

FREQUENTLY ASKED QUESTIONS BONITA GOLF AND RESIDENCES AT CAP CANA

1) What is the established payment plan?

The established payment plan is as follows:

Option 1

- 30% upon signing the contract
- 40% during construction
- 30% upon delivery of the property

Option 2

- 80% upon signing the contract
- 20% upon delivery of the property

This payment plan includes a 5% discount.

2) When will construction begin?

Construction will begin in December 2024.

3) When is the project expected to be completed?

The project is expected to be completed in June 2027.

4) Will the apartment be delivered with kitchen appliances?

Yes. All apartments will include a stove, oven, and kitchen extractor hood.

5) Will the apartment be delivered with air-conditioning units?

Yes. All units will include air-conditioning units.

6) Do all apartments include a Jacuzzi or picuzzi?

No. Ground-floor apartments may add a picuzzi or Jacuzzi from our catalogue at an additional cost.

The 2-bedroom + family room + service room apartments include a Jacuzzi. This layout is available in four units per floor. How many levels will the project have?

The project will have six levels.

7) How far is the project from the beach?

The beach is located approximately 350 metres from the project.

8) Will the project have parking spaces for golf carts?

Yes. There will be designated parking spaces for golf carts.

9) Will all apartments have golf-course views?

Yes. All apartments are located directly on the golf course.

10) How many parking spaces will each apartment have?

Each apartment will have one assigned parking space. Additional parking spaces will also be available for purchase.

11) Will the project qualify for CONFOTUR benefits?

The developer is completing all the necessary procedures for the project to qualify under the CONFOTUR Law. This would benefit buyers by exempting them from the 3% property transfer tax upon delivery and from the annual Real Estate Property Tax (IPI) for 15 years.

12) Is bank financing available for the balance due upon delivery?

Yes. The owner may arrange financing with any national or international bank of their choice. The developer will provide

the documentation required by the bank.

13) What will the estimated monthly condominium maintenance fee be?

The estimated maintenance fee will be approximately US\$2.50-US\$3.00 per square metre.

15) What amenities will the project offer?

- 24-hour security
- Two adult swimming pools
- Children's pool
- Padel court
- Children's playground
- Lounge
- BBQ area
- Gym
- Lobby and coworking area

16) Which amenities will I have access to within Cap Cana?

All owners will receive an exclusive Cap Cana access card. Once inside, they will be able to enjoy the beaches, restaurants, Scape Park, Dorado Park, Los Establos, the Marina, and the activities organised by Cap Cana for residents and visitors.

17) What benefits will I receive in Cap Cana when purchasing an apartment at Bonita Golf and Residences?

- Access to facilities within Cap Cana
- 50% discount on Las Iguanas Golf Club memberships, valid during the first 12 months after the club opens
- Access to Cap Cana restaurants
- Special rates at Cap Cana Heritage School
- Special discounts on selected services and businesses within Cap Cana
- Option to apply for a boat slip at the Cap Cana Marina

18) May I rent out my apartment?

Yes. Bonita Golf will be managed by Homebelike.

19) Is the project pet-friendly?

Yes. The project will be pet-friendly.

20) How do reservations and unit holds work?

Units may be placed on hold for five days at no cost. During this five-day period, the US\$5,000 reservation payment must be arranged. Once paid, the reservation provides a 30-day period to complete the purchase of the unit.