Padel 100
a movement in motion

EIIS INVESTMENT PACK
October 2026



100 fully covered courts across Ireland.

Padel 100: leading the fastest-growing sport in Ireland.

€3M	100	€2M
POTENTIAL ANNUAL RECURRING LICENCE REVENUE	FULLY COVERED COURTS	TARGET ANNUAL OPERATING SURPLUS

EIIS investments carry risk. Returns are not guaranteed, and tax relief depends on individual circumstances and Revenue approval. Figures are projections only. Investors should seek independent legal and financial advice.

EIIS INVESTMENT PACK

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THE OPPORTUNITY

Global padel *growth.*

CLUB OPENINGS INCREASED BY 26% IN 2024

YEAR	CLUBS
2016	9994
2017	8001
2018	5895
2019	4927
2020	3956
2021	3317
2022	2811
2023	12651
2024	15933

MORE THAN 7,000 NEW COURTS WERE BUILT GLOBALLY

YEAR	COURTS
2016	10096
2017	11774
2018	13678
2019	16638
2020	20188
2021	29232
2022	37432
2023	43249
Total 2024	50416
Forecast 2024	50436

INFRASTRUCTURE & CLUBS

- 2024: 3,200 new padel clubs globally
- Spain: 20,000+ courts; €350M invested (2022–2024)
- Ireland: Rapid court growth, with multiple new centers opening in Dublin, Cork, and Galway
- UK: Over 300 courts as of 2024, with demand outpacing supply in key cities like London, Manchester

MARKET SIZE & GROWTH

- 2022 Market Size: $228M – $327M
- 2030 Projections: $368M – $423M
- CAGR: 4.3% – 7.8% (2024–2031)

PROFESSIONALIZATION & BRAND SUPPORT

- Premier Padel: Global tour backed by Qatar Sports Investments
- Sponsors: Qatar Airways, NTT Data, Betsson
- Top Brands: Wilson (18%), Head (16%), Adidas, Babolat, Bullpadel

INVESTMENT & OPPORTUNITY

- $1.2B+ invested globally (2022–2024)
- Europe: 65% of total investment
- Ireland: Emerging market with untapped club/franchise opportunities
- 45% VC growth in 2023 (tech platforms, smart gear, clubs)

PARTICIPATION & REACH

- Players: 25–30M across 75–90+ countries
- Spain: ~5.5M; Italy: 1.5M; Chile: 1M; Argentina: 1.4M; Brazil: 700K; Germany: 350K; Mexico: 1M
- UK & Ireland: Fastest-growing participation in Northern Europe (doubling YoY in some regions)

CHALLENGES

- High court build costs: €40K–€50K per court
- Overbuilding risk in saturated markets (e.g., Sweden)
- Regulation + awareness gaps in Asia & Africa
- UK/Ireland: Weather dependency, zoning issues, and indoor facility shortages

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THE OPPORTUNITY

UK & Ireland *boom.*



EXPLOSIVE GROWTH

- 700% increase in courts (UK) since 2019
- Strong annual growth continuing into 2025
- UK Players: 120,000+ (2025 estimate)
- Ireland Players: 5,000+ (2025 estimate)
- 70% of new players are social/recreational

USER DEMOGRAPHICS

- 65% of new players are under 35
- 45%+ female participation
- Attracts professionals, students, and mixed-age groups
- Growing popularity in expat and multicultural communities

INVESTMENT & MARKET OPPORTUNITY

- UK & Ireland among fastest-growing padel markets in Europe
- Ireland: Over €15M+ invested by mid-2025
- Club franchises, real estate investors, and retail chains entering padel space
- Surge in smart courts, booking apps & padel gear startups

COURTS & INFRASTRUCTURE

- UK Courts: 1200+ (2025), up from ~300 in 2024
- Ireland Courts: 50+ and expanding fast
- Growth in indoor venues in London, Manchester, Dublin, Cork
- Integration with schools, fitness centers, and golf clubs

CURRENT CHALLENGES

- Limited land for new courts in cities
- Local regulations lagging behind sport's rapid growth
- High demand for covered venues due to weather
- Long booking wait times in many areas

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INVESTMENT OVERVIEW

Executive *summary.*

"Expected 40% return over 4 years, delivering 175% total payback, including the 35% upfront income tax relief."

Padel 100 is building a nationwide network of 100 fully covered padel courts across Ireland through a scalable franchise model.

Padel 100 owns the courts, covers and infrastructure, while local franchisees operate the clubs, manage their own staff and retain local trading revenue.

Padel 100 receives a fixed monthly licence fee of €2,500 per fully covered court, creating the potential for €3 million in annual recurring licence revenue across a 100-court network.

MARKET OPPORTUNITY

€2 Billion Global Market
In 2022 — expected to double by 2026 → €4 Billion

84,000+ Courts Worldwide
Rapid growth from just 14,000 in 2016

600,000+ Padel Players in the UK
Projected by 2026 — booming participation

Top 5 Growth Markets
Ireland & UK among Europe's fastest-growing regions

Padel's rise is powered by digital booking, community participation, and a pay-to-play format. The sport's Olympic bid for 2032 signals further global acceleration.

PADEL'S GLOBAL SURGE

(Source: 2025 Playtomic Global Padel Report)

7,000+ New Courts in 2024
Bringing the total to 50,000+ worldwide

+26% New Club Openings
Year-on-year growth continues strongly

92% Player Retention Rate
One of the highest in sports participation

18x Increase in Global Search Interest
Since 2016 — surging digital traction

Ireland: Top 15 Emerging Market
Strong rise in participation and facility growth



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PADEL 100

EIIS Investor *Offering.*

Expected 4-Year Coupon and Expected Full Capital Buyback After Four Years.

Court Ownership

WE OWN COURTS OUTRIGHT, NO FINANCE

50

COURTS OPEN OR IN BUILD TODAY

Locations Secured

TARGETING A NATIONWIDE NETWORK OF 100 FULLY COVERED COURTS.

€5M

€5 MILLION SECURED TO DATE

INVESTMENT OPPORTUNITY

Padel 100 invites investors to participate in a secure EIIS-compliant opportunity offering 35% tax relief, an expected fixed return, and an expected full capital repayment after four years.

WHY INVEST IN PADEL 100?

- 35% EIIS Tax Relief (subject to eligibility)
- Target network of 100 fully covered courts across Ireland
- Padel 100 owns the courts, covers and infrastructure
- Local franchisees operate the clubs and retain local trading revenue
- €2,500 fixed monthly licence fee per court
- €3 million potential annual recurring licence revenue at 100 courts
- €2 million long-term target annual operating surplus
- Powered by Playtomic, the world's leading padel booking platform.
- Supported by GMC Architects and a professional planning team.
- 70% of all funds raised are invested directly into tangible assets, courts and all-weather covers (starting 2027) that retain long-term value.



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INVESTOR OFFER

Padel 100: Investor ***Returns.***

Total Return Breakdown on €10,000

with projected total return of ***€17,500***

YEAR-00	***€10,000***
YEAR-01	***€3,500 TAX RELIEF***
YEAR-02	***€0***
YEAR-03	***€0***
YEAR-04	***+€14,000*** (Coupon + Capital Buy-back)

PROJECTED RETURN & BUY-BACK TERMS

- Fixed Coupon: 10% per annum
- Total Coupon: €4,000 (paid in full at the end of Year 4)
- Capital Buy-Back: €10,000 repaid in Year 4
- Total Cash Returned: Year 1: €3,500 (EIIS relief); Year 4: €14,000 (coupon + buy-back); Total: €17,500

INVESTMENT SUMMARY

- Minimum Investment: €1000
- Total Raise: Up to €8M+
- Structure: B shares EIIS-compliant
- Investment Term: 4 years
- Tax Relief: 35% EIIS refund in Year 1 (i.e. €3,500 on €10,000)

CONVERTIBLE OPTION

If the investor does not exercise the buy-back OR if coupon payments are missed, the investor may convert B Shares to A Shares (voting) at an independent valuation, allowing participation in dividends, future business growth, or exit valuation upside.

OUR FRANCHISE MODEL

- Padel 100: Owns the courts, covers and infrastructure.
- Franchisees: Operate the clubs, manage staff and retain local trading revenue.
- Recurring Income: €2,500 per court per month — €30,000 annually.



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PADEL 100

Investment Terms & *Franchise Licence Model.*

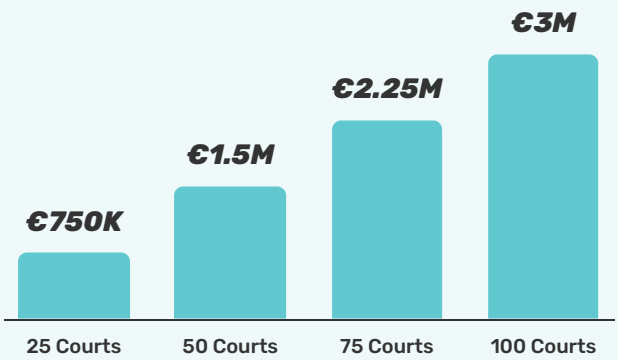
INVESTMENT TERMS OVERVIEW

INVESTMENT LIMITS	INVESTMENT INSTRUMENT	EXIT STRATEGY	TAX RELIEF
Minimum Investment: €1000 Maximum Investment: €300,000	***B Shares***	***Company-managed Buyback Scheduled in Year 4***	***35% Income Tax Relief (Eligible under EIIS)***

RETURN	RAISE AMOUNT	LOCK-IN PERIOD
Expected 40% return after 4 years	***€8 million + total EIIS compliant***	***No returns allowed Before Year 4***

EXAMPLE Invest €10,000 → €3,500 Tax Relief + €4,000 Return → ***Total: €17,500 after 4 years***

POTENTIAL ANNUAL LICENCE REVENUE



Illustrative annual revenue based on €30,000 per court.

FRANCHISE LICENCE MODEL

FRANCHISE LICENCE MODEL	*AMOUNT*
MONTHLY LICENCE PER COURT	***€2,500***
ANNUAL LICENCE PER COURT	***€30,000***
TARGET NETWORK	***100 COURTS***
POTENTIAL ANNUAL LICENCE REVENUE	***€3,000,000***



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PADEL 100

Use of *Funds.*

MARKETING & ENGAGEMENT

- Brand Marketing Campaigns
- Community Events
- Equipment Rental Services

COVERED COURT INFRASTRUCTURE

- Covered Court Infrastructure
- All-weather play
- Durable & weather-resistant structures

DIGITAL SYSTEMS

- Online Booking Platform
- Access Control Systems
- Smart Lighting Integration

PADEL COURT INSTALLATION

100

FULLY COVERED COURTS ACROSS IRELAND



THE PADEL 100 FRANCHISE MODEL

- Padel 100 owns the courts, covers and infrastructure
- Local franchisees operate the clubs
- Franchisees manage their own staff
- Franchisees retain local trading revenue
- Padel 100 receives fixed monthly licence income

RECURRING LICENCE REVENUE

€2,500
Monthly licence per court

€30,000
Annual licence per court

100
Target fully covered courts

€3,000,000
Potential annual recurring licence revenue

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PADEL 100

Mock-ups of courts and ***covers.***











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PADEL 100

The Team & *Advisors.*



Ben Keohane
Founder, experienced fundraiser



Ryan Hennessy
Co-founder, sales & growth lead



Michael Mulcahy
Advisors/Investors



Frankie Sheahan
Advisors/Investors

30+ additional backers from tech, sport, retail, and property



"To establish a nationwide network of 100 fully covered Padel 100 courts across Ireland, supported by local franchise operators."

Over 30

PLANNING APPLICATIONS (AUG–DEC 2025)

25

OUR NETWORK: CONFIRMED LOCATIONS AT SPORTS CLUBS, SCHOOLS AND 2 LIDL STORES

ABOUT GERALD MCCARTHY ARCHITECTS

Gerald McCarthy Architects offer full-service architectural design and support, focusing on residential, domestic, commercial, and educational projects. With over 20 years of experience, the firm guides clients from initial concept through to completed builds

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PADEL 100

Professional *Advisors.*



PADEL 100 LAWYERS

Our legal advisors are Holohan Lane Solicitors LLP. Led by its Founder Dr. Bill Holohan SC and Managing Partner John Lane, the firm has offices in Cork and Dublin and offers a full suite of legal services to local, national and international clients. Dr. Holohan is a Solicitor and Senior Counsel, and was one of the first Solicitors in Irish legal history to be appointed a Senior Counsel. He is a Notary Public and an Irish and International Trade Mark Practitioner and Intellectual Property Attorney. As a senior and legal practitioner, in professional practice for 40 years, he is the author of numerous books specialising in the areas of professional practice, commercial law, bankruptcy, personal insolvency and insurance and professional negligence.

HOLOHAN | LANE
LLP SOLICITORS

PADEL 100 ACCOUNTANTS AND AUDITORS

Padel 100 is working with StartSmart.ie, Ireland's leading EIIS specialist, to handle all investor administration. They will file our RICT with Revenue, issue SOQ certificates, complete AML checks, and manage all DoA, subscription agreements, and share certificates — ensuring your tax relief and shareholder rights are fully protected.

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THE VISION

100 fully covered *courts.*

€2M
TARGET ANNUAL OPERATING SURPLUS

€3M
POTENTIAL ANNUAL RECURRING LICENCE REVENUE

100
FULLY COVERED COURTS







The €2 million annual operating surplus represents Padel 100's long-term target once the 100-court franchise network is fully established. It is not a current profit figure or a guaranteed return.

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COURT OPENINGS

The Pathway to *100.*

We are executing a four-phase rollout targeting 100 fully covered courts by May 2027. By doing this in controlled bursts, we ensure each site is managed by a motivated franchisee and a thriving local WhatsApp community before we move to the next. We have 56 courts across the 25 locations below, all open or opening by February 2027.

OPEN OR OPENING BY FEBRUARY 2027

LOCATION	*NUMBER OF COURTS*
Charleville Sports Complex, Cork	*2*
The Green, Edgeworthstown, Longford	*2*
Borrisoleigh Town Park, Tipperary	*2*
Monaghan United, Monaghan	*3*
Tralee Sports Complex, Kerry	*2*
Bloom HQ, Mountrath, Laois	*2*
Radisson Blu Hotel, Limerick	*3*
Finn Valley AC, Donegal	*3*
Kinnegad GAA, Westmeath	*2*
Bohemians FC, Waterford	*2*
Trinity Comprehensive School, Ballymun, Dublin	*3*
Coláiste Chiaráin, Athlone, Westmeath	*2*
Cahir School, Tipperary	*2*
FCJ Secondary School, Bunclody, Wexford	*2*
Westmanstown Sports Complex, Dublin	*2*



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COURT OPENINGS

The Pathway to *100.*

OPEN OR OPENING BY FEBRUARY 2027, CONTINUED

LOCATION	*NUMBER OF COURTS*
Dungarvan CBS, Waterford	*2*
Bandon Grammar School, Cork	*2*
Maynooth Community College, Kildare	*3*
Lidl Fermoy, Cork	*2*
Lidl Listowel, Kerry	*2*
The Hideaway, Leitrim	*2*
Tallaght Community School, Dublin	*2*
Le Chéile Secondary School, Tyrrelstown, Dublin	*2*
Ursuline School, Blackrock, Cork	*3*
Skibbereen Sports Complex, Cork	*2*

SUMMARY

25
CONFIRMED LOCATIONS

56
CONFIRMED COURTS

100
FULLY COVERED COURTS BY MAY 2027

All 25 locations are open or opening by February 2027.
The remaining 44 courts are planned to be completed by May 2027.



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NEXT STEPS

Next Steps to *Invest.*

1 **Request Investor Documents**
Go through the detailed proposal and financials carefully.

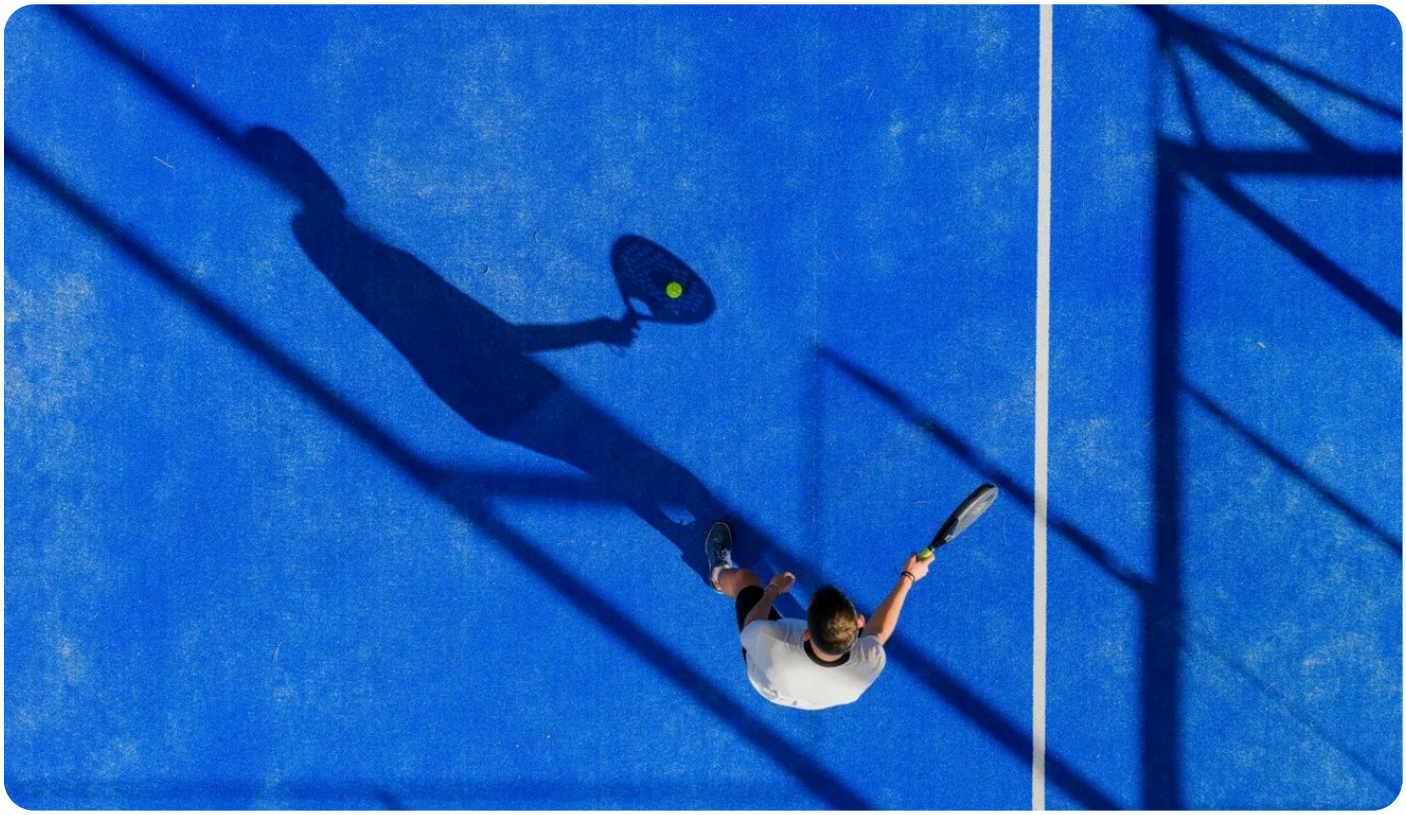
2 **Complete Application**
Fill out the official investment application form on our website.

3 **Choose Investment Amount**
Decide how much you'd like to invest.

4 **Submit Documents & Payment**
Send your completed forms and transfer the funds.

5 **Sign Shareholder Agreement**
Execute the Deed of Adherence to become an official shareholder.

Or visit invest.padel100.ie and invest using debit or credit card.



Padel 100 a movement in motion

CONTACT US

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SCAN
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www.padelinvestor.eu

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