

BAYANA

YOUR SECURE INVESTMENT



OUR EXPERIENCE, *OUR GREATEST ASSET*

With hundreds of projects around the world, we have proven to be a reliable and experienced company in the construction sector. Our wide range of services includes civil works, public works, rehabilitation and development. We are a family company with more than 95 years of experience in the sector, being one of the first construction companies in Galicia. This time has allowed us to develop an extensive curriculum of works, and we are proud to build a solid, committed and authentic company. In addition, our team is proud to contribute to the country's economy and collective welfare.



SUCCESS *CASES*

Las Salinas Resort, Fuerteventura

On the wonderful island of Fuerteventura, in the Canary Islands, we built a set of private homes framed within an 18-hole golf course, designed by Manolo Piñeiro, two-time World Champion. All this surrounded by hills and dumas that protect from the wind, desert areas and four lakes that make the place a natural paradise.





RESORT *CANA BAY*

Resort Cana Bay, Punta Cana

Privacy, security and exclusivity are the hallmarks of this Resort, where your home is surrounded by a private championship golf course designed by the Nicklaus Group, an exclusive Beach Club with a swimming pool and a spectacular members-only beach, and the unparalleled Racquet Club, the only club in the Dominican Republic with a WPT court.



ÁNGEL RAMÍREZ, *30 YEARS* *ENDORISING* *BAYCANA*

I consider myself an entrepreneur with extensive experience and strategic vision, backed by an outstanding track record as CEO and President in several companies. My career has been marked by an innovative approach and a constant commitment to excellence.

My commitment extends not only to business, but also to philanthropic projects focused on art, education, culture and archaeology. I have dedicated time and resources to support initiatives in countries such as Spain, Portugal, Egypt and Cape Verde, seeking to positively impact these areas.

My profile encompasses strong leadership in diverse organizations, substantial academic background and strategic business acumen. My focus is not only on business success, but also on contributing to society through philanthropic projects that reflect my passion for art, education and culture.

WORK EXPERIENCE

Baycana Development | 2012-present
Chief Executive Officer and President

Raminova SGPS S.L | 2012-present
Chief Executive Officer and President

Ramiresort | 2004-present
Chief Executive Officer and President

Ramiterra S.L | 2002-present
Ceo and president

Ramiprom | 2000-present
President

Ramibor SL | 1998-present
Chief Executive Officer and President

Raminova inversiones S.L | 1998-present
Chief Executive Officer and President CA

Canabay S.R.L.U | 2004-2019
Chief Executive Officer and President

U.T.E Ramiresort-Santoro | 2004-2019
President

Construcciones Ramirez S.L. | 1992-2018
Chief Executive Officer

ACADEMIC EXPERIENCE

Graduate in Business Sciences | University of Vigo | 1988-1993

Doctorate courses in FFCCEE | Vigo | 2004-2005

SKILLS

Leadership || Project Management || Administration ||
Team Coordination

LANGUAGES

Spanish: native
Portuguese: native
Italian: comprehension

Galician: nativo
English: profesional
French: comprehension

PHILANTHROPY

ART || EDUCATION || CULTURE || ARCHEOLOGY
SPAIN | PORTUGAL | EGYPT | CAPE VERDE

BAYCANA, A BREATH OF FRESH AIR

The Ramirez Group came to the Dominican Republic almost thirty years ago in search of opportunities in the sector and to expand its brand and philosophy. During this time, we have participated in investment, development and construction projects, and have worked with local companies that have shaped our brand into what it is today.

We are very proud of our presence in the Dominican Republic and of having been able to contribute to the economic growth of the country. As a company, we are committed to continue working hand in hand with our local partners to further promote the development of the region and to do our part in building a more prosperous future for all.

We are also very grateful to the Dominican community for their warm and friendly welcome, which has made us feel at home from day one. We will continue working with passion and dedication to keep improving and growing together.

Our philosophy is based on excellence and quality in everything we do. That is why we always strive to exceed the expectations of our customers and business partners. We believe in the importance of building strong and lasting relationships based on trust, transparency and mutual respect. We are committed to sustainability and corporate social responsibility, and work to minimize our impact on the environment and contribute positively to the community.

In the coming years, we have big plans to continue expanding our presence in the Dominican Republic and explore new business opportunities in the country and the region. We know that the road is not always easy, but we are confident that, with our highly trained and committed team, we can meet the challenges and achieve our goals..



FOUNDATIONS OF OUR *CORPORATE CULTURE*

We value loyalty to our clients, collaborators and employees, honesty in all our actions and the professionalism that distinguishes us in the market. Business ethics and responsibility in every project are fundamental to us. Integrity and respect are the pillars of our business relationships and the way we treat our employees. These values not only guide our actions, but are also the basis of the trust that our customers and partners have placed in us for more than nine decades. In short, our corporate culture is the compass that guides us in building a strong and enduring brand.



SOLVENCY *AND LOYALTY*

We are prepared to adjust our strategy and approach to meet new challenges and take advantage of new opportunities. Our ability to adapt and overcome obstacles is a reflection of our strength as a company and our determination to succeed in all circumstances.

We comply with the highest ethical and legal standards in every step of our business process. Ethics guide our decisions and actions, ensuring that each of our interactions is fair, honest and transparent.

At Baycana Development, a subsidiary of Grupo Ramirez, ethics go beyond simply complying with regulations and laws, as they extend to our responsibility to society and the environment.

“WE HAVE OUR OWN
FINANCING, OUR OWN
LAND AND WE ARE
FOUNDING PARTNERS
OF THE CANA BAY
RESORT. *WE ALSO
BUILD THE RESORT
OURSELVES,
GUARANTEEING
CONTROL OVER THE
DEVELOPMENT.*”

An aerial photograph of a tropical beach. The water is a vibrant turquoise color, with white sandbars visible beneath the surface. Gentle waves with white foam are washing onto a wide, golden-yellow sandy beach. Several tall palm trees are scattered across the beach, their long shadows cast onto the sand. In the lower foreground, there are dark green bushes and trees. A small, dark figure of a person is standing in the shallow water near the shore. The overall scene is bright and sunny, suggesting a warm, tropical climate.

DOMINICAN REPUBLIC: INVEST IN PARADISE

A NATURAL PARADISE *AT YOUR FINGERTIPS*

Discovered by Christopher Columbus in 1492, who was thrilled by its extraordinary natural beauty and defined it as a “Miracle of God's hand”.

The Dominican Republic is an island surrounded by the Atlantic Ocean to the north and the Caribbean Sea to the south. The country boasts more than 1,600 km of coastline and 400 km of the best beaches in the world, magnificent resorts and hotels and endless options in sports, entertainment and recreation.

Here you can dance to the contagious rhythm of merengue, renew yourself in its luxurious and varied resorts and hotels, explore ruins, delight yourself with the best Dominican gastronomy or live ecotourism adventures in its magnificent natural parks, mountain ranges, rivers and beaches. Its geographic diversity includes beaches, fertile valleys with lush vegetation, desert areas with dune formations and large mountain ranges.

Its capital, Santo Domingo is the oldest city in the New World, rich in culture, history and beauty. Its past rests between walls and cobblestone streets of the emblematic Colonial City that treasures the primacies of America.



“THE MOST
BEAUTIFUL
LANDSCAPES *THAT*
HUMAN EYES HAVE
EVER SEEN”

Cristobal Colón

“SURROUNDED BY
BEACHES SO
BEAUTIFUL *IT'S*
HARD TO BELIEVE
THEY EXIST”

UNESCO



ADVANTAGES OF INVESTING IN *THE* *DOMINICAN* *REPUBLIC*

Punta Cana in the Dominican Republic boasts a booming economy, a thriving tourism sector and a diverse range of real estate opportunities. For all these reasons, it stands out as a paradise for both investors and those looking for a home in a paradisiacal setting.

1. **Solid profitability:** The country has a proven track record of increasing property values. Its real estate market is continually expanding and tourism is increasing year by year. Therefore, real estate investment is supported by the growing demand for accommodation in this paradisiacal region.
2. **A natural paradise and quality of life:** Its exotic landscapes, white sand beaches and crystal clear water and warm weather 365 days a year make Punta Cana attractive to tourists from all over the world. Therefore, acquiring a property in the country ensures that it will be profitable in the medium and long term.
3. **Economic stability:** The country has a stable political environment and a solid legal system that protects property rights. This offers security and confidence to local and foreign investors wishing to purchase property in the Dominican Republic.
4. **Tax Incentives:** The Dominican government offers favorable tax laws for foreign investors. Some of them are capital gains tax exemptions or various tax benefits for development and tourism projects.



LONG TERM RENTAL
AVERAGE OF THE PROMOTION

GET A RETURN
ON YOUR
INVESTMENT
OVER TIME

Standard

- 1 room 1500\$/month
- 2 rooms 2000\$/month
- 3 rooms 2500\$/month

1st floor and 5th floor

- 1 room 1750\$/month
- 2 rooms 2300\$/month
- 3 rooms 2750\$/month

VACATION RENTAL

7,9%*
ANUAL

*These calculations are indicative and not binding. Rate of return calculated on a neutral scenario of 50% monthly occupancy and on current average prices in the area, including an average management fee of 20%, which may vary.

	ROOMS	PURCHASE PRICE	MONTHLY RENT	ANNUAL REVENUES	ANNUAL EXPENSES	NET INCOME	ANNUAL ROI (%)
2nd FLOOR	1	250,000	1,500	18,000	0	18,000	7.20
3rd FLOOR	1	255,000	1,500	18,000	0	18,000	7.06
4th FLOOR	1	260,000	1,500	18,000	0	18,000	6.92
2nd FLOOR	2	340,000	2,000	24,000	0	24,000	7.06
3rd FLOOR	2	345,000	2,000	24,000	0	24,000	6.96
4th FLOOR	2	350,000	2,000	24,000	0	24,000	6.86
2nd FLOOR	3	400,000	2,500	30,000	0	30,000	7.50
3rd FLOOR	3	405,000	2,500	30,000	0	30,000	7.41
4th FLOOR	3	410,000	2,500	30,000	0	30,000	7.32
1st FLOOR	1	290,000	1,750	21,000	0	21,000	7.24
5th FLOOR	1	300,000	1,750	21,000	0	21,000	7.00
1st FLOOR	2	390,000	2,300	27,600	0	27,600	7.08
5th FLOOR	2	395,000	2,300	27,600	0	27,600	6.99
1st FLOOR	3	450,000	2,750	33,000	0	33,000	7.33
5th FLOOR	3	495,000	2,750	33,000	0	33,000	6.67

*These calculations for long-term rentals are indicative and not binding. Rate of return calculated on a neutral scenario and based on current average prices in the area and assuming the tenants assume the cost of property maintenance.

BAYCANA

PROPERTIES

CANA BAY

Commercial Department
ventas@baycana.com

Aqua Business Center, Local 405, Calle 1ro de Noviembre, Punta Cana Village, Punta Cana, La Altagracia