

DISCLOSURE	DESCRIPTION	LEVEL	LOCATION		NOTES
			2017 SUSTAINABILITY REPORT	OTHER	
<b>GRI 102: General Disclosures</b>					
<b>1. Organizational profile</b>					
102-1	Name of the organization	✓	3. Tropicalia	Tropicalia website	
102-2	Activities, brands, products, and services	✓	3. Tropicalia	Tropicalia website	
102-3	Location of headquarters	✓		Cisneros Real Estate website	Coral Gables, Miami, Florida
102-4	Location of operations	✓	3. Tropicalia		
102-5	Ownership and legal form	✓		Tropicalia website; Cisneros Real State website	
102-6	Markets served	✓	3. Tropicalia		
102-7	Scale of the organization	P	3.5 Management and Governance Mechanisms for Sustainable Business		- Total number of employees: 24 - Total number of operations: 1, Dominican Republic - Net sales: does not apply - Capitalization: information not available - Quantity of products and services provided: 169 keys and 24 residences operated and managed by Four Seasons. 1 golf course.
102-8	Information on employees and other workers	✓	3.5 Management and Governance Mechanisms for Sustainable Business		
102-9	Supply chain	P	3. Tropicalia 4.3. Productivity: Sustainable Tourism Supply Chain in Miches 5. Partners for Sustainability in 2017		
102-10	Significant changes to the organization and its supply chain	✓			None during this reporting period
102-11	Precautionary Principle or approach	✓	3.4.2 Environmental Balance: Our management systems and programs 3.4.3 Thoughtful Architecture: Sustainable design certified	Tropicalia EIA; Four Seasons Tropicalia DIA; Tropicalia SMS (Sustainability Management System).	Tropicalia applies the Precautionary Principle. The project's EIA, as well as all required Environmental Compliance Reports (ICAs) submitted to the MARENA have been developed following this approach.
102-12	External initiatives	✓	3.4. Sustainable Business 3.5.3 Labor and Human Rights		
102-13	Membership of associations	✓	5. Partners for Sustainability in 2017		
<b>2. Strategy</b>					
102-14	Statement from senior decision-maker	✓	1. A word from Adriana		
<b>3. Ethics and Integrity</b>					
102-16	Values, principles, standards, and norms of behavior	P	3.4. Sustainable Business	Tropicalia EIA Chapter 7 presents inventory of national and international standards and laws governing the development of the project.	Tropicalia abides to all national and international laws and regulations pertinent to the tourism industry
<b>4. Governance</b>					
102-18	Governance structure	✓	3.5.2. Sustainability Committee		
<b>5. Stakeholder engagement</b>					
102-40	List of stakeholder groups	✓	3.4.4. Community Advancement 5. Partners for Sustainability in 2017		
102-41	Collective bargaining agreements	✓			None at this time
102-42	Identifying and selecting stakeholders	✓	3.4.4. Community Advancement		For identifying its stakeholders, Tropicalia developed a stakeholder map. Both stakeholders that would be impacted by the project, and that could impact the project, were considered.
102-43	Approach to stakeholder engagement	✓	3.4.4. Community Advancement		- Tropicalia engages with stakeholders on an ongoing basis, including business partners, community (through Fundación Tropicalia), industry leaders, etc. - According to the specific program or initiative, Fundación Tropicalia develops community surveys to measure and assess the quality of the interventions and the level of satisfaction of the local people.
102-44	Key topics and concerns raised	✓	3.4.2 Environmental Balance: Our management systems and programs 4. Fundación Tropicalia	Four Seasons Resort DIA; Sustainability Management System	Beach access was identified as one of the major community concerns. Tropicalia has developed a Beach Program for the recovery and maintenance of Costa Esmeralda to address stakeholder's concerns. Fundación Tropicalia programs and initiatives are derived from understanding and attending to key concerns of stakeholder groups. For example, school programs are executed in consultation with local education professionals that express concern with specific areas of interest.
102-45	Entities included in the consolidated financial statements	✓			Tropicalia's financial statements are shared with material stakeholders upon request and subject to internal approval.
<b>6. Reporting Practice</b>					
102-46	Defining report content and topic boundaries	✓	3.5.1. Sustainability Management System (SMS) and Materiality	2016 Tropicalia Sustainability Report, pg 16.	Boundaries of each material topic are limited to Tropicalia's property, everything that happens within the property, and the community that is impacted by the project activities: Miches Municipality, located within El Seibo Province.
102-47	List of material topics	✓	3.5.1. Sustainability Management System (SMS) and Materiality	Sustainability Management System 2016 Tropicalia Sustainability Report, pg 16.	All the material topics are presented in the SMS as criteria and indicators. Material topics are also included in this Content Index, Disclosures GRI 301-1 through GRI 419-1.
102-48	Restatements of information	✓	-	-	Correct Productivity Infographs in 2016 Report: Total amount disbursed by Supply chain program omits FT contribution. 300 farmers certified in organic production is not accurate. Our farmers were trained in best agricultural practices, but not certified. Number of keys and residences changed in 2017 from 2016, Four Seasons Tropicalia will be a 169 keys and 24 residences. Website report missing UNGC page or section references.
102-49	Changes in reporting	✓	-	-	No significant changes from previous reporting periods in list of material topics and boundaries.
102-50	Reporting period	✓	-	-	January 2017 to December 2017
102-51	Date of most recent report	✓	-	-	April 2017
102-52	Reporting cycle	✓	-	-	The Corporate Sustainability Report is published annually. This is our seventh report.
102-53	Contact point for questions regarding the report	✓	Last page of report	-	Sofia Perazzo Executive Director Fundación Tropicalia sperazzo@cisneros.com
102-54	Claims of reporting in accordance with the GRI Standards	✓	7. Global Reporting Initiative	-	This material references the G-4 GRI Sustainability Reporting Standards (2016).
102-55	GRI content index	✓	7. Global Reporting Initiative	-	
102-56	External assurance	✓	7. Global Reporting Initiative	-	
<b>GRI 103: Management Approach (applies for all material topics covered)</b>					
103-1	Explanation of the material topic and its Boundary	P	3.5.1 Sustainability Management System (SMS) and Materiality	Sustainability Management System	Boundaries of each material topic are limited to Tropicalia's property, everything that happens within the property, and the community that is impacted by the project activities: Miches Municipality, located within El Seibo Province. Material topics were identified as part of a materiality assessment based on complying with multiple internationally recognized best practices and reporting guidelines, including the LEED Scorecard, United Nations Global Compact, Global Sustainable Tourism Council Criteria for Destinations and Hotels and Tour Operators, Abu Dhabi Planning Council's Pearl Rating System for Estidama, among several others.
103-2	The management approach and its components	P	3.5.1 Sustainability Management System (SMS) and Materiality	Sustainability Management System; Tropicalia EIA, Chapter 10	Each material topic will be managed according to the guidance provided in the SMS per topic included. Tropicalia EIA chapter 10 and FST DIA chapter 8 presents the Environmental Management Plan, which outlines the management strategies for the environmental material topics identified.

103-3	Evaluation of the management approach	P	3.5.1 Sustainability Management System (SMS) and Materiality 3.4. Sustainable Business	Sustainability Management System	<ul style="list-style-type: none"> <li>- The management approach of each material topic will be evaluated quarterly against the indicators included in the SMS, considering the baseline data provided in each case as a point of reference.</li> <li>- Working groups that would tackle specific areas of our sustainability approach have been established, making sure that decisions made at the committee level are operationalized on the ground.</li> <li>- Tropicalia has been continually executing a rigorous Environmental Management and Protection Program (PMAA), through which significant environmental management processes are implemented and relevant parameters closely followed and evaluated. All requested Environmental Compliance Reports (ICAs) have been presented to the Ministry of Environment and Natural Resources and no further reports are required until construction phase starts.</li> </ul>
<b>GRI 200: Economic topics</b>					
<b>GRI 201: Economic performance</b>					
201-2	Financial implications and other risks and opportunities due to climate change	P	3.4.3 Thoughtful Architecture: Sustainable design certified	EIA Annex 3.3: Climatic characterization	<ul style="list-style-type: none"> <li>- There are financial implications due to climate change that have been considered in design and development plans. These include, for example, the need to raise construction 3 m above sea level in order to protect the investment against sea surge.</li> <li>- Tropicalia vetted design decisions against its proprietary Sustainability Management System. Methods that will be used to manage the opportunities entailed include: use of Carbon Offsets, use of lower Carbon footprint energy, etc.</li> <li>- As part of our commitment to implementing environmentally friendly development, the project is anticipating LEED (Leadership in Energy and Environmental Design) Silver certification, corresponding to 50-59 points for sustainable design, construction and operation strategies. LEED certification prepares sustainable, energy efficient buildings that are resilient towards climate change, and that contribute towards climate change mitigation.</li> </ul>
201-3	Defined benefit plan obligations and other retirement plans	P			All employees are covered by the general benefit and retirement plan, as required by local laws.
<b>GRI 202: Market presence</b>					
202-2	Proportion of senior management hired from the local community	✓			<ul style="list-style-type: none"> <li>- All positions are given equal consideration to all people, including managerial positions. 6, out of 14 positions (43%) of senior management, have been filled with employees from the local community.</li> <li>- We prioritize hiring people that are from the local community.</li> <li>- Dominican citizens or permanent residents of the Dominican Republic are considered as 'local'.</li> <li>- Senior management is defined as anyone with the title of "Manager" or above (i.e. Vice President, General Manager, Executive Director, etc.)</li> </ul>
<b>GRI 203: Indirect economic impacts</b>					
203-1	Infrastructure investments and services supported	✓	4.2.1. School Renovation & Maintenance Program 4.3. Productivity: Sustainable Tourism Supply Chain in Miches	EIA, Chapter 8 Annex presents a chart on potential impacts on the socioeconomic development of the local community during preconstruction, construction, and operation of Tropicalia.	
203-2	Significant indirect economic impacts	✓	4. Fundación Tropicalia	EIA, Chapter 8 Annex presents a chart on potential impacts on the socioeconomic development of the local community during preconstruction, construction, and operation of Tropicalia. Fundación Tropicalia Website	<ul style="list-style-type: none"> <li>- The relevance of the identified impacts was assessed in terms of intensity, extension, development, duration, and reversibility.</li> <li>- Most of Fundación Tropicalia's initiatives and projects generate economic impacts in the Municipality of Miches.</li> </ul>
<b>GRI 204: Procurement practices</b>					
204-1	Proportion of spending on local suppliers	P			<p>Tropicalia: Contracts for the supply of building materials preferably contract local businesses before national or international businesses. Efforts will be taken to create a more sustainable supply chain for the company. However, as the project has not yet started construction, this disclosure does not apply for the current project's phase</p> <p>Definition of local, as result of due diligence process with IDB, is anything procured within a 50km radius of Tropicalia. Domestic procurement is anything obtained in Dominican Republic.</p> <p>Fundación Tropicalia: 100% of Fundación Tropicalia's activities are locally procured.</p>
<b>GRI 205: Anti-corruption</b>					
205-1	Operations assessed for risks related to corruption	✓			The risk of corruption is part of all our operations' risk assessments. No significant risks linked to corruption were identified for this reporting period.
205-3	Confirmed incidents of corruption and actions taken	✓			No incident to date.
<b>GRI 300: Environmental topics</b>					
<b>GRI 304: Biodiversity</b>					
304-1	Operational sites owned, leased, managed in, or adjacent to, protected areas and areas of high biodiversity value outside protected areas	✓		EIA, Chapter 3	The project is not located within any protected area or area of high biodiversity value. The adjacent protected areas and areas of high biodiversity value are described in the project's EIA
304-2	Significant impacts of activities, products and services on biodiversity	✓		EIA, Chapter 8 Annex presents potential impacts on biodiversity during preconstruction, construction, and operation of Tropicalia.	<ul style="list-style-type: none"> <li>- As the project has not yet started construction, there have not been any impacts on biodiversity.</li> <li>- Tropicalia has been continually executing a rigorous Environmental Management and Protection Program (PMAA), through which significant Environmental Management processes are implemented and relevant parameters closely followed and evaluated. All requested Environmental Compliance Reports (ICAs) have been presented to the Ministry of Environment and Natural Resources and no further reports are required until construction phase starts. No impacts have been reported so far.</li> </ul>
304-4	IUCN Red List species and national conservation list species with habitats in areas affected by operations	✓		EIA, Chapter 3 presents a list of nationally and internationally protected species found within the property boundaries of the project	
<b>GRI 306: Effluents and waste</b>					
306-1	Water discharge by quality and destination	P		EIA Chapter 1 ICAs 1-11	Tropicalia has been continually executing a rigorous Environmental Management and Protection Program (PMAA), through which significant Environmental Management processes are implemented and relevant parameters closely followed and evaluated. In the case of water, quality of potable water, sea water, and wastewater is being continuously assessed and reported.
306-3	Significant spills	✓			- No spills to date
306-5	Water bodies affected by water discharged and/or runoff	✓			- EIA Chapter 9 outline proper procedures for handling oil spills. No water bodies have been affected to date due to runoff or discharges.
<b>GRI 307: Environmental compliance</b>					
307-1	Non-compliance with environmental regulations	✓			<ul style="list-style-type: none"> <li>- The organization has not been identified as non-compliant with environmental laws and regulations.</li> <li>- EIA, Chapter 7 presents an inventory of national and international standards and laws governing the development of Tropicalia.</li> </ul>
<b>GRI 400: Social</b>					
<b>GRI 401: Employment</b>					
401-1	New employee hires and employee turnover	✓	3.5.3. Labor and Human Rights		<ul style="list-style-type: none"> <li>- One employee (female) hired in this year, age &lt;40, rural region.</li> <li>- Total number and rate of employee turnover during the reporting period, by age group, gender and region : 0.05%</li> </ul>

401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	√			All employees, full-time and temporary, are eligible for the same benefits, including: life insurance, health care, disability and invalidity coverage, parental leave, etc.
401-3	Parental leave	√			Not applicable in this reporting year.
<b>GRI 405: Diversity and Equal Opportunity</b>					
405-1	Diversity of governance bodies and employees	√	3.5 Management and Governance Mechanisms for Sustainable Business		Tropicalia's Sustainability Committee as a governance body, is made up of 16 members: - 37.5% female, 62.5% male. - 18.75% under 30 years old, 56.25% between 30-50 years old, 25% over 50 years old. About our 24 employees: - 12.5% under 30 years old, 83.3% between 30-50 years old, 41.2% over 50 years old. - 67% in rural region, 33% in urban region
405-2	Ratio of basic salary and remuneration of women to men	P			All positions are remunerated based on experience and position, and give equal consideration to both men and women, including managerial positions.
<b>GRI 406: Non-discrimination</b>					
406-1	Incidents of discrimination and corrective actions taken	√			There have been no incidents of discrimination during the reporting period
<b>GRI 407: Freedom of Association and Collective Bargaining</b>					
407-1	Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	√			None during this reporting period
<b>GRI 408: Child Labor</b>					
408-1	Operations and suppliers at significant risk for incidents of child labor	√			None during this reporting period
<b>GRI 409: Forced or compulsory labor</b>					
409-1	Operations and suppliers at significant risk for incidents of forced or compulsory labor	√			None during this reporting period
<b>GRI 413: Local communities</b>					
413-1	Operations with local community engagement, impact assessments, and development programs	√	4. Fundación Tropicalia	EIA, Chapter 8, presents a social impact assessment	All current operations and processes are implemented with local community engagement
413-2	Operations with significant actual and potential negative impacts on local communities	√	4. Fundación Tropicalia	EIA, Chapter 8, presents a social impact assessment	
<b>GRI 414: Supplier social assessment</b>					
414-1	New suppliers that were screened using social criteria	P	3.5 Management and Governance Mechanisms for Sustainable Business		We have included a clause listing the principles of the UNGC in all of our contracts, including our five major partners and contractors
<b>GRI 418: Socio-economic compliance</b>					
419-1	Non-compliance with laws and regulations in the social and economic area	√			- The organization has not been identified as non-compliant with socio-economic laws and regulations. - EIA, Chapter 7 presents an inventory of national and international standards and laws governing the development of Tropicalia.
Disclaimer	Information for the corresponding disclosure is included either in the report, in another report/study (referenced here, but not publicly available), or within the table in the "notes" column.				

LEGEND

√	100% compliance with the disclosure.
P	Partial compliance of the disclosure.