Early Warning System

IFC-52177

Aldau GEM Hotel

Quick Facts

Countries	Egypt
Specific Location	Cairo
Financial Institutions	International Finance Corporation (IFC)
Status	Approved
Bank Risk Rating	B
Voting Date	2026-05-22
Borrower	Marygo Hospitality BV
Sectors	Construction
Investment Type(s)	Loan
Investment Amount (USD)	$ 66.30 million

Project Description

According to bank provided information, IFC’s proposed investment is a senior secured corporate loan of up to US$100m, to Aldau Hospitality B.V. (the “Holdco” or “Aldau” or the “Borrower”), a Netherlands based holding company owned by Aldau Development B.V., part of the Sami Saad Group, a leading Egyptian conglomerate. Aldau Hospitality B.V. owns and operates a portfolio of five hotels in Egypt and a Netherlands-based tour operator. The hotels are operated by Aldau Hotel Management Company, a sister company of Aldau Hospitality, with franchise agreements to carry the brand names of international hotel operators. The borrower will be the holding company together with its subsidiaries, acting as joint co borrowers. The financing forms part of a US$265 million senior secured multi tranche financing package, arranged alongside EBRS and other lenders. IFC and other Lenders will lend to the Co-Borrowers: Aldau Hospitality BV and its Egyptian subsidiaries who will be jointly and severally liable for the repayment of the loan. 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; (iii) finance other Capex-related investments, including land, buildings and refurbishment and (iv) fund future capex.

Investment Description

- International Finance Corporation (IFC)

Private Actors Description

AlDau Hospitality, subsidiary of AlDau 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
-	-	-	-	AlDau Hospitality BV	Client	-

Contact Information

AlDau Hospitality BV
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ACCESS TO INFORMATION

You can submit a request for information disclosure at: https://disclosures.ifc.org/#/inquiries

If you believe that your request for information from IFC has been unreasonably denied, or that this Policy has been interpreted incorrectly, you can submit a complaint at the link above to IFC's Access to Information Policy Advisor, who reports directly to IFC's Executive Vice President.

ACCOUNTABILITY MECHANISM OF IFC/MIGA

The Compliance Advisor Ombudsman (CAO) is the independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by an IFC or MIGA- financed project. If you submit a complaint to the CAO, they may assist you in resolving a dispute with the company and/or investigate to assess whether the IFC is following its own policies and procedures for preventing harm to people or the environment. If you want to submit a complaint electronically, you can email the CAO at CAO@worldbankgroup.org You can learn more about the CAO and how to file a complaint at http://www.cao-ombudsman.org

Bank Documents

- Environmental & Social Review Summary