



Dear Members,

It is with great pleasure that I would like to announce that Capitalflow have recently completed a fundraising round with Deutsche Bank, which supports our entry into the commercial property financing for Irish SME's, with up to €200m in committed funding initially available.

Capitalflow were established in early 2016 and are Ireland's fastest growing independent lender. We are a team of over 70 professionals with national coverage and have extended facilities to over 1,300 Irish SME's to date.

Within the hospitality sector we are specifically focusing on individual and regional hotels - whereby we offer senior long-term loans of up to €5m on very competitive terms;

- Maximum LTV of 75%
- Maximum Term of 7 years
- Amortisation profile up to 25 years
- Hotels in all Cities and regional Towns in ROI are within scope

We offer senior debt facilities for hotel acquisitions, refinancing of existing facilities, succession planning, equity releases, expansion and leasing facilities for capex & refurbishment etc.

I would be delighted to discuss with Members who may be considering alternative financing solutions.

Please contact me through my direct details below:

Kind regards,

Derek

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