

 Early Warning System

EBRD-55939

AlDau Development



## Quick Facts

Countries	Egypt
Specific Location	Cairo
Financial Institutions	European Bank for Reconstruction and Development (EBRD)
Status	Proposed
Bank Risk Rating	B
Voting Date	2025-10-08
Borrower	AIDau Hospitality BV
Sectors	Construction, Industry and Trade
Investment Type(s)	Loan
Investment Amount (USD)	\$ 110.00 million
Project Cost (USD)	\$ 265.50 million



---

## Project Description

According to bank provided information, the investment involves the provision of up to USD [110] million senior loan to AIDau Hospitality BV ("AIDau Hospitality" or the "Company") or to its fully owned subsidiaries as part of a larger financing package amounting to up to USD [265] million equivalent, which is expected to be provided in parallel to local and/or international financial institutions.

The loan will (i) finance the development of a new 400-key hotel in West Cairo in the vicinity of and overlooking the Grand Egyptian Museum and the Pyramids of Giza, (ii) refinance/consolidate existing debt of AIDau Hospitality subsidiaries, (iii) finance other Capex-related investments, including acquisition of land and buildings and refurbishment Capex and (iv) fund future capex.



---

## Investment Description

- European Bank for Reconstruction and Development (EBRD)



---

## Private Actors Description

### ALDAU HOSPITALITY BV

AIDau Hospitality, subsidiary of AIDau Development BV, is a leading hospitality company in Egypt, with a portfolio of 5 hotels under 2 complexes spanning over the Giza and Red Sea Governorates with a total of 1,800+ keys, while it intends to develop a new 400-key hotel in West Cairo. The Company is part of ADD Properties (formerly known as Aldau Development), the real estate arm of a larger multiline conglomerate owned by the Sami Saad family and active in a broad spectrum of business lines including commercial & residential real estate, food & beverage, engineering & contracting and passenger car assembling and trading.



Private Actor 1	Private Actor 1 Role	Private Actor 1 Sector	Relation	Private Actor 2	Private Actor 2 Role	Private Actor 2 Sector
-	-	-	-	AIDau Hospitality BV	Client	-



---

## Contact Information

Ihab Kamel Iskander

[iiskander@aldaudevelopment.com](mailto:iiskander@aldaudevelopment.com)

[www.aldaudevelopment.com](http://www.aldaudevelopment.com)

Pyramids Heights Business Park, Building C9 Km 22, Cairo - Alexandria Desert Road Giza Egypt

## ACCESS TO INFORMATION

You can request information by emailing: [accessinfo@ebrd.com](mailto:accessinfo@ebrd.com) or by using this electronic form:

<https://www.ebrd.com/eform/information-request>

## ACCOUNTABILITY MECHANISM OF EBRD

The Project Complaint Mechanism (PCM) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an European Bank for Reconstruction and Development (EBRD)-financed project.

If you submit a complaint to the PCM, it may assess compliance with EBRD's own policies and procedures to prevent harm to the environment or communities or it may assist you in resolving the problem that led to the complaint through a dialogue with those implementing the project. Additionally, the PCM has the authority to recommend a project be suspended in the event that harm is imminent.

You can contact the PCM at: [pcm@ebrd.com](mailto:pcm@ebrd.com) or you can submit a complaint online using an online form at:

[http://www.ebrd.com/eform/pcm/complaint\\_form?language=en](http://www.ebrd.com/eform/pcm/complaint_form?language=en)

You can learn more about the PCM and how to file a complaint at: <http://www.ebrd.com/work-with-us/project-finance/project-complaint-mechanism.html>