

HOSPITALITY

EIS

Who We Are:

Quintas Capital operates an EIS fund investing in operator-led hospitality businesses across Ireland. We provide structured, flexible growth capital to support operators from site acquisition and fit-out through to opening and stabilised trading. We invest via redeemable equity with a minimum period of 4 years, enabling growth while limiting founder dilution and preserving operational control.

Investment Size

€2m-€5.5m

Use of Funds:

**Site
Acquisition**

fit-out and working capital

Fund Size for 2026

€17m

What we invest in:

- **Focus:** Hospitality
- **Asset:** Freehold hospitality businesses, including hotels, apart-hotels and other hospitality ventures
- **Stage:** Pre-revenue businesses with an opportunity to open a new position
- **Scale:** Acquisition and/or development of one or more sites
- **Operator profile:** First-time owners and experienced operators

Why Partner with Quintas Capital:

- **Redeemable equity:** Growth capital without excessive dilution
- **Founder control:** Structures designed to support growth while retaining control
- **Scalable funding:** Ability to fund multiple sites or projects over time

Capital Commitment and Investment Approach:

- **Investment size:** €2m–€5.5m per project
- **Structure:** EIS redeemable equity (non-dilutive to owners' equity)
- **Use of funds:** Site acquisition, fit-out and early working capital
- **Ownership:** Up to ~90% of total project cost alongside founder equity
- **Founder benefit:** Growth capital while retaining operational control. Aligns capital returns with underlying business cashflows

What We Bring Beyond Capital:

- **Financial support:** Practical financial modelling and capital structuring
- **Funding support:** Lender engagement and support through growth or refinancing
- **Ongoing support:** Regular performance support through opening and ramp-up

Sector Experience - Aparthotel

- **Investment:** Quay Eleven Aparthotel*, Dublin City Centre (2025)
- **Capital deployed:** €3.3m into the business, pre revenue
- **Use of funds:** Acquisition and renovation of a derelict building
- **Outcome:** Development of a boutique aparthotel

*Please note that the business has not yet been certified as an aparthotel by Failte Ireland but will do so once complete