تدخل القارة الأفريقية (DoubleDragon) «التابعة لشركة «دابل دراغون Hotel101

اتفاقيات نهائية ملزمة لتطوير مشاريع على مستوى البلاد في "Hotel101 Global" اليوم، 20 أكتوبر 2026: وقّعت شركة مصر، تبدأ بمشروع "Hotel101-Cairo West Egypt".

نحو 750 غرفة، وسيقام على مساحة تبلغ 15,984 متراً مربعاً "Hotel101-Cairo West" من المقرر أن يضم فندق في منطقة "حي الأشجار" على طريق أحمد زويل، على بُعد حوالي عشر دقائق من أهرامات الجيزة والمتحف (هكتار 1.59) المصري الكبير.

قيمة إجمالية تبلغ حوالي 5.465 مليار جنيه مصري (ما يعادل "Hotel101-Cairo West" من المتوقع أن يحقق مشروع مليون دولار أمريكي، أو 6.44 مليار بيزو فلبيني 102.09).

واحداً من أكبر ثلاثة فنادق في القاهرة بمصر، وذلك من حيث عدد "Hotel101-Cairo West" من المتوقع أن يكون فندق الغرف.

أفادت تقارير بأن مصر استقبلت أكثر من 19 مليون سائح في عام 2025، في ظل تعداد سكاني قُدِّر بنحو 118 مليون نسمة.

إنجازاً تاريخياً جديداً، كونها أول علامة تجارية فلبينية كبرى - "DoubleDragon" التابعة لشركة "Hotel101" تحقق بنموذج عملها الخاص- يتم تصديرها إلى مصر.

DoubleDragon's Hotel101 enters the African continent

Today October 20, 2026: Hotel101 Global signs definitive binding agreements for a country-wide development agreement in Egypt, starting with Hotel101-Cairo West Egypt

Hotel101-Cairo West is set to have approx. 750 rooms to rise on a 15,984 sqm (1.59 hectares) site in Hay Al Ashgar along Ahmed Zewail Road, around ten minutes from the Giza Pyramids and the Grand Egyptian Museum (GEM)

Hotel101-Cairo West is expected to generate approx. 5.465 Billion Egyptian Pounds (US$102.09 million) (PHP 6.44 billion) in project value

Hotel101-Cairo West is expected to be one of the top 3 largest hotels by roomcount in the whole of Cairo, Egypt

Egypt has reported to have generated over 19 million tourists in 2025 with total estimated population of 118 million people

DoubleDragon's Hotel101 makes another history as the first-ever major homegrown Filipino brand and business model to be exported to Egypt

(Hotel101 Founder Mr Injap Sia and Mr Khaled Sheta of IGI Holdings leads the Signing Ceremony with the world famous EGYPT PYRAMIDS at the background)



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(Perspective of Hotel101-Cairo West Egypt, which is set to have approx. 750 rooms)





Hotel101 Global Founder Mr. Edgar "Injap" Sia II, CEO Ms. Hannah Yulo-Luccini, Chief Development Officer Ms. Catherine Chan, and Development Director Mr. Vivek Radhakrishnan, together with IGI Holding Vice Chairman Mr. Khaled Sheta, IGI Holding MD Mr. Nagy Mokhtar, Business Development Mr. Mostafa Sheta, and IGI Developments CEO Mr. Sherif Moustafa.

The country-wide development agreement for the expansion of Hotel101 into Egypt is between Hotel101 Global and IGI Holding's affiliate, WNTR Property & Hospitality. The Sheta family has built and led Egypt's IGI Group since 1942. Over successive generations, the group has grown into a diversified enterprise with interests spanning textiles, FMCG, food and beverage, heavy industry, petroleum, construction, hospitality and real estate. Building on this foundation, IGI is now expanding into new sectors, with investments in industrial minerals and digital infrastructure. IGI Developments, the group's real-estate arm, has been a pioneer of integrated residential compounds in Egypt since the mid-1990s. Over more than 30 years it has delivered multiple integrated communities; it holds a land portfolio of up to approximately 2.5 million square meters in strategic locations and currently houses more than 40,000 residents.

TODAY, OCTOBER 20, 2026 — Hotel101 Global Holdings Corp. (NASDAQ Ticker: HBNB) ("Hotel101" or "Hotel101 Global"), a leading asset-light, prop-tech hospitality platform pioneering a globally standardized "condotel" business model, listed on the Nasdaq Stock Exchange and a subsidiary of Philippine-listed DoubleDragon Corporation (PSE Ticker: DD), announces the signing of definitive binding agreements for a country-wide development agreement for the expansion of Hotel101 in Egypt, starting with the development of an approximately 750-room Hotel101 in Cairo, Egypt.

This expansion marks a significant milestone in the company's global growth strategy, bringing its novel, globally standardized condotel business model to one of the Middle East and Africa's most dynamic capital cities and a major cultural tourism gateway.

The hotel is planned to occupy a prime site in Hay Al Ashgar along Ahmed Zewail Road in 6th of October City, Giza. This strategic position is expected to offer guests connectivity via major arterial roads, including El Wahat Road and the Cairo Ring Road, with access to Sphinx International Airport and the wider Greater Cairo road network. The area has rapidly emerged as one of West Cairo's key growth districts, known for its modern infrastructure, improving transport links, and strong mix of residential, commercial, and tourism developments, while sitting within the broader catchment of the Giza Pyramids and the Grand Egyptian Museum.

Key Location Advantages:

• **Prime Ahmed Zewail Road Position:** Located along Ahmed Zewail Road with direct access to El Wahat Road and links to the Cairo Ring Road. Upon completion, guests are expected to benefit from road connectivity and proximity to Sphinx International Airport, providing access for both domestic and international travelers.

• **Proximity to Major Attractions:** Situated within the West Cairo corridor serving the Giza Pyramids and Grand Egyptian Museum. The site is expected to offer a balance of modern urban development and cultural tourism demand, with easy access to key attractions, residential communities, and commercial amenities across Greater Cairo.

Hotel101-Cairo West is expected to generate a total project value of approximately 5.465 billion Egyptian Pounds (US$102.09 million) and is expected to be completed by 2029, forming part of Hotel101 Global's global expansion strategy.

Hotel101-Cairo West is expected to offer 4-star amenities at affordable prices, including a ballroom, ample meeting spaces, and a conference center tailored for business events. Consistent with Hotel101's offerings across its locations globally, guests are expected to enjoy modern rooms, 24/7 reception, all-day dining, swimming pools, a full-size gym, a business center, children's playground, ample parking, luggage storage, and other amenities.

The development is subject to customary governmental, regulatory, corporate and other approvals.

About Hotel101-Global and DoubleDragon Corporation

DoubleDragon Corporation happens to be one of the very few companies that has not only positioned its diversified portfolio of hard assets spread out across the Philippines, but it also happens to be one of the very few companies that has organically developed a novel asset-light concept and highly unique business model in Hotel101 (HBnB) that is exportable to other continents globally.

The domestic and international expansion of Hotel101 are geared towards Hotel101 Global's Vision of 1 million uniform Hotel101 rooms in 100 Countries mainly thru the licensing of its unique and novel HBNB business model that provides longterm recurring revenue stream.

The 518-room Hotel101-Manila and the 606-room Hotel101-Fort in the Philippines continue to consistently operate at very high occupancy levels.

The recent opening of Hotel101-Madrid last March 2026 with record performance which underscores the accelerating momentum and exceptionally strong demand for Hotel101-Madrid, the first Hotel101-branded property to operate outside the Philippines. As recently disclosed, the record single-day performance at 100% occupancy at Hotel101-Madrid provides support for demonstrable, strong demand for the property and illustrates the property's potential to generate substantial recurring revenues. This milestone revenue achieved today of more than €100,000 Euros for a single day is expected to translate to a highly sizable recurring hotel revenues annually, further validating the success of the Company's asset-light, prop-tech hospitality model and its focus on long-term recurring revenue generation from the Hotel101 global portfolio.

Hotel101 Global since March 2026 has started to generate recurring revenues from hotel operations in its newly opened 680-room Hotel101-Madrid in Spain, to be followed by recurring revenue generation in Japanese Yen currency from the 482-room Hotel101-Niseko in Hokkaido Japan set to open on December 2026.

This year 2026 will be the year with the highest number of room openings in one year. A total of additional 2,229 hotel rooms: 680-room Hotel101-Madrid, Spain, 519-room Hotel101-Davao, 548-room Hotel101-Cebu and 482-room Hotel101-Niseko Hokkaido Japan.

2026 is set to be the year with DoubleDragon to start generating high volume of recurring revenues from its portfolio of provincial community mall leasing, industrial warehouse leasing, office leasing and its hospitality portfolio in the Philippines and overseas.

The global expansion of Hotel101 is expected to eventually become one of the major US Dollar inflow generators to the Philippine economy. Hotel101 in 2025 made history as the first ever Filipino company that has a subsidiary listed in the U.S. Nasdaq and this year 2026 made another history as the first ever Filipino hotel chain brand to operate overseas. DD's Total Assets currently stands at ₱246.04 Billion Pesos.

The DoubleDragon team is committed to put in the necessary hard work, entrepreneurial grit and perseverance towards this vision and eventually aims to make Hotel101 a truly global brand operating in various jurisdictions worldwide, and eventually bring a pinch of pride and honor to our fellow Filipino countrymen.

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Very truly yours,

Atty. Joselito L. Barrera, Jr.
Chief Information Officer

The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives no assurance that such forward-looking statements will prove to be correct or that such intentions will not change. This Press Release discloses important factors that could cause actual results to differ materially from DoubleDragon's expectations. All subsequent written and oral forward-looking statements attributable to the Company or persons acting on behalf of the Company are expressly qualified in their entirety by the above cautionary statements