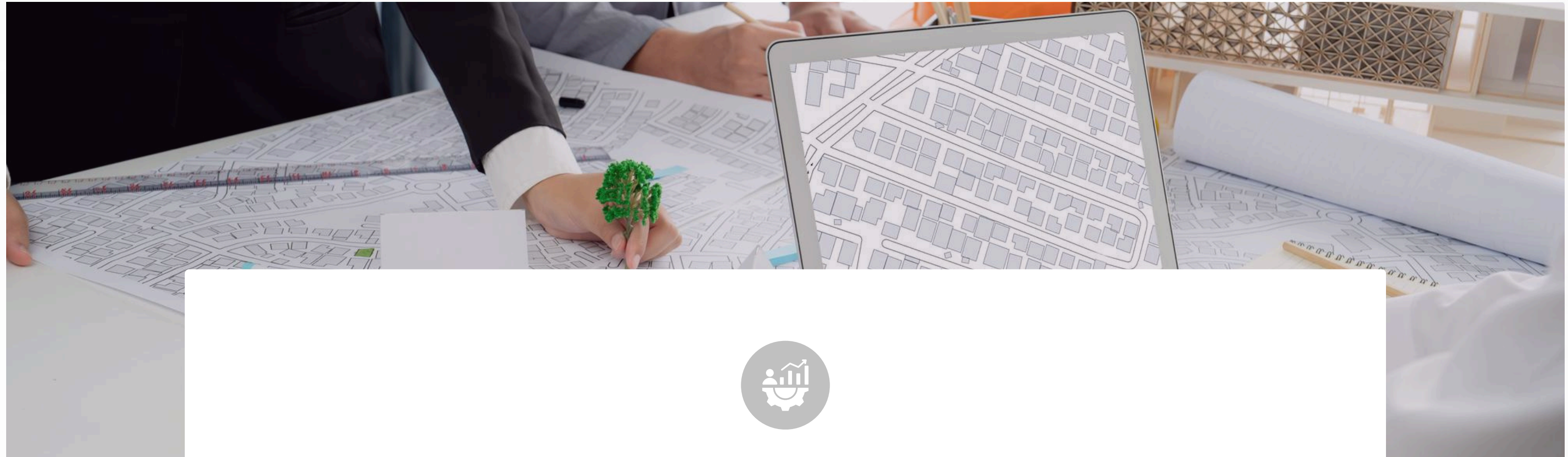




noriega[®]
Group

**CORPORATE
PRESENTATION 2025**

WE BUILD THE **FUTURE**



WE ARE THE BENCHMARK FOR RELIABLE REAL ESTATE
DEVELOPMENT.

WE HAVE MORE THAN 35 YEARS OF EXPERIENCE




In the development and administration of a diversified financial portfolio in own or third-party assets and companies, through management, administration and control processes in the area of real estate, residential, corporate and services development.




VALUES

 Commitment and continuous improvement

 Willingness to change

 Loyalty and respect

 Teamwork

 Honesty

 Responsibility

Build for human development, considering an environmental and sustainable impact positively over time.

LINDA GUERRERO

Co Founder

- Graduate of Universidad Bicentenario with a degree in Law, a master's in Human Resources from IESA, and a master's in Neuroscience, Coaching, NLP, and Emotional Management.
- Her career began in 2000 with the bicycle marketing company Greco Bikes. In 2007, he entered the construction sector with Inmobiliaria Noriega and Constructora Alaqua, businesses that launched operations on Margarita Island. In 2015, he expanded operations to the Dominican Republic.



EDUARDO NORIEGA

- Eduardo J. Noriega G. holds a degree in Marketing from Universidad Tecnológica del Centro (UNITEC) and an MBA in Business Administration from Babson College in Boston, Massachusetts. He has advanced studies in Finance and a specialization in Emotional Intelligence from the European Institute of Independent Intelligences in Madrid. Fluent in both Spanish and English, he has successfully led international projects. In 2009, he joined Noriega Group, initially managing international purchases.

By 2011, he assumed the role of General Director, spearheading the group's expansion. In 2015, he launched operations in the Dominican Republic. His focus is on continuous improvement, project management, and leadership in key areas such as marketing, public relations, and foreign trade.

Throughout his career, Eduardo has demonstrated expertise in leadership, negotiation, team motivation, and decision-making. He has completed several specializations, including courses in financial analysis, advanced negotiation, and innovation management at Babson College. As President and CEO of Noriega Group since 2022, he has overseen the development of nine real estate projects and the delivery of more than 500 units, generating over \$150 million in sales. His strategic vision and ability to manage teams and processes have been instrumental in the group's success.



YOUR BEST PARTNER



María Andreina Noriega
General Management
Architectural Manager

María Andreina Noriega holds a degree in Interior Design from the Miami International University of Art & Design and a degree in Architecture from the University of Miami. Additionally, she has a specialization in Commercial Design from the European Institute of Design in Italy and a Master's Degree in Design from the University of Miami. She is LEED Certified by the Barcelona Research Unit, reinforcing her commitment to sustainability in design.

Since 2015, she has been part of Noriega Group, where she leads the architecture department, overseeing residential and commercial projects from conceptualization to execution. She is also part of the organization's General Management team, contributing to strategic decision-making. Her approach is centered on innovation, sustainable design, and efficient resource management.

She is an expert in software such as AutoCAD, Revit, and SketchUp and is recognized for her ability to organize spaces functionally. She speaks Spanish and English fluently and has established herself as a key professional in project management.

YOUR BEST PARTNER



Johana Hernández
General Management
Supply Chain Manager (SCM)

Johana G. Hernández holds a Bachelor's Degree in Management Sciences with a major in Marketing from Universidad Tecnológica del Centro and a Master's Degree in Interior Design from ESDesign Institute in Barcelona, Spain. Additionally, she has completed a Financial Analysis course at IESA and other programs related to business design and management. She speaks Spanish and advanced English.

With extensive experience in supply chain management, Johana is currently a Supply Chain Manager (SCM) and part of the general management team at Noriega Group. In her role, she is responsible for planning strategies to optimize material procurement, managing supplier relationships, and controlling budgets for real estate projects. Her previous experience includes serving as a Project Coordinator at Noriega Group, where she was involved in project conceptualization and development, as well as progress control and financial strategies.

With a strong background in management, Johana has proven to be a leader in strategic planning, project control, and negotiation, playing key roles in various sectors and contributing to the success of the companies she has worked with.

YOUR BEST PARTNER

We have a comprehensive team that simultaneously balances independence through participatory leadership and multiple integration.

Finance Management
Angheisa Bustamante ●



Project Management
● Yelitza Verde



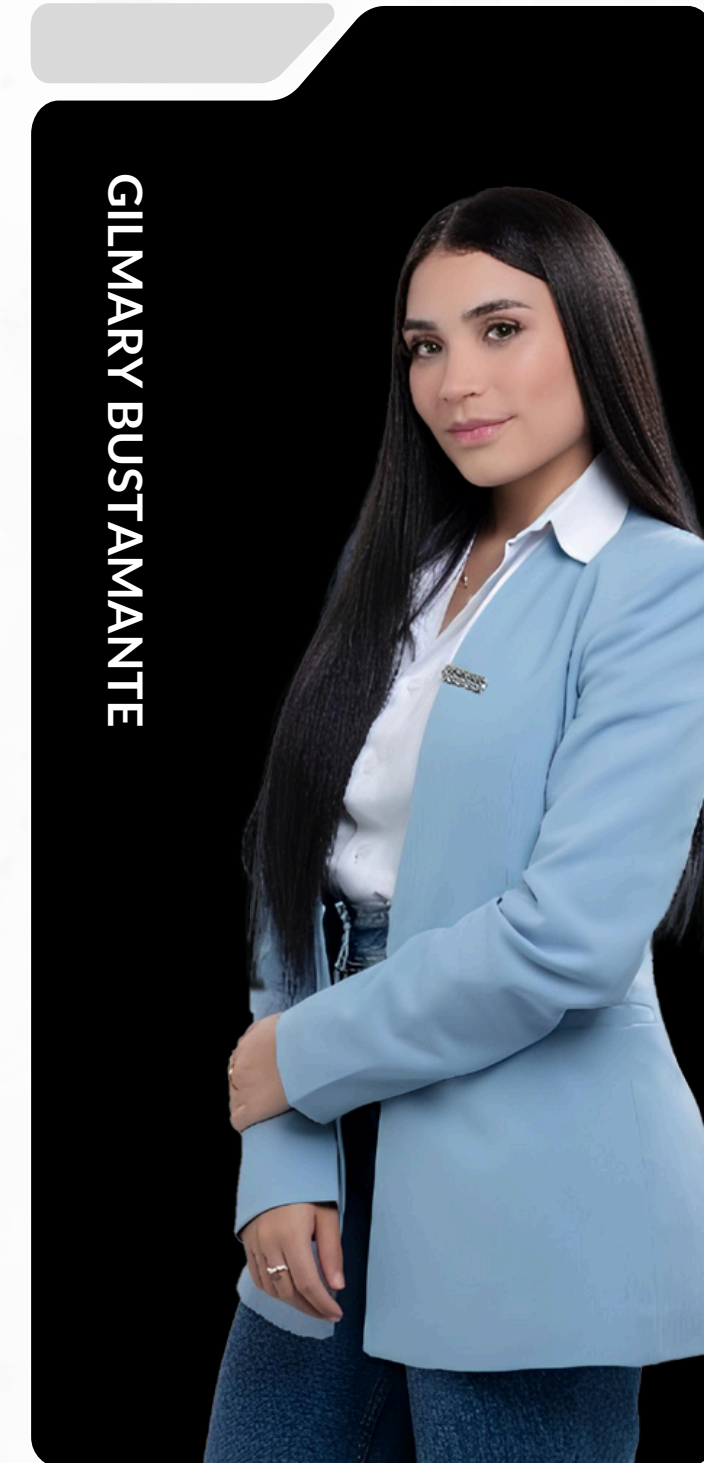
COMMERCIAL TEAM

- We focus on understanding market needs to offer highly profitable real estate projects for our clients and investors.
- We develop a series of sales strategies to successfully position the product and establish commercial alliances with real estate advisors to achieve the established sales goals. At the same time, we provide support throughout the advisory process, ensuring that clients find the best option based on their preferences and financial capabilities.

SILVIA DIAZ



GILMARY BUSTAMANTE



COMMERCIAL SPECIALISTS



Dayana Torres

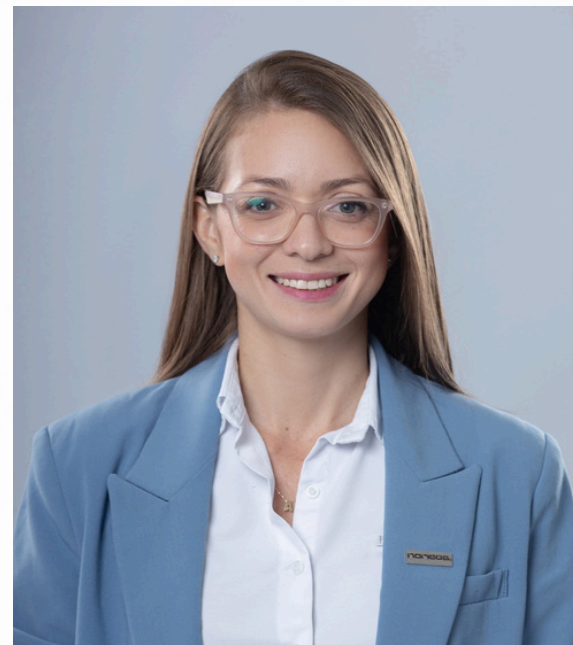


Dilcia Reyes



Ivanna Rodríguez

OUR FAMILY





DEVELOPMENT

- Project planning
- Architecture and engineering
- Monitoring and feasibility



CONSTRUCTION

- Trust services
- Business returns
- Investment management
- Business plan implementation.



FINANCIAL SERVICES

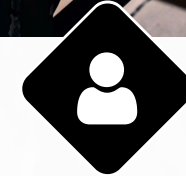
- Project management
- Supplier selection
- Value engineering
- Plan processing
- Project change services

STEPS FOR THE EXECUTION PROCESS



WORK HARD

The construction and execution of projects in healthy finances.



STRONG

Clients, business allies and partners



WILLINGNESS

Disruptive methods and designs with high-reaching results.



SUCCESS

Ensuring exceptional returns.

LEGAL SUPPORT

To support our clients' investment, we implement a CONSTRUCTION COMPLIANCE BOND that protects the investment at 100% of the total cost of the apartment through a Dominican insurer.

DUE DILIGENCE

- “Know your Client” form.
- Compilation of documents.
- Identification and measurement of the risk level of each client.
- Verification on restrictive lists through the official compliance monitoring system.
- Determination of exposed person.

LEGAL SUPPORT DURING THE SALES PROCESS

- Linking clients with the fiduciary.
- Formalization of a promise of purchase - sale contract.
- Notarization of contracts

SUPPORT DURING CLOSURE

- Customer support before financial institutions to obtain credits.
- Drafting and registration of extraordinary general meeting
- Formalization of definitive sales contract.
- Follow-up to the
 - constitution of the condominium regime of the project.

A wide horizontal banner with a dark purple-to-black gradient. In the center, the text "OUR PORTFOLIO" is written in a bold, white, sans-serif font. The background of the banner is a silhouette of a construction site at dusk or dawn, showing workers on scaffolding and rebar structures against a lighter sky. The overall aesthetic is professional and industrial.

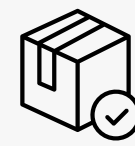
OUR PORTFOLIO



900
UNITS
FINISHED



4,073
UNITS IN
DEVELOPMENT



83,000
MT2 DELIVERED



109,080 Mts
MTS UNDER
CONSTRUCTION



ALAQUA VILLAGE
45 townhouses



Alaguna
VILLAGE

A residential project designed for convenience, comfort, luxury, and sophistication, perfect for the most discerning tastes. This exclusive collection of 13 villas seamlessly blends with the vibrant colors of its surroundings. Each 210 m² villa features top-quality finishes, stunning panoramic views, modern architecture, a thoughtfully planned development, a garden club, a swimming pool, a playground, and a state-of-the-art security system





1000



ALAQUA PLAZA Y CONDOMINIUM
600 units in 4 towers



Alagua
PLAZA & CONDOMINIUM

A residential complex where each tower is seamlessly integrated into the master plan of a development featuring services, access, parking, social and recreational areas, as well as fully independent administrations. It is located in the Playa del Ángel Urbanization, a privileged setting that offers a harmonious and completely secure living environment.

The project consists of two buildings, Torre 1000 and Torre 2000, with 69 and 72 residential units, respectively. Developed in two phases, it spans a construction area of 32,000 m², offering apartments of 70 m², 130 m², and a 360 m² penthouse, all fully equipped with high-end finishes.





ALAQUA MALL
98 commercial premises



Alaqua

CENTRO COMERCIAL

The logo for Alaqua Mall features the word "Alaqua" in a blue, elegant script font. Above the letter 'a' is a stylized orange sun or circle. Below the word is a grey shadow effect. Underneath the shadow, the words "CENTRO COMERCIAL" are written in a smaller, blue, sans-serif font.

Alaqua Mall is a commercial services center located along the most prominent axis of Margarita Island—Avenida Aldonza Manrique, in the Playa El Ángel Urbanization.

Spanning 5,051.18 m², Alaqua Mall is designed as an integral part of the area's development, catering to a growing audience seeking businesses with modern facilities that offer both convenience and high-quality services.

Its amenities include welcoming entrances, spacious corridors, lush gardens, dedicated restaurant areas, open terraces, reflecting pools, vertical green walls, efficient vertical circulation, and ample parking space, all designed to enhance the shopping and leisure experience.





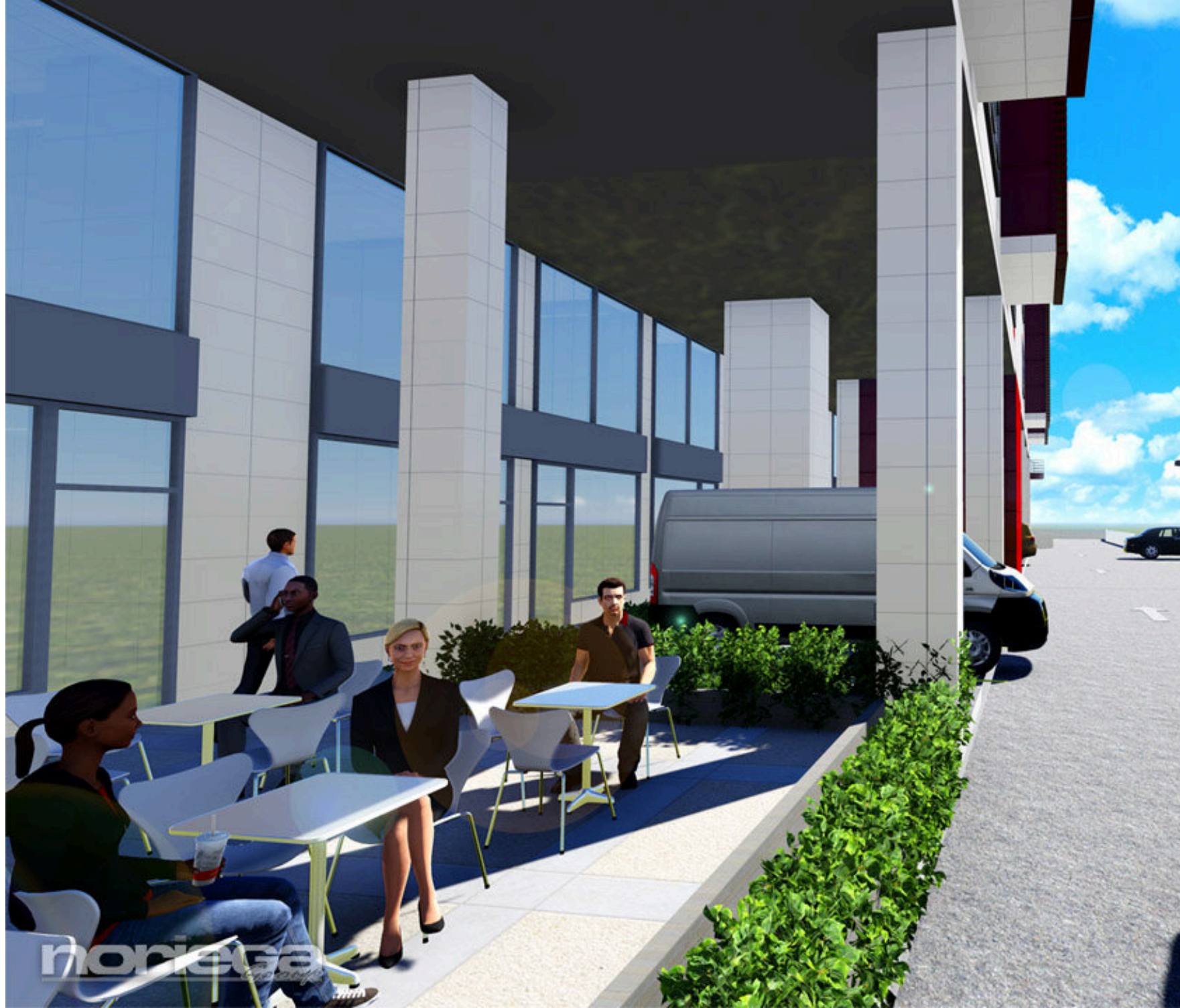
CENTRO EMPRESARIAL NORIEGA GROUP
60 Commercial Premises and Offices

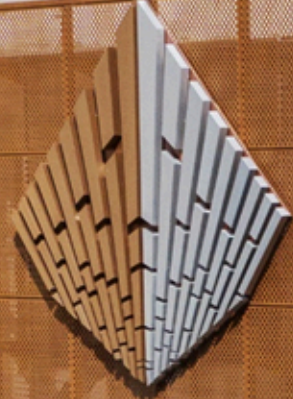


CENTRO
EMPRESARIAL **noriega**
Group

An exclusive and dynamic building designed to elevate your business. Strategically located on Av. Javito Villalba, Calle El Calvario, Los Robles, Maneiro Municipality, Nueva Esparta, Venezuela, this remarkable project offers five levels of construction in a highly secure environment tailored for distinguished entrepreneurs.

Its architecture represents the pinnacle of innovation and functionality, integrating cutting-edge design technology, minimalist landscaping, premium finishes, and a state-of-the-art security system. The building features an elegant double-height lobby, energy-efficient LED lighting, ample parking, high-speed elevators, outdoor green spaces, and refined minimalist details—creating the perfect setting for an exclusive and sophisticated work environment.





CENTRO PROFESIONAL
PUNTA CANA

CENTRO PROFESIONAL PUNTA CANA
49 oficinas - Puntacana Village



Punta Cana Professional Center, developed by Noriega Group, presents itself as an innovative complex aimed at meeting the commercial and professional needs of the region. This project offers modern and functional offices designed to promote an efficient and comfortable work environment.

Strategically located in Puntacana Village, it provides convenient access to key services and amenities, creating a favorable environment for business and professional growth in one of the most dynamic areas of the Dominican Republic.





BORANIKA RESIDENCES
39 Apartments - Puntacana Village



Botanika Residences consists of thirty-nine apartments divided into three four-story buildings, bringing together an architectural concept designed to connect you with nature. This is achieved through open spaces surrounded by green areas and beautiful gardens inspired by the environment and natural elements of the Punta Cana Village community.

The residential complex is located on Amapola Street, between Yarey and Álamo Streets, just two minutes from Punta Cana International Airport, a few kilometers from Punta Cana Resort & Club, and close to the access road to Autopista del Coral.





KASA PUNTA CANA RESIDENCES
109 Apartments - Downtown Punta Cana



KASA

PUNTA CANA RESIDENCES

The Kasa Punta Cana Residences project was born to incorporate a residential style never created in the Dominican Republic. With high quality standards with a disruptive vision that opens the field and will be a trend in the future of Punta Cana, providing spaces that fuse an exclusive home with trends and fashion.

Inspired by the Big Apple and the benefits that New York City offers visually with its characteristic uses of color, shapes and textures where you can appreciate the glamor from its streets to its skyscrapers. The various trends that are present and make a difference in the population are unified. That is why it is called one of the most important fashion capitals in the world.





LAGOON RESIDENCES
174 Apartments - Vistacana



Lagoon Residences is made up of one hundred and seventy-two (172) apartments distributed in units of 36 m² to 144 m², which evoke a healthy lifestyle to give value to open spaces with beautiful green areas connecting you with the places to live in Punta Cana.

The residential complex is located in Vista Cana Resort and Country Club, an urban complex located 10 minutes from the Punta Cana International Airport and 5 minutes from the most beautiful beaches with turquoise waters in the Caribbean that has educational centers, commercial areas, hotels and different accommodation systems, green areas for leisure and recreation offering a contemporary lifestyle with a green conscience.





ARKO GOLF & RESIDENCES
128 Apartments - Vistacana



ARKO

Arko Golf & Residences is a residential complex designed to blend seamlessly with its climate and natural surroundings, offering all the comforts needed for a vibrant and modern lifestyle.

With 128 residential units spread across four levels, the project was developed with high return on investment in mind, making it an excellent opportunity for short-term rentals.

One of its standout amenities includes a picuzzi on the first floor and in the rooftop lounge, providing the perfect space for relaxation. Additionally, residents will enjoy panoramic views of the central park and the first illuminated golf course in the Dominican Republic, elevating the living experience to a whole new level.





ARIA SUITES & RESIDENCES
174 Apartments / 106 Commercial Premises
- Downtown Punta Cana



The first mixed-use residential complex in Punta Cana, designed to blend urban architecture with the timeless charm of a soft, simple, and relaxed high-performance lifestyle—standing out from everything around it.

This exclusive development features four residential levels of suite-style apartments with 1 and 2 bedrooms, designed for ample natural light, ventilation, and spacious balconies. Additionally, it includes a commercial level, strategically structured to maximize return on investment for short-term rentals, making it an ideal opportunity for both living and investing in Punta Cana.





KASA LIVING

109 Apartments - Downtown Punta Cana



Continuing the success of our first Kasa Residences development, this project will also be spread across 109 apartment units, designed to redefine modern living and offers a variety of spacious typologies including suite-style, 1 and 2-bedroom plus den apartments, organized across four distinct blocks, each spanning five levels, ensuring privacy and comfort for all residents.

Each block features its own cozy lounge and separate vertical access, promising a seamless transition to your urban sanctuary.





LOMAS DE PUNTA CANA
3,473 houses - Friusa, Bávaro



Lomas de Punta Cana is a project of 3,473 homes located in Bávaro, designed for workers in the tourism sector and other important sectors.

Developed in seven phases on 568,408.13 m², it is two kilometers from the Tourist Boulevard and close to supermarkets, schools, health centers and shopping malls, offering a strategic location with access to essential services.





Aarea

MAREA GOLF & SPA RESIDENCES
41 Apartments - Cap Cana



Marea

GOLF & SPA RESIDENCES

Marea Golf & Spa Residences, se presenta como un exclusivo proyecto de apartamentos a pasos del prestigioso campo de golf Las Iguanas. Este desarrollo ofrece un diseño moderno y elegante en una de las zonas más dinámicas de Punta Cana.

Los residentes disfrutan de una ubicación privilegiada cerca de una variedad de atractivos, incluyendo playas de arena blanca, marinas de lujo y vibrantes centros de entretenimiento. Moná combina la comodidad de un hogar sofisticado con la energía y las oportunidades que ofrece este destino de renombre internacional.



ZOHO

BEACH CLUB

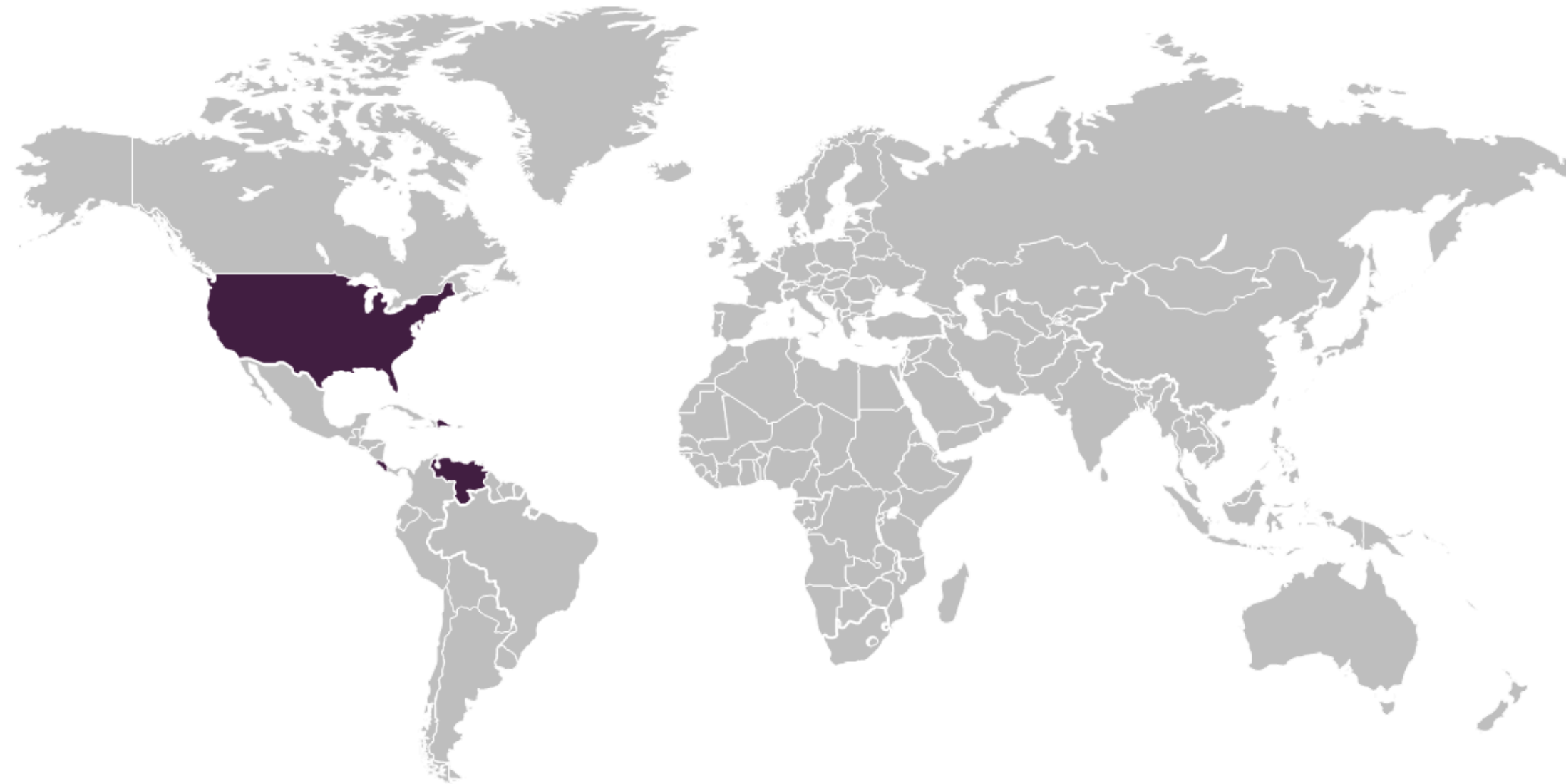


The projects offer exclusive access to ZOHO BEACH CLUB and proximity to essential services and entertainment options that enhance the living experience, making your investment highly attractive for both residents and short-term tenants.

COMMERCIAL ALLIES



WORLDWIDE COMPANY



**REPUBLICA
DOMINICANA**

EL SALVADOR

**ESTADOS
UNIDOS**

VENEZUELA



**BUILD YOUR
DREAM WITH US**

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