NOMAD RESIDENCES + MOD Collection by SONESTA™

Official Buyer Frequently Asked Questions

This FAQ is intended to provide prospective buyers with a clear, practical explanation of the Project, purchase process, ownership structure, hotel operation, owner benefits, returns, construction, transfers and other frequently asked questions.

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This FAQ is intended to provide prospective buyers with a clear, practical explanation of the Project, purchase process, ownership structure, hotel operation, owner benefits, returns, construction, transfers and other frequently asked questions.

The official source of Project information is Hotel Collection International (HCI) and the official NOMAD Residences channels. Buyers should verify information received through brokers, social media, advertisements, third-party websites, AI-generated content or other sources directly with HCI or the HCI Investor Relations team before relying on it.

This FAQ is explanatory and does not replace the executed purchase agreement, its annexes, condominium documents, operating documents or any later written amendment signed by the parties. As the Project develops, certain commercial terms, operating arrangements, dates, percentages, procedures and other provisions may be refined or amended. The most current executed contractual documents applicable to each buyer control.

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Contents · 99 questions

01	Project, brand and ownership	10 questions
02	Development, permits and construction	8 questions
03	Ownership and signing process	7 questions
04	Purchase, payments and financing	8 questions
05	Official promotions and brokers	4 questions
06	Hotel operation and rental program	5 questions
07	Furnishings, design and maintenance	7 questions
08	Amenities and owner benefits	3 questions
09	Owner use and reservations	7 questions
10	APR and investment returns	9 questions
11	Insurance and force majeure	5 questions
12	Resale, assignment and transfer	9 questions
13	Unit configuration and customization	2 questions
14	CONFOTUR	1 questions
15	Governance and owner voting	2 questions
16	Warranties	2 questions
17	Default and contractual remedies	2 questions
18	Official information, due diligence and contracts	4 questions
19	Dominican Republic business, residency and banking	4 questions
20	Important official information notice	

01 Project, brand and ownership

01 What is NOMAD Residences + MOD by Sonesta?

NOMAD Residences + MOD by Sonesta is a tourism-oriented real estate development structured as a professionally operated condo-hotel.

Buyers acquire an individual real estate unit that participates in the Project's centralized hotel operation and collective rental program.

02 Where is the Project located?

The Project is located in the La Romana/Bayahibe area of the Dominican Republic, within the province of La Altagracia.

The exact legal and cadastral information is contained in the applicable purchase and title documentation provided during the due-diligence and closing process.

03 Will each buyer receive an individual title?

Yes. The applicable purchase structure provides for the definitive transfer of the purchased unit and issuance of an individualized Certificate of Title in the buyer's name once the Project and unit are legally, technically and operationally ready for transfer.

04 Who owns the land?

HCI Hotel Collection International is a shareholder in the company that holds ownership of the land on which the Project is being developed.

The applicable title, legal-status certification and other official property documentation constitute the controlling evidence regarding the land.

05 Is the Project a condominium?

Yes. The Project is structured as a condominium/condo-hotel under the applicable laws and regulations of the Dominican Republic.

The condominium structure establishes the applicable rights, obligations, common-area framework and ownership procedures for unit owners.

06 What is the role of NOMAD Residences?

NOMAD Residences is the Project's own residential/hospitality identity and brand. It is not the hotel operator.

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07

What is MOD by Sonesta?

MOD by Sonesta is an international hospitality brand associated with Sonesta International Hotels Corporation.

MOD operates as a soft brand, allowing a property to maintain its own distinctive identity, design and character while benefiting from established hospitality standards, systems and distribution capabilities.

08

What is Sonesta's role?

Sonesta International Hotels Corporation acts as the applicable hotel franchisor and provides the brand framework, systems and applicable brand standards.

The contractual structure provides for an initial franchise term and possible renewal, subject to the applicable franchise arrangements.

09

What is MOD by Sonesta's role?

MOD by Sonesta provides access to Sonesta's international sales and distribution ecosystem.

It is not the hotel's operating company.

10

What is the difference between brand standards and operational standards?

Brand standards establish requirements relating to architecture, interior design, construction, finishes, furniture, appearance and other elements necessary to maintain the applicable brand identity.

Operational standards govern the day-to-day functioning of the hotel, including guest services, reservations, housekeeping, maintenance and related hotel procedures.

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02 Development, permits and construction

11

What is the current development approach?

The Project is progressing through the applicable development, regulatory, technical and construction stages in accordance with the requirements applicable to each phase.

HCI and the Project team are committed to following applicable laws, regulations, technical requirements and the appropriate regulatory process throughout development.

12

What is currently being developed on the site?

The preliminary development phase includes the approximately 220-square-meter showroom, together with applicable site and ground works preceding vertical construction.

13 When can buyers visit the showroom?

The showroom is being developed so prospective buyers can physically experience the Project's proposed product, including materials, finishes, furniture, design elements and overall quality.

The Project will communicate the official opening and visitation procedures through its authorized channels.

14 Who is constructing the Project?

FLARU Construction is the construction company associated with the Project. FLARU has more than 30 years of construction experience, including extensive experience in the La Romana area.

15 What is the estimated delivery date?

The current contractual estimate is Q4 2027, subject to the terms and conditions of the applicable purchase agreement.

16 How long is construction expected to take?

The current construction planning anticipates approximately six months for the principal structural phase followed by approximately six months for finishes and completion activities.

The final sequence includes applicable inspections, brand review, operator activation and preparation for opening.

Construction schedules remain subject to approvals, availability, supply chains, regulatory requirements and other circumstances addressed in the applicable contracts.

17 What happens if construction does not begin within the contractual period?

The applicable purchase agreement provides a procedure allowing the buyer to request reimbursement of amounts actually paid if the contractual conditions concerning commencement of physical construction are NOT met.

The exact procedure, deadlines and requirements are governed by the executed agreement.

18 Can construction costs affect the purchase price?

The applicable purchase agreement contains provisions addressing material increases in construction costs and essential budget components.

If the contractual threshold and conditions are met, the agreement provides the buyer with the applicable notice and acceptance/termination rights. Any applicable retention or reimbursement is governed by the current executed agreement.

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03 Ownership and signing process

19 Can two or more people purchase a single unit?

Yes. Two or more individuals, spouses, partners, business partners or other approved purchasers may jointly purchase a single unit, subject to the applicable compliance and documentation requirements.

20 Who actually owns the contractual rights to the unit?

The person or persons, or legal entity, identified as the purchaser in the executed purchase agreement hold the contractual rights and obligations associated with the purchase.

If multiple purchasers are named, each purchaser has the applicable contractual standing with respect to the unit.

21 Who is allowed to sign the Promise of Sale?

The actual purchaser or purchasers must sign the Promise of Sale Agreement.

If the purchaser is a corporation or other legal entity, the agreement must be signed by its duly authorized representative in accordance with the entity's legal authority and required documentation.

22 Can a broker sign the purchase agreement for the buyer?

Not simply because the broker represented or introduced the buyer.

A broker, sales representative, friend, family member or other intermediary may not sign the buyer's contractual documents unless they are legally authorized to act on behalf of the actual purchaser and the required formal legal authorization is provided and accepted.

23 What if a corporation is purchasing the unit?

The corporation is the purchaser and assumes the contractual obligations. Its duly authorized representative must execute the required agreements and provide the applicable corporate and authority documentation.

24 What happens if two co-purchasers later have a dispute?

All purchasers named in the agreement have their respective contractual rights.

If a dispute arises between co-purchasers—for example, business partners, spouses or other co-owners—HCI and the Project cannot simply prioritize one purchaser's instructions over another's.

Any change affecting ownership, contractual rights, payment instructions or authority will require the appropriate official legal documentation and legally required consent or authorization of the affected party or parties.

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25 Should co-purchasers establish their ownership arrangements before signing?

Yes. Co-purchasers should determine their ownership structure, responsibilities and decision-making arrangements before signing and should obtain independent legal advice where appropriate.

04 Purchase, payments and financing

26 How do I reserve and purchase a unit?

The general process is:

1. Select an available unit through HCI or an authorized representative.
2. Complete the required buyer identification and KYC/AML procedures.
3. Agree to the applicable payment schedule.
4. Execute the Promise of Sale Agreement.
5. Complete the contractual payment obligations.
6. Proceed to closing and execution of the final purchase and sales documentation when the Project and unit are ready.

Only written terms properly executed by the parties form part of the binding transaction.

27 Can international buyers purchase a unit?

Yes. International purchasers may acquire real estate in the Dominican Republic, subject to applicable legal and compliance requirements.

28 Is financing available?

Financing of up to 50% is contemplated through DC Lending, subject to the lender's approval requirements, underwriting and applicable terms.

29 What documents will I sign?

Depending on the stage of the transaction, the documentation may include the Promise of Sale Agreement, final purchase and sales agreement, applicable condominium documents, operational standards, brand standards and other documents incorporated into the transaction.

The documents applicable to each purchaser will be identified during the purchase and closing process.

30 Where should purchase payments be sent?

Payments must only be made according to current written payment instructions issued and verified through HCI / Hotel Collection International or, where applicable, the authorized escrow structure.

Never send purchase funds to an unauthorized broker, salesperson, individual or third party.

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31 How does the escrow structure work?

The contractual structure identifies an escrow arrangement through Berkshire Title LLC at BankUnited.

Where escrow is used, funds are released according to the applicable escrow terms and Project requirements.

32 Must every payment go through escrow?

Not necessarily. The applicable agreement permits payments to the sellers' designated account or to the applicable escrow account.

Buyers should rely only on current, written and independently verified payment instructions.

33 What KYC/AML requirements apply?

Buyers must provide identification, source-of-funds information and other documentation reasonably required by HCI, the sellers, escrow provider, financial institutions or applicable authorities.

05 Official promotions and brokers

34 Who promotes and sells the Project?

HCI Hotel Collection International LLC and HCI Hotel Collection International S.R.L. are the principal promoters/sellers identified in the Project structure.

HCI controls the authorized marketing of the Project.

35 Can promotional offers change?

Yes. The promoters may introduce different promotional strategies, incentives or commercial offers during the marketing and sales cycle at their discretion.

The specific commercial terms applicable to a buyer are those contained in the documents that buyer signs.

36 Can brokers sell the Project?

Yes, authorized brokers may participate using marketing materials and information approved by HCI.

Buyers should verify that a broker or representative is authorized before relying on their representations or making any payment.

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37 Is information on social media automatically official?

No.

Information appearing on social media, third-party websites, advertisements, broker websites, AI-generated content or other unofficial channels should be independently verified with HCI.

06 Hotel operation and rental program

38 How will the hotel operate?

The Project is structured as a centrally managed condo-hotel.

The approved operator is responsible for hotel operations, including reservations, guest services, common areas, maintenance and the collective rental program.

39 Can I rent my unit independently?

No.

Owners may not independently rent units through Airbnb, Booking.com, Expedia, Vrbo, outside agencies or other independent rental channels.

Hotel exploitation takes place through the Project's approved collective rental structure.

40 Who manages reservations?

Reservations are managed through the Project's approved hotel operating system and operator.

41 When will the detailed operating rules be available?

Brand standards already exist. Property-specific operating procedures are finalized closer to opening as the hotel approaches completion and the operator can establish the final operating requirements.

Applicable operating documents should be provided to owners when available.

42 Do owners have to manage their own unit?

No. The Project is designed to operate as a professionally managed condo-hotel.

The operator manages the hotel operation and collective rental program.

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07 Furnishings, design and maintenance

43 Will my unit be fully furnished?

Yes. Units are delivered furnished and equipped according to the Project's applicable category and hotel-brand requirements.

44 What is included in the unit?

The intended delivery includes the furniture, equipment, fixtures, appliances, finishes, decorative elements and other items specified for the applicable unit category.

45 Can I sell or remove the furniture?

No. The furniture and hotel equipment form part of the Project's approved furnishing package and may not be individually sold or removed by the owner.

46 Can I exchange the furniture for different furniture?

No. Owners cannot independently exchange the Project's approved furniture or equipment.

Any changes must be authorized through the Project's applicable procedures.

47 Can I modify the artwork?

No. Artwork supplied as part of the Project's design package may not be independently modified.

Artwork may be provided on loan and does not necessarily constitute part of the owner's individually owned assets.

48 Will furniture brands and models always be identical to marketing materials?

Not necessarily. Specific brands, models, finishes and specifications may change, provided comparable quality, functionality and category are maintained.

49 Is there a reserve for hotel furnishings and upkeep?

The Project's operating structure contemplates an annual reserve of approximately 2% for upkeep and replacement of soft goods and hard case goods, subject to the applicable contractual and operating documents.

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08 Amenities and owner benefits

50 What amenities are planned?

The Project's contemplated amenities include:

- Hotel reception
- Swimming pools
- Fitness facilities
- Restaurants and bars
- Entertainment and social areas
- Padel courts
- Recreational facilities
- Commercial spaces
- Concierge services
- Parking
- Other tourism-related amenities

Final amenities and operating procedures remain subject to the Project's development and operating plans.

51 Are beach-club benefits included?

The Project documentation references annual access to Tracedero Beach Club, subject to availability and the applicable arrangements and procedures.

52 Are Casa de Campo benefits included?

The Project documentation references five annual Casa de Campo day passes for two persons, subject to availability and applicable third-party terms.

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09 Owner use and reservations

53 How many days can an owner use the unit?

Owners may use the unit for up to 60 days per calendar year, subject to the applicable operating rules.

54 Is there a maximum consecutive stay?

Yes. The current contractual structure provides for no more than 20 consecutive days per stay and no more than 30 days within any continuous 90-day period.

55 ### Do owners stay in their exact titled unit?

Not necessarily.

Because the Project operates as a hotel, the operator may assign an equivalent or higher-category unit depending on availability and operating requirements.

56 ### How far in advance should I reserve?

November, December, April and other designated high-demand periods require reservations at least 90 calendar days in advance under the current operating structure.

57 ### How will owners make reservations?

Once the owner reservation system is active, owners will have access to the applicable reservation platform to review availability and request stays.

58 ### Can my spouse, partner, parents or children use the unit?

Yes, subject to the applicable owner-use rules. The current contractual structure permits use by the owner's identified spouse or partner, parents and children.

The owner remains responsible for compliance with applicable rules and for the conduct of authorized users.

59 ### Can friends and other guests use the hotel?

Yes, subject to the applicable guest program and availability.

Friend and family reservations may be subject to different availability and procedures than owner reservations.

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10 APR and investment returns

60 ### How does the pre-opening APR work?

Under the current contractual structure:

- No APR accrues while less than 50% of the unit price has been paid and received.
- Once at least 50% has been paid and credited, the applicable APR is 4% annually on amounts actually paid.
- Once 100% has been paid and credited, the applicable APR becomes 5% annually from that date.
- The applicable pre-opening APR continues until the official hotel opening.

61 ## How are APR payments calculated?

The Investor Relations (IR) desk is responsible for calculating applicable APR amounts, preparing/uploading owner statements and coordinating the corresponding payments.

62 ## When are APR payments made?

APR payments are made quarterly, approximately every 90 days, within the applicable payment period established by the Project.

63 ## What happens if the APR payment is late?

If a payment has not been received within the applicable payment period and reasonable processing time, the owner should contact Investor Relations immediately.

IR will investigate the payment status, verify banking or payment information and coordinate resolution of the issue on a case-by-case basis.

64 ## What returns are contemplated after the hotel opens?

The current contractual structure provides:

- 10% annually during operating years 1–2
- 12% annually during operating years 3–5
- Projected 8%–15% annually during years 6–15, depending on the Project's operating, financial and commercial performance.

65 ## How are post-opening returns paid?

Post-opening returns are paid quarterly/every 90 days, subject to the applicable contractual and operating procedures.

Payments may be processed by Investor Relations or by another qualified third party designated by the Project.

66 ## Who assumes the return obligation?

The contractual structure identifies the guaranteed return as an economic obligation of the sellers within the Project's financial and commercial structure.

67 ## Is the owner's return paid before the developer receives additional profits?

The Project's commercial structure is designed to prioritize the applicable contractual owner return obligation within the hotel's financial structure.

The precise legal and accounting treatment is governed by the executed agreements and applicable operating documents.

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68 What happens if the hotel opening is delayed?

The applicable pre-opening APR continues until the effective opening date under the current contractual structure.

Pre-opening APR and post-opening returns are successive periods and are not cumulative for the same period.

11 Insurance and force majeure

69 What happens if a force majeure event affects the hotel?

The applicable agreements provide for extensions of contractual deadlines where qualifying force majeure events materially affect the Project.

Examples may include natural disasters, epidemics, conflicts, strikes, material shortages, supply-chain interruptions, financial restrictions, governmental actions, regulatory changes, permit or authorization delays and other circumstances outside the sellers' reasonable control.

70 Are returns still a contractual obligation during a force majeure event?

The current contractual structure identifies the guaranteed return as an economic obligation of the sellers.

The specific treatment of any force majeure event, insurance proceeds and return obligations is governed by the executed agreements and applicable insurance policies.

71 Who pays the hotel's insurance?

The Project's hotel operating structure provides for the hotel to maintain and pay the applicable hotel insurance coverage.

72 Does an owner need separate insurance for the unit?

The Project does not generally require the owner to obtain separate individual hotel insurance for the unit, subject to applicable law, financing requirements, condominium documents and the final operating structure.

73 Does insurance guarantee the owner's return?

Any insurance coverage applicable to business interruption, property damage or other risks is subject to the actual insurance policies, exclusions, limits and claims procedures.

The contractual return obligation and insurance coverage are separate matters and should not be treated as identical unless expressly stated in the applicable documents.

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12 Resale, assignment and transfer

74 Can I resell my unit?

Yes. The owner may resell or transfer the unit subject to the applicable contractual procedures.

The proposed buyer must complete the required KYC/AML and compliance process and assume the applicable Project obligations.

75 Can I assign my purchase agreement before closing?

Yes. The purchase agreement may be assigned, subject to the applicable assignment procedure and the new party's assumption of the original contractual terms and conditions.

76 Can I assign the purchase more than once?

Yes. The purchase agreement may be assigned multiple times, provided each assignment complies with the applicable contractual requirements and the new party assumes the relevant obligations.

77 Can I purchase personally and later assign the purchase to my corporation?

Yes, subject to the applicable assignment process, compliance requirements and acceptance of the new purchasing entity.

78 Is there a deadline for the final assignment before closing?

Yes. The final assignment must be completed at least 30 days before closing, subject to the applicable contractual procedures.

79 Does the developer have a right of first refusal?

Yes. The applicable contract provides the developer with a 30-calendar-day right of first refusal after receiving the required resale notice.

80 Is there a fee for resale or transfer?

A 6% marketing commission applies when the transaction is directly managed, promoted or completed through the developer, operator, Project sales structure or authorized brokers.

A 1% administrative integration charge applies to each sale, assignment or transfer.

The applicable agreement controls the final treatment of any transaction.

81 Does HCI guarantee to buy my unit back?

No. The current contractual structure provides a right of first refusal, not a guaranteed developer buyback.

Any separate buyback commitment must be contained in a written agreement signed by the applicable parties.

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82 What happens to the unit if I die?

The applicable contractual rights and obligations pass to the owner's lawful heirs or successors, subject to the condo-hotel structure, operating rules, collective rental program, applicable voting delegation and required compliance procedures.

13 Unit configuration and customization

83 Can I change the number of bedrooms or unit configuration after purchase?

Potentially, yes, subject to availability, Project options and the applicable commercial and design requirements.

A request to change the unit configuration must be made at least 180 days before closing.

84 What happens if I request a configuration change?

The Project will explain the available alternatives and any resulting commercial, design, construction or contractual implications before the change is confirmed.

No change is effective unless formally approved and documented.

14 CONFOTUR

85 Does the Project have CONFOTUR benefits?

The current contractual structure states that the sellers intend to seek benefits under Dominican Republic Law 158-01.

Any exemptions, incentives or benefits remain subject to the applicable governmental approvals, resolutions, requirements and future regulatory changes.

Buyers should request the current documentary status before relying on any specific CONFOTUR benefit.

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15 Governance and owner voting

86 How are hotel-related condominium decisions managed?

The contractual structure provides the developer with an irrevocable proxy concerning votes relating to hotel operation, administration, maintenance, commercial exploitation, brand standards and operator selection for the period specified in the applicable agreement.

The current contractual period is 15 years after opening or while the applicable brand or designated operator remains in effect, whichever is longer.

87 Does this affect ownership of my unit?

No. The voting delegation concerns specified hotel and Project governance matters. It does not eliminate the buyer's ownership rights in the individually titled unit.

16 Warranties

88 What construction warranty applies?

The current contractual structure provides a 10-year warranty for the principal structure.

89 What warranty applies to furniture, appliances and finishes?

The current contractual structure provides a one-year warranty for equipment, furniture, accessories, appliances and finishes, or the longer manufacturer's or supplier's warranty where applicable.

The applicable exclusions and warranty procedures are governed by the contract.

17 Default and contractual remedies

90 What happens if the buyer defaults?

The current contractual structure provides for a penalty equal to 20% of the unit value in the event of a buyer default, subject to the procedures and additional remedies established in the agreement.

91 What happens if the seller/developer defaults?

The current contractual structure provides for a penalty equal to 10% of the unit value for a default attributable to the sellers or developer, subject to the applicable contractual procedures and remedies.

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18 Official information, due diligence and contracts

92 Where should buyers obtain official Project information?

The primary sources should be:

- Official HCI communications and website
- Official NOMAD Residences communications and website
- Authorized Project marketing materials
- HCI Investor Relations
- Authorized brokers using HCI-approved materials

Information from third-party websites, social media, advertisements, AI-generated content or other unofficial sources should be independently verified.

93 Can Project information change?

Yes.

The Project is a developing real estate and hospitality project. As construction, regulatory, operational, financing, branding and commercial planning progresses, certain dates, procedures, percentages, commercial terms, operating arrangements and other provisions may be updated.

94 What happens if this FAQ differs from my contract?

The executed purchase agreement, its annexes, incorporated documents and any later written amendments signed by the applicable parties control.

This FAQ does not amend, replace or override a signed agreement.

95 What should I do if a broker tells me something different from the official information?

Ask the broker to provide the information in writing and verify it directly with HCI or Investor Relations before relying on it or making a payment.

Statements made by brokers, sales agents, promoters or other third parties do not modify the buyer's contractual obligations unless the modification is formally documented and signed by the applicable parties.

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19 Dominican Republic business, residency and banking

96 How much does it cost to establish a company in the Dominican Republic?

The approximate cost to establish a company in the Dominican Republic is US$1,000.

The exact cost may vary depending on the structure and professional services required.

We strongly advise buyers to consult with a local attorney before establishing a company and to determine the most appropriate structure for their investment.

97 How can I obtain residency in the Dominican Republic?

Obtaining residency in the Dominican Republic is generally straightforward, and permanent residency may not be necessary depending on the buyer's circumstances.

The residency process can be initiated immediately. Under the applicable process, the first temporary-residency appointment should generally take place within approximately 90 days, followed by annual renewals.

The cost varies by attorney. Some attorneys charge approximately US$1,000, while others may charge approximately US$3,000.

We strongly advise consulting with us before selecting an attorney.

If a buyer wishes to obtain permanent residency, the buyer would generally follow the temporary residency process and renew the residency annually until the applicable fifth-year stage, after which regular/permanent residency may be available, subject to the applicable Dominican Republic immigration requirements.

For business investments, buyers should speak with a local attorney to determine the best residency option for their individual circumstances.

98 Which banks are available for buyers in the Dominican Republic?

Banco Banreservas is an option for buyers seeking banking services in the Dominican Republic.

Banco Popular is the bank of preference for the Project and is widely regarded as one of the country's most respected and trusted banking institutions.

Buyers should consult directly with the bank and their legal or financial advisers regarding account-opening requirements and suitability.

99 What is the occupancy rate in La Romana?

La Romana currently has one of the strongest hotel occupancy markets in the Dominican Republic.

Over roughly the last eight years, occupancy has been above 80%, and La Romana has recorded the highest average daily rate (ADR) in the country, surpassing Punta Cana by more than 10 points in each category.

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20 Important official information notice

This FAQ is official explanatory material prepared for the NOMAD Residences + MOD by Sonesta Project and is intended to be published through authorized HCI, NOMAD and Project marketing channels.

Buyers should treat HCI and the official NOMAD Residences channels as the primary sources of Project information and should verify material information directly with HCI or Investor Relations.

Third-party websites, social media pages, advertisements, broker websites, AI-generated content and other unofficial sources should not be treated as authoritative unless expressly authorized by HCI.

Buyers are encouraged to retain copies of relevant written communications received by email, WhatsApp or other channels.

Project information may evolve. Commercial terms, percentages, dates, operating arrangements, procedures, brand/operator arrangements and other provisions may be updated as the Project progresses.

If any information in this FAQ differs from the buyer's executed purchase agreement, annexes, incorporated documents or a later written amendment signed by the applicable parties, the executed contractual documents govern.

This FAQ is not a substitute for the purchase agreement, legal advice, tax advice, financial advice or other professional advice.

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Still have a question?

Hotel Collection International and its Investor Relations team are the official source of Project information. Verify anything you hear elsewhere with them before relying on it.

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Website

nomadcollectiondr.com/faq

Scan to open the web version, always up to date

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