GOOD NEWS – TOGETHER WE MOVE FORWARD!

Date: November 12, 2026

Dear Owner,

We have important and very encouraging news! Yesterday, November 11, 2026, the Court of First Instance No. 3 in San Bartolomé de Tirajana issued two highly significant rulings. These decisions support our claims against Servatur and the self-proclaimed board. This is a major step forward—and another reason for us to continue standing united to defend our rights and our property!

1. An Important Success: The Motion by the Self-Proclaimed Board / Servatur is Dismissed

The Court has completely dismissed the motion for reconsideration (*recurso de reposición*) filed by the self-proclaimed board / Servatur. With this motion, they attempted to circumvent the construction halt in the pool area. The judge has made it clear that their arguments lack merit and has ordered the community to pay the legal costs for this unfounded motion. This decision strengthens our position and encourages us to keep moving forward together!

2. A Clear Order: Construction Work Must Stop

In light of attempts to continue the work, the judge has issued a second, emphatic ruling. In it, he precisely defines the protected areas and orders the self-proclaimed board / Servatur to refrain, with immediate effect, from carrying out any remodeling or investment work. Pursuant to point 4 of the ruling of March 26, 2026, the pool area and the lower section of the sun terrace, where the jacuzzi is to be installed, are expressly included. The order also applies to the community room and the former reception area. The hallway areas fall under the investment works as consideration and were included in the aforementioned point 4. It remains to be seen whether this was amended by the last General Meeting of Owners and what view the judge will take on this matter. The construction halt is comprehensive—a crucial confirmation of our concerns!

3. The Next Important Date: Hearing on Wednesday, November 18

Next Wednesday, November 18, at 12:30 PM, a hearing will take place before the judge. The judge has summoned both parties because we have submitted extensive evidence proving that construction work is continuing. He wishes to verify the actual state of the works in the complex firsthand in order to make a decision and take the necessary enforcement measures. Naturally, we will present the photographs taken today showing

already blocked-off hallways, front doors sealed with tape, and the elevator put out of service, to prove that the works began well before November 16, 2026.

4. A Serious Warning: Fines and Criminal Liability

The Court has issued a serious warning in its ruling: any construction work carried out in violation of the ordered construction halt constitutes a criminal offense of contempt of court / disobedience to a judicial order. In addition to the criminal liability of the offenders, the judge warns of monthly coercive fines as well as the obligation to pay damages and demolish any illegally constructed structures. The message is clear: the court order must be obeyed.

5. Today Another Line Was Crossed!

An owner was prevented from accessing their apartment while they were out grocery shopping! Without prior notice, their front door was sealed shut with tape, and access via the hallway was blocked. Only by the lucky coincidence that they had the key to their terrace door with them were they able to get back into their own home! And this is not an isolated oversight. Already today, large sections of the hallways in Puerto Plata have been closed off for the planned construction work, and the elevator has been taken out of service. As of today, many apartments can only be reached via long detours and stairs. Regardless of one's stance on the current disputes: This is unacceptable!

We ask:

- What about elderly owners or those with limited mobility?
- What about owners who rely on the elevator?
- Who takes responsibility if someone is injured or can no longer reach their apartment?

The past few months have shown that measures with severe consequences for owners are increasingly being implemented without sufficient information, consideration, or transparency.

We say: Enough is enough!

An open question: Isn't anything better than Servatur by now? What value do apartments have when they are tied to Servatur's exploitative lease agreement? What we need is an open and honest discussion about the future of Puerto Plata and the possibilities of terminating the contracts with Servatur.

There are alternative models that we, as a community, should consider openly and without prejudice:

- A cooperative managed by the owners themselves.
- An application for semi-residential use.
- Direct rental models.
- Or other solutions that serve the interests of the owners and not exclusively the interests of a single company.

Above all, however, we need one thing: An independent Board! Puerto Plata belongs to the owners, not to a corporation. Never!

No community of owners can function in the long term if the voices of the owners are ignored. Nor will tourist rentals work in Puerto Plata if the rights of the owners are trampled on in this way. The coming weeks will be decisive.

6. Your Support Counts – Together We Can Make a Difference!

Now we need you! If construction work continues to take place in the common areas despite the ongoing legal proceedings and the announced suspension of work, thorough documentation is of utmost importance. Our lawyer therefore asks all owners to take photos daily if any construction work takes place.

Thank you for pitching in and supporting our shared interests!

The decisions made so far give us strength: Our joint commitment is paying off! Let us remain vigilant, stick together, and continue to resolutely stand up for our rights and our property.

Thank you very much for your commitment and kind regards,

Asociación Apartamentos Puerto Plata