



Information Circular to All Puerto Plata Owners

02.10.2026 Puerto Rico

Issued by the Asociación Apartamentos Puerto Plata

Dear Owners,

With this circular, we wish to explain clearly and unequivocally what was approved at the Extraordinary General Meeting of 22 September 2026 and why we believe that the Community Management and Servatur are attempting to mislead the Court and cause serious harm to the Community and the majority of the owners. They continue to insist on arrangements that the Judge has already described as “CLEARLY DETRIMENTAL” and “SERIOUSLY HARMFUL TO THE COMMUNITY AND ITS MEMBERS.”

1. What was approved at the meeting of 22 September 2026?

According to the minutes sent by the Community Management:

1. A “global proposal” with Servatur S.A.U. was approved, including:
 - o the granting of use of common areas and the lease of the former reception area and the social lounge to Servatur for a period of 15 years;
 - o as “consideration”, Servatur will carry out improvement and renovation works in the complex amounting to €483,193.
2. It was approved that Servatur would initially carry out and finance the renovation of the corridors:
 - o if the lease is concluded, the cost will be included in the “consideration” under the contract;
 - o if the lease cannot be concluded—due to a court decision or any other reason—the Community will bear the cost through an extraordinary special assessment payable by all owners.
3. It was resolved to apply to the Court for authorisation to resume and complete the works on the pool sun terrace, presenting them as mere repair and waterproofing works, although they had already been suspended by interim measures.
4. All of this has formally been approved subject to “respecting” the court decisions; in reality, however, the very same project that the Court has already suspended is being maintained.

Asociación Apartamentos Puerto Plata

Avenida de la Cornisa 7 ● 35130 Puerto Rico ● Gran Canaria ● CIF: G26970160

info@aapuertoplata.com ● www.aapuertoplata.com



2. What has the Judge said about this arrangement with Servatur?

In Order No. 281/2026 of 15 May 2026, the Judge examined the agreement with Servatur—the leasing of common areas and premises for 15 years in exchange for construction works—and was very clear both about the figures and the legal assessment:

1. Value of what is being granted to Servatur

The Court assessed the value of the common areas which the Community intends to grant to Servatur—more than 500 m²—at €821,296, being the average value of the land share that the Community would lose.

2. Value of the works offered by Servatur

The so-called “rent in kind” consists of Servatur carrying out improvement works in the common areas worth €483,196.33 in March and €483,193 in September. The amount is therefore virtually identical; the difference is only a matter of cents.

3. Servatur’s gross income from operating the seven apartments

The Judge himself estimated that Servatur’s expected gross income from operating the seven new accommodation units over a period of 15 years would amount to €2,646,000.

4. The Judge’s conclusion regarding the harm to the Community

Based on these facts, the Order states that the agreement with Servatur is:

- “CLEARLY DETRIMENTAL TO THE COMMUNITY”;
- “SERIOUSLY HARMFUL TO THE COMMUNITY AND TO THOSE COMMUNITY MEMBERS WHO HAVE NOT LET THEIR APARTMENT TO THE TOURIST OPERATOR”;
- the source of a “CLEAR ECONOMIC DETRIMENT”, because the consideration in the form of works is lower than the value of the land share being granted, and because the use of common areas is also lost.

These statements are the Judge’s exact words. They show that the agreement with Servatur clearly benefits Servatur and causes serious harm to the Community and to the majority of owners.

3. What is the Community Management now attempting to do?

Based on the minutes of 22 September 2026 and the Community’s submissions, we believe that the de facto representatives of the Community and Servatur are attempting the following:

1. To approve again, in a different form, the same arrangements that have been suspended by the Court

- The “global proposal” retains the same economic substance: the granting of common areas and the leasing of premises for 15 years, with works being provided as “rent in kind”.



- The formal revocation of the March resolution and the approval of a new resolution in September do not change the substance of the matter: it is the same operation that the Judge has already assessed as “CLEARLY DETRIMENTAL” and “SERIOUSLY HARMFUL.”

2. To divide the operation into several resolutions—corridors, sun terrace, global proposal—in order to create the appearance of independent decisions

In reality, these points form part of a single project that benefits Servatur:

- The works on the corridors are presented as necessary improvements, but they are linked to the lease. If the contract cannot be signed as a result of the court decision, the Community is expected to bear the cost through a special assessment.
- The works on the sun terrace are presented as mere repairs, but they are connected with the same project for the transformation of the complex.

3. To mislead the Court and the owners in an attempt to undermine the interim measure

- It is claimed that the court decisions are being “respected,” while resolutions are simultaneously approved that in practice maintain the suspended operation.
- The Court is being asked to authorise works that are part of the same project which it has already found to be “SERIOUSLY HARMFUL” to the Community.

4. To keep Servatur in a position of control and conflict of interest

- Servatur is the direct beneficiary of the granting of common areas and the leasing of premises.
- At the same time, Servatur controls the actual implementation and costs of the works, since it also acts as Secretary-Administrator of the Community.
- In other words, the very company that benefits from the operation also decides and certifies how much it “invests” in the works, without independent control by the Community.

4. What does this mean for the owners?

Put simply:

- The Community intends to grant Servatur assets valued at more than €820,000 and allow it to operate seven apartments with estimated gross revenues of €2,646,000 over 15 years.
- In return, the Community receives works valued at just over €480,000, the cost and actual execution of which are controlled by Servatur itself. Servatur is both the beneficiary of the agreement and the administrator of the Community.
- The Judge has already stated that this constitutes a “CLEAR ECONOMIC DETRIMENT” and is “CLEARLY DETRIMENTAL” and “SERIOUSLY HARMFUL” to the Community and to owners who have not let their apartment to the tourist operator.



Despite this, the Community Management continues to insist on approving resolutions that benefit Servatur to the detriment of the owners' rights and interests. It is attempting to present to the Court and to the Community an operation which, in substance, has already been suspended and criticised by the Judge.

5. What can owners do?

The Asociación Apartamentos Puerto Plata considers:

- that it is essential for all owners to be aware of this information and of the Judge's exact wording;
- that every owner should inform themselves thoroughly and consider the legal options available to defend their rights and interests. These include, in particular:
 - formally expressing disagreement with the resolutions adopted;
 - challenging resolutions that breach the interim measure or are seriously detrimental to the Community;
 - actively participating in collective legal defence initiatives.

For further information concerning:

- the content of Order No. 281/2026 of 15 May 2026;
- the resolutions adopted at the General Meeting of 22 September 2026;
- the specific actions available to each owner,

we invite you to contact the Puerto Plata Owners' Association. We will provide you with more detailed information and explain the available options for defending your rights and interests against these resolutions.

Yours faithfully,

Asociación Apartamentos Puerto Plata