

RETIREMENT LIVING & CARE

EIS

Who We Are:

Quintas Capital is an EIS investment fund backing operator-led retirement living and senior accommodation businesses across Ireland. We provide structured, flexible growth capital to support operators from site acquisition and development through to opening and stabilised occupancy. 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:** Retirement living and senior accommodation
- **Asset:** Freehold retirement living developments
- **Stage:** Pre-revenue business with an opportunity to open a new operation.
- **Scale:** Acquisition and/or development of one or more sites

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
- **Speed & certainty:** Fast decision-making at critical pre-opening stages

Capital Commitment and Investment Approach:

- **Cheque size:** €2m-€5.5m per project
- **Structure:** EIS redeemable equity (non – dilutive to owners' equity)
- **Use of funds:** Site acquisition, development, fit-out and early working capital
- **Ownership:** Up to ~90% of total project cost alongside founder equity
- **Returns:** Aligned with cashflows as occupancy and operations stabilise
- **Founder benefit:** Growth capital while retaining operational control

What We Bring Beyond Capital:

- **Financial support:** Practical financial modelling and capital structuring
- **Funding support:** Lender engagement and support through growth or refinancing
- **EIS reporting:** Full EIS investor and compliance reporting handled centrally
- **Ongoing support:** Regular performance support through opening and ramp-up

Our investment structure is designed to:

- Bridge funding gaps associated with site acquisition, development & site fit out and initial working capital requirements.
- Reduce reliance on expensive mezzanine or short-term capital.
- Align capital returns with business success as sustainable business cashflows are achieved.