

 Early Warning System

IDBI-15468-01

Assets Group Sustainable Hotel Development in Guyana



Quick Facts

Countries	Guyana
Specific Location	City of Georgetown
Financial Institutions	IDB Invest (IDBI)
Status	Proposed
Bank Risk Rating	B
Voting Date	2026-04-20
Borrower	Tropics Guyana Inc
Sectors	Construction
Investment Type(s)	Loan
Investment Amount (USD)	\$ 50.00 million
Loan Amount (USD)	\$ 125.00 million
Project Cost (USD)	\$ 50.00 million



Project Description

The proposed senior secured financing of up to US\$125 million is intended to support the development and operation of a 254-room Hilton hotel, a conference center, a social club, and 12 villas, with a total estimated project cost of US\$259 million (the "Project"). The Project is situated on a waterfront site in central Georgetown. Construction is expected to commence in 2026 and to be completed in 2028, with Hilton being designated to operate the hotel. The financing structure includes an A-loan of up to US\$50 million from IDB Invest and US\$75 million from co-lenders or B-lenders, with a tenor of up to 13 years. The Project's guarantors are Assets Real Estate Development Company W.L.L., a leading Qatar-based real estate developer with assets exceeding US\$15 billion across multiple regions, and Power International Holding W.L.L., a major Qatari conglomerate operating in construction, real estate, agriculture, lifestyle, and services. The project seeks to address the shortage of international-standard accommodations in Guyana, support increasing corporate and tourism demand, establish a landmark destination in Georgetown, and contribute to IDB Invest's S&I, Climate Finance, and MSME objectives.



Investment Description

- IDB Invest (IDBI)



Contact Information

IDB INVEST

ACCESS TO INFORMATION

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<https://www.idbinvest.org/en/access-information-policy>.

ACCOUNTABILITY MECHANISM OF IDB / IDB INVEST

The Independent Consultation and Investigation Mechanism (MICI) is the independent complaint mechanism and fact-finding body for people who have been or are likely to be adversely affected by an Inter-American Development Bank (IDB) or Inter-American Investment Corporation (IDB Invest)-funded project. If you submit a complaint to MICI, they may assist you in addressing the problems you raised through a dispute-resolution process with those implementing the project and/or through an investigation to assess whether the IDB or IDB Invest is following its own policies for preventing or mitigating harm to people or the environment. You can submit a complaint by sending an email to MICI@iadb.org. You can learn more about the MICI and how to file a complaint at <http://www.iadb.org/en/mici/mici,1752.html> (in English) or <http://www.iadb.org/es/mici/mici,1752.html> (Spanish).



Bank Documents

- [ASSETS GROUP SUSTAINABLE HOTEL DEVELOPMENT - ENVIRONMENTAL AND SOCIAL ACTION PLAN \(ESAP\)](#)
- [ASSETS GROUP SUSTAINABLE HOTEL DEVELOPMENT - ENVIRONMENTAL AND SOCIAL REVIEW SUMMARY \(ESRS\)](#)