimens of primary forest (such as Almacigo and Mara) identified and preserved to anchor the resort’s landscape plan and protect biological corridors.

36

POINTS TARGET

LEED certification in progress

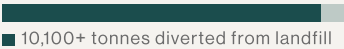


Closed its design phase with 36 points approved by GBCI, projecting energy savings of over 25% against the ASHRAE 90.1-2010 baseline and targeting LEED Silver.

CIRCULARITY & RESOURCE EFFICIENCY

92.9%

Waste diverted



Site waste diverted away from landfills through rigorous recycling, reuse, and material recovery.

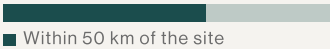
1,000,000+

Single-use containers prevented

Complete elimination of expanded polystyrene (foam) for contractor meals across the site since 2023.

59%

Local workforce



Nearly 60% of the site construction workforce lives within 50 km of the site.

36

Local businesses activated



Integrated directly into the project supply chain.

INSTITUTIONAL LEADERSHIP & GOVERNANCE

15

Consecutive sustainability reports



2010 · UN Global Compact signatory

Fifteen consecutive years of annual sustainability reporting aligned with GRI and SASB standards.

5 / 5

ESG performance rating



Awarded the maximum rating on CIFI’s ESG Scorecard for two consecutive years.

1,500+ GIRLS

Soy niña, soy importante

Accompanied by Fundación Tropicalia (established 2008) through its flagship initiative.

DOP 7.1 m

Microfinance invested

Over DOP 7.1 million invested through Miches Emprrende, part of 17+ years of community development.

DEVELOPMENT FINANCE

IDB Invest · DEG · CIFI A rare achievement for a luxury tourism project, based on long-term positive impact and rigorous ESG compliance.

CONTRIBUTED ARTICLE

SOFIA PERAZZO · VICE PRESIDENT OF SUSTAINABILITY, TROPICALIA

Tropicalia and the Future of Regenerative Luxury

When Regenera Luxury recognised Four Seasons Resort and Residences Dominican Republic at Tropicalia for its pre-opening sustainability work in luxury hospitality, my first thought went to the people of Miches and to the team that has worked beside them for nearly twenty years. Long before there was a resort to recognise, there was a community and a group of colleagues who chose to trust one another. This recognition belongs to them.

On the quiet north-eastern coast of the Dominican Republic, our most important work began long before the first foundation. Developed by Cisneros Real Estate, Tropicalia was conceived to set a new benchmark for luxury — one measured as much by what it restores as by what it offers. As we approach the 2027 opening of our first phase, nearly two decades of patient groundwork are taking physical form. Our premise has never changed: a destination built for the future demands a long horizon, one on which social equity, ecological restoration and financial viability are weighed with equal rigour.

LISTENING FIRST

That work began in 2008, when Cisneros established Fundación

Tropicalia. Rather than arriving with prepackaged programmes, we took an anthropological approach rooted in listening, walking alongside Miches to understand its vulnerabilities, its cultural identity and its hopes for the decades ahead. Our programmes have grown with the town. In the early years we focused on educational infrastructure in public schools and on access to microfinance — most notably the Miches Emprrende fund with Banco ADOPEM, which has invested more than DOP 7.1 million directly in local entrepreneurs.

That trust made room for our flagship initiative, *Soy niña, soy importante*. Launched in 2013 as a summer camp to protect at-risk girls, it is now a year-round programme that accompanies young women from age 9 to 18 and has reached 1,510 girls. Through components such as Mi Ruta — documented by IDB Invest as a replicable model for impact investment — participants build life plans, soft skills and the vocational readiness to thrive in Miches’ emerging economy. In 2025, Fundación Tropicalia earned formal accreditation from CONANI, the Dominican Republic’s National Council for Children and Adolescents, securing integration into the state budget and affirming the maturity of our social governance.

LETTING THE LANDSCAPE LEAD

The care we bring to people, we extend equally to place. Designed by Brazilian architect Isay Weinfeld, Four Seasons Tropicalia is an expression of tropical modernism and minimal intervention: architecture that steps back so the landscape can lead. It is set to become the first resort in the Dominican Republic to pursue LEED certification across 100 per cent of its buildings. Having closed its design phase with 36 points approved by Green Business Certification Inc. (GBCI) and modelled energy savings of 25.8 per cent against ASHRAE 90.1-2010, the project is targeting LEED Silver.

Even the light is designed with the beach's oldest residents in mind. Exterior lighting stays below 3,000 Kelvin, with no direct light towards the beach and warmer, wider-spaced fixtures near the shore, preserving the darkness nesting sea turtles need. In partnership with Promiches' Protortuga programme, 1,189 hatchlings reached the sea across Miches in 2025.

Yet the buildings tell only part of the story. Of the resort parcel, 67 per cent — nearly 350,000 m² — is conserved, spanning secondary forest, natural wetlands and a 60-metre coastal setback protecting the dunes. Native and endemic species such as Palma Cana and Palma Real make up 62 per cent of all plants; the target is 70 per cent. Our landscape team designated 53 “Hero Trees” — mature native giants including Almácigo and Mara — and is moving them from Tropicalia land into resort gardens, while under-road wildlife crossings keep forest and wetland connected.

BUILDING WITH DISCIPLINE

The same discipline guides construction every day. Since 2023, we have eliminated expanded polystyrene (foam) from contractor and worker meal services, keeping more than one million single-use foam containers out of local ecosystems. In 2025, our construction team diverted 92.9 per cent of site waste from landfill through classification, recycling and material recovery.

We seek regeneration beyond ecology into economic opportunity; as a result, 36 local Miches businesses — 14 led by women — and 59 per cent of our construction workforce come from within 50 km of our site. Keeping close track of these connections helps us celebrate current progress while remaining focused on how we can deepen our positive footprint through economic inclusion.

None of this endures without governance. Our Environmental and Social Management System, anti-corruption policies and codes of conduct shape decisions on the ground. Tropicalia has been a signatory to the UN Global Compact since 2010 and has published sustainability reports aligned with GRI and SASB standards for 15 consecutive years. That record of transparency helped us secure financing from IDB Invest, DEG and CIFI — rare for a private luxury tourism project — and earned a top score of 5/5 on CIFI's ESG Scorecard for two consecutive years.

FROM BUILDING A PLACE TO CARING FOR IT

As we prepare to welcome our first guests, our focus shifts to caring for this place every day. Hervé Fucho, the resort's General Manager, captures this transition in the words that open this article (p. 47).

A destination of this ambition is never the work of a single hand. It began with the vision and ownership of Gustavo Cisneros and his daughter, Adriana, whose foresight nearly two decades ago set Tropicalia on this path. It has been sustained by a core team that has stayed the course for nearly twenty years, growing alongside the community and learning its needs and hopes firsthand. Architects, engineers, lenders, local providers, construction partners and the resort teams who will soon bring Tropicalia to life have joined that journey. This recognition is theirs, shared with the people of Miches who have walked beside us from the start.

Together, we are showing that the future of hospitality depends on how thoughtfully a destination weaves into its surrounding systems — honouring where each element belongs while elevating the whole.

“*A destination built for the future demands a long horizon, one on which social equity, ecological restoration and financial viability are weighed with equal rigour.*”



Soy niña, soy importante, Fundación Tropicalia, Miches.



Sofia Perazzo

VICE PRESIDENT OF SUSTAINABILITY, TROPICALIA



Classification: INTERPRETATION (the citation, p. 46); DATA (Regenera Luxury Awards 2026 assessment: maximum score in each of the three categories entered). Contributed article: OPINION; figures REPORTED by Tropicalia and published with its authorisation; not independently verified by the Journal. Edited for house style. LEED: TARGET (design phase closed with GBCI; certification not yet awarded). Opening date: FORECAST. Pp. 46–47: architectural rendering. Disclosure: the author is an executive of Tropicalia, winner of this award.