



PANN WORLDWIDE ENTERPRISES

MAY 2026 NEWSLETTER

BUILDING A LEGACY ACROSS THE DOMINICAN REPUBLIC

Real estate development and investment guided by excellence, integrity, and long-term value.

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ATTENTION INVESTORS:

Pann Worldwide Enterprises is actively seeking strategic investors interested in opportunities beyond traditional value-add models. If you are exploring structured, scalable real estate investments aligned with long-term growth, we welcome the conversation.

Contact us directly via WhatsApp at +1-809-997-0165.

REMOTE OWNERSHIP: TECH-READY PROPERTY MANAGEMENT

Owning property in Puerto Plata no longer requires being physically present. Advances in technology have made remote ownership both practical and efficient, allowing investors to manage their assets from anywhere in the world.

Smart locks, for example, enable secure, keyless entry for guests, eliminating the need for in-person check-ins. Automated booking systems can handle

reservations, payments, and guest communication, streamlining the rental process and reducing operational workload.

Additionally, property management platforms provide real-time insights into occupancy rates, revenue, and maintenance needs. This level of visibility allows owners to make informed decisions and optimize performance without being on-site.

MESSAGE FROM OUR CFO - DAVID RIVERO



David Rivero . A CFO David Rivero is the Chief Financial Officer overseeing financial strategy, budgeting, and growth planning. He ensures operational efficiency, profitability, and long-term stability through disciplined financial management and data-driven decision-making..

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For those who prefer a more hands-off approach, local property management companies can handle day-to-day operations while still integrating with these digital tools.

The result is a highly flexible investment model one that combines income generation with minimal logistical complexity

TROPICAL MODERN: 2026 INTERIOR TRENDS

Interior design is playing an increasingly important role in rental performance, and in 2026, the trend is shifting toward what designers call “Tropical Modern” or “Sensory Design.”

This approach moves away from heavy, traditional décor and instead focuses on creating a calm, natural, and immersive environment. Elements such as lime-wash walls, natural linen fabrics, and organic textures are becoming standard in high-performing rental properties

Biophilic design integrating natural elements like plants, wood, and stone is also gaining popularity. These features not only enhance aesthetic appeal but also create a more relaxing and memorable guest experience.

Lighting, airflow, and open space are key considerations, particularly in tropical climates. Properties that feel bright, airy, and connected to their surroundings tend to attract more bookings and higher nightly rates.

For investors, updating interiors to align with these trends can significantly improve both occupancy and guest satisfaction

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THE "DESLINDE" CHECKLIST

Before purchasing property in the Dominican Republic, one of the most critical steps is verifying that the property has a proper deslinde, or legally defined boundary.

A deslinde ensures that the land has been surveyed and registered with clearly established limits. Without it, buyers may face complications related to ownership, title clarity, or future resale.

In maturing markets like Puerto Plata, where development is accelerating, this step becomes even more important. Investors should also confirm that the property has a clean title, free of liens or disputes

Working with a qualified attorney to conduct due diligence is essential. This includes reviewing title documents, verifying registration, and ensuring compliance with all legal requirements.

Skipping this step can lead to significant risks, making it one of the most important checkpoints in the buying process.

HIDDEN GEMS: THE RISE OF SUSTAINABLE LUXURY

A new trend is emerging along Puerto Plata's North Coast—sustainable luxury development. Eco-conscious projects, particularly near the Gregorio Luperón International Airport corridor, are attracting a growing segment of high-net-worth buyers.

These developments focus on integrating luxury with environmental responsibility. Features such as solar energy systems, water conservation, and eco-friendly construction materials are becoming key selling points.

This trend is being driven in part by “digital nomads” and remote professionals who prioritize sustainability alongside comfort and design. They are seeking properties that align with their values while still offering high-end amenities.

For investors, these projects represent a niche but rapidly growing segment of the market. As demand for sustainable living continues to rise, early entry into this space could offer both strong returns and long-term relevance.

Closing Reflection

Bold & Visionary

April reinforced a fundamental truth: Pann Worldwide Enterprises stands on integrity, structured execution, and the building of long-term legacy.

Every guide published, every system strengthened, and every partnership elevated brings us closer to establishing a new standard of transparency and performance in the real estate market of the Dominican Republic and beyond.

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THE TRUE COST OF CLOSING

When purchasing property in the Dominican Republic, the listed price is only part of the financial picture. Understanding the full cost of closing is essential for accurate investment planning.

One of the primary expenses is the 3% property transfer tax, calculated based on the government-assessed value of the property. In addition, buyers should account for legal fees, which typically range from 1% to 1.5% of the purchase price, depending on the complexity of the transaction.

Another structure gaining popularity is the fideicomiso, or trust arrangement. This can offer additional legal protection and is often used in new developments. While it may involve additional setup costs, it can provide long-term benefits in terms of asset management and security.

Other minor costs may include registration fees, due diligence expenses, and administrative charges. While these are generally smaller, they should still be factored into the overall budget.

For investors, transparency is key. By understanding all associated costs upfront, buyers can make informed decisions and avoid surprises during the closing process.

FINAL NOTE

Not everyone who approaches you has intentions aligned with yours. Trust your instincts. Protect your time and energy, step back when necessary, document everything thoroughly, and choose peace over unnecessary conflicts.