



Ansaya at Aldea - Frequently Asked Questions List

Questions about the developer:

1. Who owns the Project?

Bluewave Group owns and develops the Ansaya at Aldea project.

Bluewave is a business holding company based in the Punta Cana and Bávaro area, focused on the construction sector.

Bluewave has five divisions:

- **Bluewave Aggregates** – is currently the largest producer of aggregates (construction material) in the eastern region of the Dominican Republic. It owns the main production plant in Bávaro/Punta Cana.
- **Bluewave Concrete** - Bluewave owns the Dominican brand of concrete. It is currently the main concrete company in the residential area in Punta Cana and one of the three main concrete companies in the eastern region of the Dominican Republic.
- **Bluewave Asfaltos** – this division focuses on the production and placement of asphalt for private clients in Bávaro/Punta Cana. It owns an asphalt plant with a capacity of up to 1,000 tons per day.
- **Bluewave Construction** – this division focuses on infrastructure and earthmoving projects in the Bávaro / Punta Cana area.
- **Bluewave Development** – a division focused on the development and promotion of real estate projects. It currently has multiple projects underway: Azzure at Cap Cana, Olea at Cap Cana, Volare at Cap Cana, Palmas at Vista Cana (phases 1, 2, and 3), Aldea Downtown, and Park Place Costa Cana.

2. What experience do the executives of Bluewave Group have?

Bluewave Group's top executives combine over 50 years of experience in the Dominican Republic's construction sector.

They have completed construction projects totaling over US\$3 billion. In the real estate sector, their executives have managed investments totaling over US\$7 billion in more than five countries, including the United States, Mexico, Chile, Brazil, and the Dominican Republic.



3. What real estate projects does Bluewave Group currently have under development?

Bluewave Group currently has the following projects under development: Azzure at Cap Cana, Olea at Cap Cana, Palmas II at VistaCana, Palmas III at VistaCana, Volare at Cap Cana, Aldea Park, Ansaya Phase 1, Tropicale at Vista Cana, Aldea Downtown and the Doubletree by Hilton Punta Cana Downtown hotel.

4. What real estate projects has Bluewave Group delivered to date?

To date, Bluewave Group has successfully delivered the Park Place Costa Cana and Palmas I at Vista Cana projects.

Questions about the booking process and payment methods:

5. What do I need to do to make a reservation?

The process for booking a unit at Ansaya at Aldea is as follows:

- a. After confirming the unit's availability in the updated availability list, the Buyer must complete the reservation form and deposit US\$3,000. The unit will be removed from inventory once the reservation deposit is received.
- b. The real estate agent will send Bluewave Group the completed reservation form, a copy of the buyer's identification, and proof of payment for the unit reservation. After the unit is reserved, the client will have ten (10) days to complete the Know Your Customer form.
- c. Once the Know Your Customer form is received, the promise contract will be sent to you. for sale within 72 hours.
- d. Once the Promise contract is received, the client will have 10 days to sign the contract and complete 20% of the sale price as a down payment.
- e. The unit will be reserved for the client for 10 days after the Contract is received. If the signed contract, or a contract with any comments from the Buyer, has not been received and the remaining balance of the initial payment has not been made, the unit will be automatically returned to inventory and assigned to the next person on the waiting list. If the purchase of the unit is not completed, the reservation fee will be refunded at Bluewave Group's discretion.



6. What is the stipulated payment method?

The agreed payment method is as follows:

- a. Reservation - The unit is reserved with US\$3,000.00
- b. Initial Payment Upon Signing - Upon signing the Purchase and Sale Agreement, 20% of the unit's value must be paid (i.e., the Buyer will pay 20% less US\$3,000) of the reservation amount already paid).
- c. Payments during Construction - 40% of the sale price is completed in monthly payments from the signing of the contract until the delivery date of the unit.
- d. Final Completion - Finally, the remaining 40% is paid upon delivery of the unit.

Questions about the project

7. When is the delivery of units in the project scheduled to begin?

Ansaya units have delivery dates ranging from December 2026 to March 2027. For information on the delivery date of your specific unit, please refer to the dates in the availability list.

8. Will the unit be delivered with appliances?

The customer has the option to add a white goods package for US\$5,250, which includes a refrigerator (under-counter refrigerator for Type A units), stove, range hood, washer/dryer, and electric water heater. The customer can select this package at the time of purchase or decide to do so during construction.

9. Will the unit be delivered with air conditioning?

The apartments will include pre-installation for air conditioning. During construction, Bluewave will prepare an air conditioning installation proposal, and the buyer will have the option to choose this package to receive their unit fully air-conditioned upon delivery.

10. Does the unit include parking?

The project as a whole includes more than one parking space per unit on average. Parking spaces will not be assigned to facilitate the operation of the project as a condo-hotel and for short stays. There will be a designated area with assigned parking spaces, which will have a cost.



An additional \$5,000. However, the project has been designed with enough parking spaces for each unit, so it is not necessary to purchase an assigned parking space.

**11. Will I be able to finance 40% of the unit's value with a bank, to be paid on
When will it be received?**

Yes. The buyer is free to choose their preferred bank, and Bluewave Group will provide them with the necessary documents to process the financing. Additionally, Bluewave Group plans to partner with a specific local bank, which will be recommended to buyers in the hope that this bank will offer them preferential treatment regarding response times and favorable financing terms for Ansaya at Aldea buyers.

12. What will be the monthly maintenance cost?

An approximate monthly sum of US\$3.00 per square meter of the purchased unit. This payment will be used for condominium maintenance, covering the costs of maintenance and cleaning staff, upkeep of gardens and common areas, electricity and water services for common areas, among others; as well as the monthly maintenance fee payable to Downtown Punta Cana for road maintenance, street lighting, security, landscaping, etc.

13. What amenities will I have access to within Ansaya at Aldea?

- Barbecue Area
- Picnic Area
- Pool
- Sundeck / Solarium
- Wellness area
- Amenities of the Downtown Village Community
 - Central Park, Children's
Park, Pet Park, Security
Booth, Outdoor Gym

14. How many levels does the project have?

There will be 4 levels, plus the rooftop.



15. Can I add a jacuzzi to my apartment?

The first-floor units are designed with swim-up access (direct access to the pool) and have space to purchase an optional barbecue. Type B and D penthouse units include a rooftop terrace and jacuzzi in their price. Type C units on the second, third, and fourth floors include a jacuzzi in their price. All other units do not have a jacuzzi option.

The project will have a barbecue area and a shared swimming pool for all apartments.

16. How far is the beach from the Project?

10 minutes from Bavaro beach.

Questions about the rental program

17. What does the project's income program consist of?

Ansaya at Aldea will operate as a condo-hotel. The project will include a 24-hour lobby/concierge, check-in/check-out support, assistance with activity coordination, unit cleaning services (after each rental through the program), cleaning of common areas, and a grab-and-go snack market selling snacks and drinks.

This allows buyers to protect their investment by benefiting from a hotel operation in the hands of experts, enabling better marketing of the project, providing a better experience and attention to short-stay guests, and taking away the day-to-day headaches of renting a unit from a distance.

18. Who will operate the condominium administration and rental program?

BlueStays, a joint venture between Bluewave Group and Xeliter, will operate the condo-hotel. Coral Hospitality Corp., Xeliter's parent company, has over 25 years of experience in the hospitality industry, including hotel operations, vacation club sales, condominium management, and rental program management. The group employs more than 1,600 people in over three countries.

Its residential project management division is in charge of more than 30 projects and some 2,693 residential units in the Dominican Republic.

19. How will the rental program work?

All project units to be rented for less than 180 days (6 months) must be rented through BlueStays. BlueStays will handle the rental management.



the units, project marketing, communication with guests, check-in and check-out, coordination of cleaning and linen changes, and management of the grab and go snack market.

This allows buyers to fully delegate the operation of their unit to an expert, ensuring the profitability of their investment. Each buyer will receive monthly reports detailing their property's leases and distributions.

For long-term rentals (more than 6 months) the buyer can rent their unit directly or through any third-party broker.

20. What will be the cost of the rental program management service?

BlueStays will charge 30% of the net monthly income earned (equivalent to gross income less applicable taxes). The remaining 70% will be distributed to the buyers after deducting condominium maintenance, electricity, and internet expenses.