



Integrated Real Estate Development 2026

Punta Cana - Dominican Republic



Why the Dominican Republic?

Growth and competitive advantages

Economic growth

The Dominican Republic has established itself as one of the fastest-growing economies in Latin America, with sustained growth of nearly 5% annually, driven by tourism, construction, and foreign investment. Its macroeconomic stability, favorable business climate, and rapid urban expansion position the country as a strategic hub for real estate investment and development in the Caribbean, with strong potential for appreciation and sustained growth.

Tax incentives

The Dominican Republic promotes real estate investment through the tourism incentive program, Law 158-01 for the Promotion of Tourism Development (CONFOTUR), which grants extensive tax benefits to approved projects, including income tax exemption, exemption from real estate transfer tax, elimination of the property tax (IPI), and tariff facilitations for the import of equipment and materials. This legal framework strengthens investor profitability and positions the country as one of the most competitive destinations in the Caribbean for tourism and real estate development.



6.5%

Stability + Consistent performance

The Dominican Republic maintains one of the strongest economic performances in Latin America, with average annual growth of nearly 5% in recent years, driven by tourism, construction, and foreign investment. IMF projections estimate economic expansion of around 4.5% annually, positioning the country as one of the most stable and attractive markets in the Caribbean for real estate development and international investment.

Punta Cana

Top tourist destination

Annual Tourists

Punta Cana is the Caribbean's leading tourism hub, accounting for over 65% of the Dominican Republic's tourist traffic and handling nearly 8 million passengers annually through its international airport. Sustained tourism growth, global connectivity, and ongoing international hotel investment position the destination as one of the safest and most profitable markets for tourism real estate development in Latin America.

Advanced Infrastructure

Punta Cana offers world-class tourism and urban infrastructure, led by one of the Caribbean's best-connected airports, modern highways, private medical and educational services, and master-planned mixed-use developments. This integration of connectivity, services, and urban planning positions the destination as one of the strongest and most promising real estate markets for sustainable growth in Latin America.

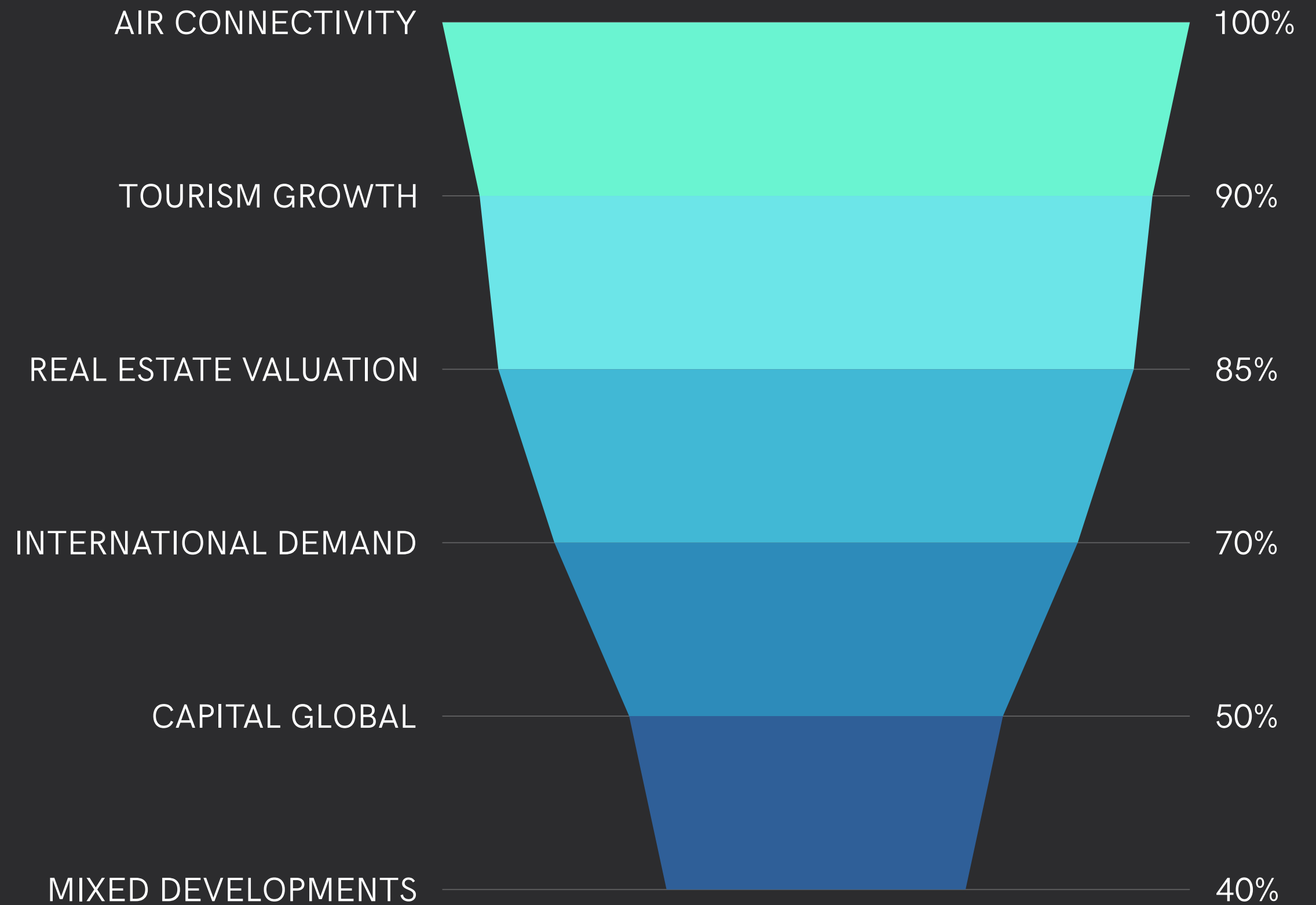
Tourism Growth

Recent data

Punta Cana has established itself as the leading tourism hub in the Caribbean, registering sustained growth with average annual increases of between 8% and 12% over the past five years. It currently handles over 8 million passengers annually, representing more than 65% of the Dominican Republic's total tourism flow, with a hotel occupancy rate of 85%. The ongoing expansion of Punta Cana International Airport and the national record of 11.6 million visitors projected for 2025 confirm a structural growth trend that is driving real estate demand, asset appreciation, and international investment in the destination.



Real Estate Investment Trends



Demand engines

Diversified demand = lower structural risk

Real estate demand in Punta Cana is structured around four key drivers: second homes, vacation rentals, digital nomads, and branded properties. This diversification reduces risk, expands the target market, and sustains steady absorption, strengthening asset valuations and the stability of real estate development in the destination.

SECOND HOME 50%

RENTAL MARKET 30%

DIGITAL NOMADS 15%

BRANDED HOUSING 5%

Overview

Noriega Group

We seek to position ourselves as the leading developer in the Caribbean in the creation of integrated real estate ecosystems, transforming territories into destinations for investment, community and sustainable growth for future generations.

Each project is born from a strategic vision where location, design, financial planning and user experience are integrated to create functional, sustainable and high-value real estate ecosystems. We don't build spaces; we create destinations that connect investment, community, and growth.



35 years of experience

Beginnings in Venezuela

Our journey began in 1992 in Venezuela, boosting the private economy in sectors such as industry, construction, tourism, hospitality, aviation, food and retail.

1992
2008

In November 2008, NORIEGA GROUP was founded as a holding company to supervise and manage businesses, generating more than 1500 skilled jobs, consolidating the brand in the development of general projects.

2008
2015

Noriega Group

2015
TODAY

Expansión a R.D.

Today we extend our experience and gratitude to the Dominican Republic, where we put our knowledge into practice to continue generating a positive impact and new market opportunities.

Eduardo J Noriega G

Eduardo Noriega serves as President of Noriega Group, steering the company's transformation into a structured, vertically integrated real estate development platform operating in high-growth Caribbean markets.

Since assuming executive leadership, he has driven the expansion strategy across Punta Cana and surrounding regions, overseeing project development, capital structuring and operational integration.

His approach combines disciplined financial oversight, strategic land positioning and long-term asset vision, ensuring that each development aligns with both market demand and capital preservation principles.

Eduardo's leadership is defined by execution, governance and a commitment to building developments that stand the test of time.

Education:
Bachelor's Degree in Marketing
MBA | Babson Graduate College
Executive Studies | Corporate Emotional Intelligence - Madrid



Management Team



LINDA GUERRO
Co Founder



MARIA A. NORIEGA
Lead Architect

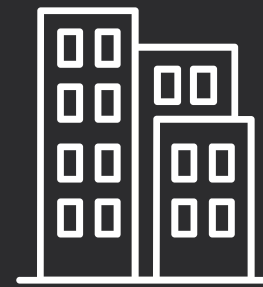


ANGHEISA BUSTAMANTE
Finance Department



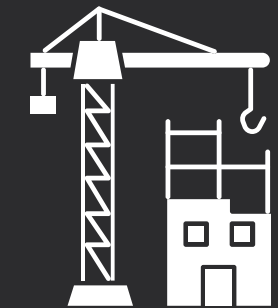
YELITZA VERDE
**Project
Management**

Track Record and Credibility



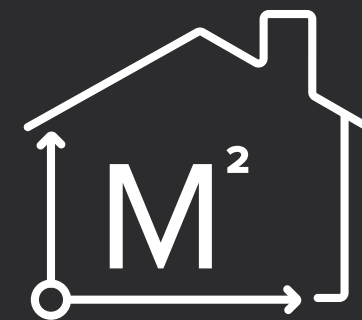
1,016

UNITS DELIVERED



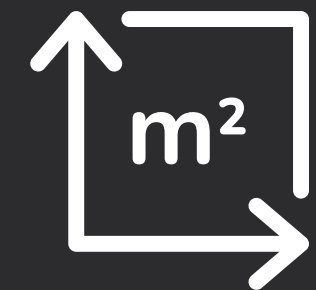
4,000

UNITS UNDER
DEVELOPMENT



83,000

MT2 DELIVERED



109,000

MTS UNDER
CONSTRUCTION

Flagship Projects

Noriega Group has completed more than 10 residential and commercial projects, demonstrating a solid track record in the real estate industry with a focus on quality and innovation.

PROJECT	CITY	UNITS	M2	YEAR	STATUS
ALAQUA VILLAGE	MARGARITA ISLAND	600	44000	2010	DELIVERED
ALAQUA PLAZA	MARGARITA ISLAND	45	8300	2015	DELIVERED
PROFESSIONAL CENTER	PUNTA CANA	49	4100	2018	DELIVERED
BOTANIKA RESIDENCES	PUNTA CANA	39	4500	2021	DELIVERED
KASA RESIDENCES	PUNTA CANA	109	9500	2024	DELIVERED
LAGOON RESIDENCES	PUNTA CANA	174	12600	2026	DELIVERED
ARKO GOLF & RES	PUNTA CANA	128	9700	2027	30% ADVANCE
ARIA SUITES & RES	PUNTA CANA	289	13700	2028	30% ADVANCE
KASA ART OF LIVING	PUNTA CANA	109	9500	2029	10% ADVANCE
LOMAS DE PUNTA CANA	BAVARO	3474	76100	2030	10% ADVANCE
		5016	192000		

Alaqua Village

An exclusive project of 45 villas ranging from 210 m² to 350 m², featuring luxury finishes, modern architecture, and panoramic views.



Alaqua Plaza

Residential apartment complex, divided into independent towers, access, parking and social areas in a safe environment.

It consists of 600 apartments in 4 adjacent modules, with units ranging from 70 m² to 360 m².



Professional Center

The Punta Cana Professional Center is an innovative complex of 49 offices located in Puntacana Village, designed for an efficient and comfortable work environment.

With access to key services and amenities, it becomes a strategic space for business and professional growth in one of the most dynamic areas of the Dominican Republic.



Botanika Residences

Botanika residences is an exclusive apartment complex in the heart of Punta Cana.

It offers a modern and elegant design, with spacious and comfortable units that provide a luxurious living experience.

Residents enjoy a variety of premium amenities in a natural and serene environment, ideal for those seeking comfort and tranquility in a prime location.



Kasa Residences

Kasa Punta Cana Residences is a sophisticated project of 109 apartments that combines contemporary design and exceptional comfort.

Designed by Sanchez & Coleman with elegant units, exclusive amenities and a strategic location, it offers a modern and relaxed lifestyle in the heart of Punta Cana.



Lagoon Residences

Lagoon Residences is a development of 174 apartments in Vista Cana that combines contemporary design, stunning views and an exclusive environment next to an artificial beach.

It offers modern and spacious units, with access to premium amenities and recreational spaces, creating a comfortable, elegant and serene lifestyle in an idyllic location.



Arko Golf & Residences

Arko Golf Residences is a prestigious project in Vista Cana that offers 128 apartments with panoramic views of the illuminated golf course and a sophisticated design.

With luxury amenities and an exclusive environment, it combines elegance and comfort for those seeking a high-quality life in a prime location.



Aria Suites & Residences

Aria Suites & Residences is an exclusive mixed-use project of 176 apartments and 113 commercial spaces in the heart of Downtown Punta Cana, combining modern design, comfort and style.

With a rooftop terrace, first-class amenities, and a strategic location, it offers its residents the perfect balance between luxury and convenience.



Kasa art of Living

Kasa art of Living Punta Cana is a continuation of Kasa residences, in its second stage it shows a vibrant development of 109 apartments that combines contemporary design and exceptional comfort.

With modern units, high-quality finishes and luxury amenities, it offers a dynamic and sophisticated lifestyle in downtown, being a strategic location close to the main attractions of Punta Cana.



Lomas de Punta Cana

Lomas de Punta Cana is a housing development in Bávaro that includes the construction of 3,473 low-cost homes on a plot of land of more than 568,000 m².

Designed in seven phases, its objective is to offer dignified and sustainable homes, geared towards meeting the needs of the working and professional sector in the Dominican Republic.



Local Impact

Social contribution

Noriega Group is committed to fostering community development through job creation, sustainable initiatives, and improving the quality of life for local residents by developing low-cost housing projects focused on the well-being and growth of the community.



Strategic Principles

Noriega Group was born from the combination of business vision, financial discipline and strategic real estate development.

Our DNA is based on creating projects that transcend traditional construction, integrating investment, urban planning and sustainable value generation.



**REAL VALUE
CREATION**



**INTEGRATED
DEVELOPMENT**



**LOYALTY AND
RESPECT**



**TRUST AND
TRANSPARENCY**

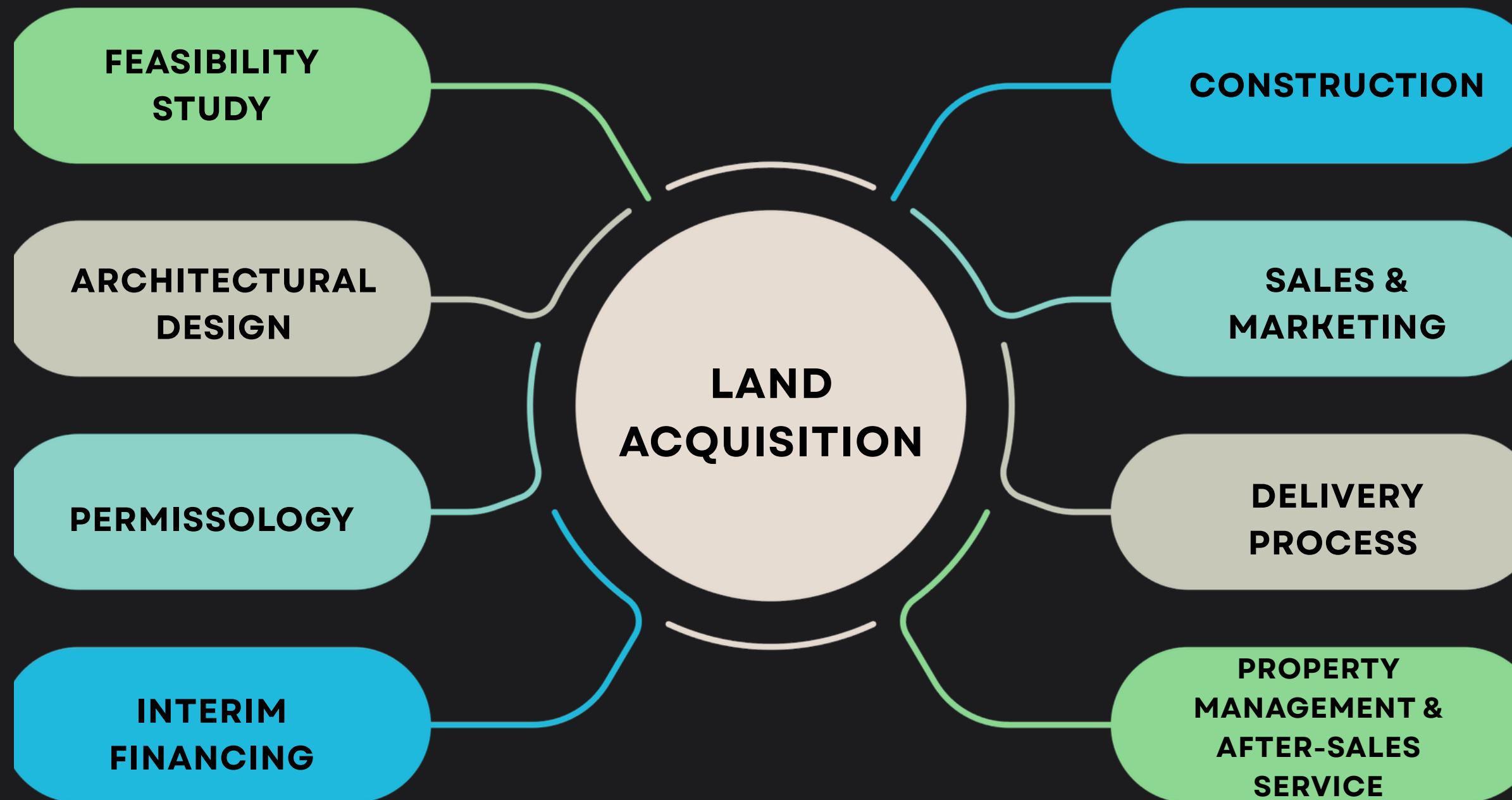


**HONESTY AND
LONG-TERM
VISION**



**INNOVATION,
SUSTAINABILITY
AND QUALITY**

Development Platform



Governance and Structure



Due diligence

- "Know Your Customer" Form.
- Document collection.
- Identification and measurement of the risk level of each client.
- Verification on restricted lists through the official compliance monitoring system.
- Determination of exposed person.



Legal support during the sales process

- Customer engagement with the
- fiduciary.
- Formalization of contract
- promise of purchase - sale.
- Notarization of contracts.



Support during closure

- Customer support with financial institutions for obtaining loans.
- Drafting and registration of extraordinary general assembly
- Formalization of the final sales contract.
- Follow-up to the
- constitution of the condominium regime of the project.

Investment Thesis

High-performance strategy

Strategic location

Noriega Group develops projects in areas of high economic and tourist growth, selecting locations with international connectivity, planned urban expansion and sustained real estate demand.

This strategy allows maximizing asset valuation and securing long-term investment opportunities.

Integrated model

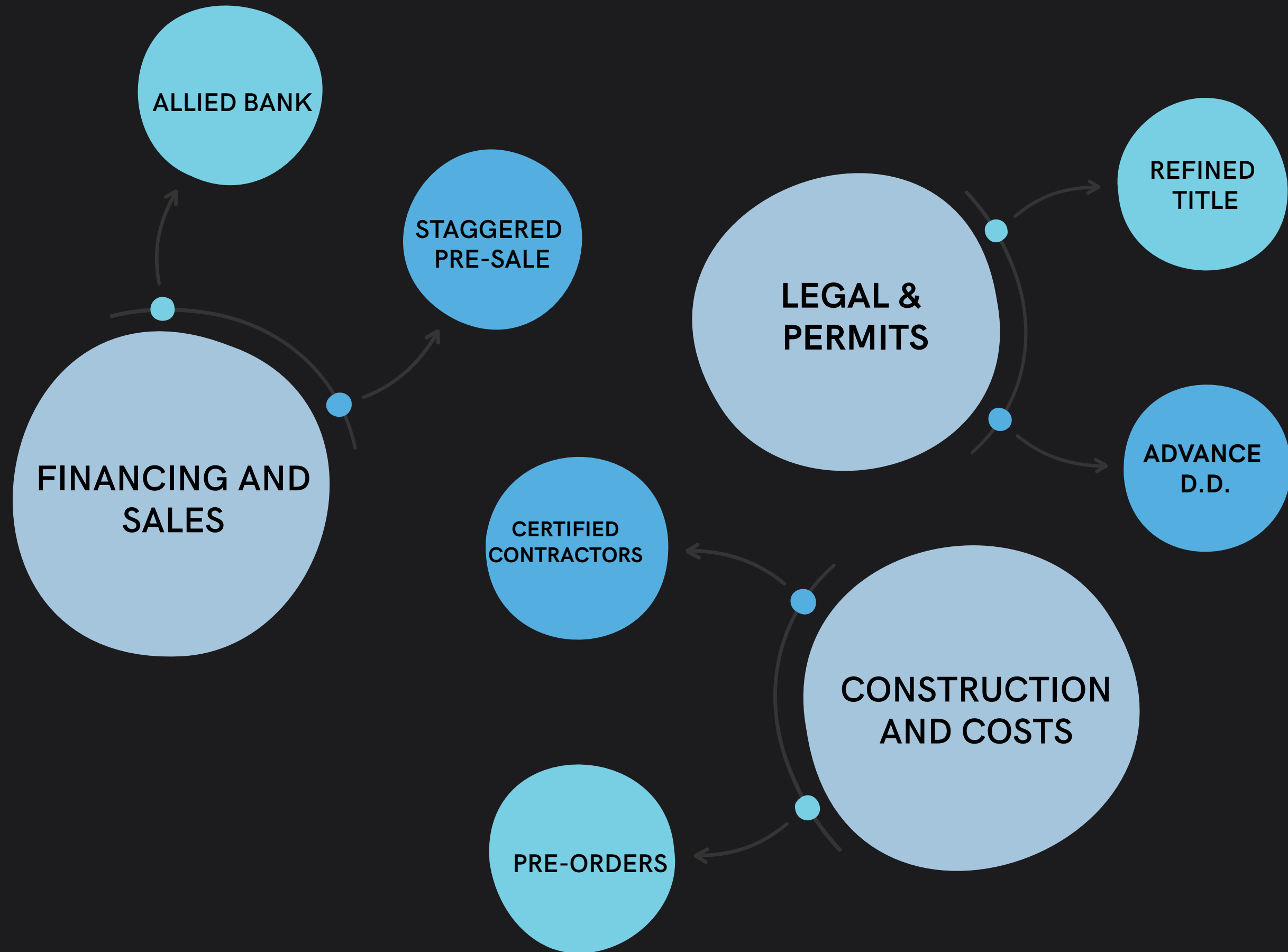
Noriega Group operates under an integrated real estate development model, directly managing the conceptualization, planning, development and marketing of its projects.

This approach guarantees operational efficiency, quality control, and total alignment between design, execution, and investor profitability.

Risk Management

Strategic Evaluation

To support our clients' investment, we implemented a CONSTRUCTION PERFORMANCE BOND that protects the investment for 100% of the total cost of the apartment through a Dominican insurance company.



Strategic Alliances

Key Contributors

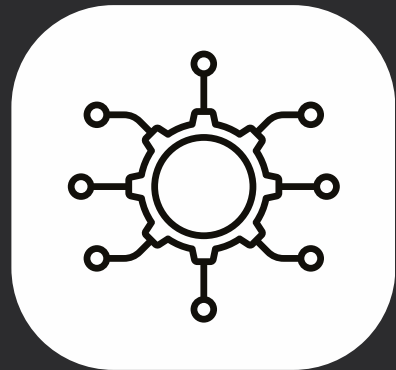
Our network of strategic partners is based on experience and trust, driving the development of high-impact projects in the real estate sector.



Competitive Advantages

Why Noriega Group

Choosing a developer is not just investing in a project, but in the execution capabilities, strategic vision, and institutional strength that support every stage of development. Noriega Group combines experience, financial discipline, and an integrated model to offer security, scalability, and sustainable real estate value creation.



Integrated Development

- Control of the entire cycle: structuring, planning, development and sales.
- + efficiency, - risk.
- strategic coherence.



Local Knowledge

- continuous presence of +300 collaborators
- deep understanding of the market.
- anticipated strategic decisions.



Scalable Growth

- Structured pipeline and replicable model.
- allows for progressive expansion.
- It does not compromise quality or financial control.



Capital Protection

- investment backed by trusts, bonds.
- legal certainty.
- risk mitigation.



Focus on Valuation

- Developments geared towards real market absorption.
- sustainable demand and heritage appreciation.



Experience and Credibility

- +35 years of experience.
- +US\$150M in real estate value.
- structure ready and prepared for growth.

Philosophy and Vision

Commitment and Sustainability

Noriega Group develops under a legacy-oriented philosophy: creating communities that balance growth, well-being, and sustainability. Each development seeks to transcend its real estate function to become an environment that enhances quality of life and preserves its value for future generations.



Investor Protection

Strategic location

Real estate investment requires structure, not promises.

Therefore, our developments operate under formal protection frameworks that include:

Administration and guarantee trust.

- Construction performance bond
- Financial and budgetary control, by auditors.
- Independent technical supervision.
- Governance and regulatory compliance framework.



Capital Deployment

Noriega Group transforms investment into real estate value

Identification and acquisition of land with high potential for appreciation and technical viability.

Architectural design, financial planning, and obtaining institutional permits.

Technical execution under budgetary control and professional supervision.

Strategic marketing, reservation management and alliances with international brokers.

Formalization, delivery and customer support to consolidate value and reputation.

**Acquisition
Strategic**

**Structuring
and Permits**

**Development
and Construction**

**sales
and Absorption**

**Delivery and
After-sales**

✓ Market research ✓
Legal due diligence ✓
Project structuring

✓ Architecture and master planning ✓
Permits and licenses ✓
Engineering and financial planning

✓ Construction ✓
Technical supervision
✓ Budget control

✓ Marketing and sales
✓ Commercial management ✓
Commission payments

✓ Unit delivery ✓
After-sales service ✓
Community management and long-term value

Monetization and Exit

Noriega Group supports the generation and realization of value

The investor can sell their unit:

- ✓ Price increase due to construction progress
- ✓ Added value due to surrounding area consolidation
- ✓ Sustained international demand

Sale with
Market
Appraisal

Generate passive income through long or short-term rentals:

- ✓ Annual operating return
- ✓ Potential asset appreciation
- ✓ Flexibility of use

Income &
Recurring
Cash Flow

Scheduled exit after asset stabilization:

- ✓ Completed and operational asset
- ✓ Greater liquidity in the secondary market
- ✓ Maximized return on capital

Strategic Sale
Medium
Term

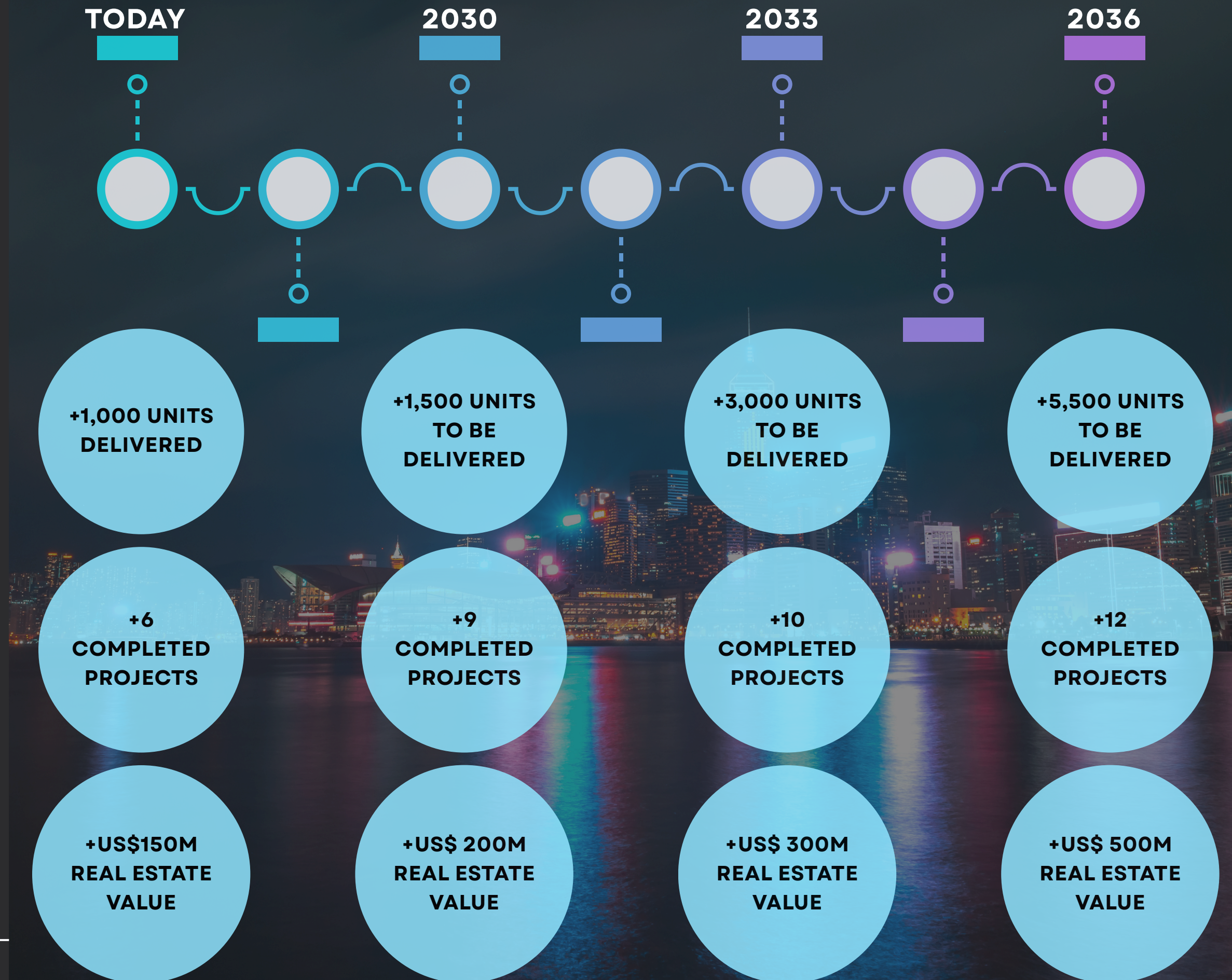
Investment Opportunities

Direct Investment in Units	Land Partnership	Equity Partnership	Strategic Joint Ventures
✓ Individual investment ✓ Rental income ✓ Medium-term capital gains	✓ Early stage participation ✓ Greater potential for appreciation ✓ Joint structuring of the project	✓ Proportional profit sharing ✓ Access to projects in the structuring phase ✓ Higher potential return	✓ Shared structure ✓ Accelerated expansion ✓ Joint portfolio development

Vision 2036

Long-term projection

Noriega Group is moving towards consolidation as a regional real estate development platform, progressively expanding its execution capacity, diversifying its portfolio and developing large-scale communities that generate economic value, urban impact and sustainable opportunities for investors and end users.



WORLDWIDE OPERATIONS

International Presence




República
Doinicana


El
Salvador


Estados
Unidos


Venezuela



BUILD YOUR DREAMS WITH US

Noriega Group continues to expand its vision of integrated real estate development, creating sustainable opportunities for investors, strategic partners, and communities. We invite you to be part of our next stage of growth.



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