



Tax Relief Investment Opportunity

Under the Employment and Investment Incentive Scheme ("EIS") 2016

Strictly Private and Confidential



Investment Summary

- Great Northern Distillery Limited ("GND" or the "Company") is seeking to raise up to €5.0m through the Employment and Investment Incentive Scheme ("EIS") in 2016.
- Cantor Fitzgerald has raised €7.5m in EIS funding over the last two years which has part funded the completion of the Great Northern Distillery in addition to investment in laying down new whiskey stock.
- The funds raised in 2016 will be used by the Company to lay down its own whiskey stock for sale in 3 to 4 years.
- GND will mature the new fill whiskey spirit in oak barrels in a bonded warehouse in Greenore for a minimum of 3 years.
- Once the whiskey stock has matured it will be sold by the Company to retail own labels and used for the Company's own label whiskey brands.

Marketing communication by: **Cantor Fitzgerald Ireland Limited ("Cantor Fitzgerald")**

Cantor Fitzgerald Ireland is part of leading global financial services firm, Cantor Fitzgerald, and has a strong track record in providing EIS funding solutions for companies, with in excess of €23m raised over the past five years.

Promoter: **Great Northern Distillery Limited**

September 2016

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Principal Features of Investment

Investment	Investment qualifying under the Employment and Investment Incentive Scheme 2016.
Expected Term	A minimum of 4 years from date of investment.
Tax Relief*	30% in year 1 with an expected further 10% in year 4 (40% total).**
Exit & Target Return	<ul style="list-style-type: none">• Exit will be at the end of 4 years at market value and subject to a maximum disbursement of 116% of the original investment.• At the targeted return, and assuming top marginal tax rates and all tax rates are accessible by the investor, an IRR of 14.5% is forecast equating to a times money return of 1.5x.
Fees	<ul style="list-style-type: none">• An upfront fee of 3% is payable by the investor to Cantor Fitzgerald.• A success fee is payable upon completion of the investment by the Company to Cantor Fitzgerald of 5% of monies raised.• An annual management fee of 0.5% of monies raised is payable by the Company to Cantor Fitzgerald.
Investment	Minimum: €25,000 Maximum: €150,000

*Investors should seek their own professional tax advice. **The further 10% tax relief can be claimed after 3 years subject to certain criteria being met by the Company.

Great Northern Distillery

- Following the successful completion of the Great Northern Distillery last year, located on the site of the former Harp Brewery in Dundalk, Co Louth, the distillery is now fully operational and has a capacity to distil the equivalent to 42 million bottles of whiskey per year.
- The Company has successfully distilled malt and grain whiskey for the past 12 months generating revenues of €9.4m for the 12 months to April 2016 and an EBITDA of €2.4m.
- GND is currently casking c.1,000 barrels of 1 day old whiskey every 5 days.
- In addition to selling one day old whiskey to third parties, GND is retaining inventory to sell in 3 to 4 years as mature whiskey and branded own label whiskey.

Promoters

- The promoters of GND, John Teeling, James Finn and David Hynes, are the founders and former management team of Cooley Distillery which was sold in early 2012 to Jim Beam for \$95m.
- The promoters have founded and operated several successful start-ups and have significant combined experience in operating, marketing, accounting, corporate finance and business development.

Process

- If you wish to express an interest in this investment, please contact your Cantor Fitzgerald broker for further information.

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