




SWINGZONE
— PLAY. TRAIN. CONNECT. —

The Future of Community Golf in Dublin



**A modern indoor golf experience,
tech-driven, accessible, and built to scale.**

Welcome to *SwingZone*

SwingZone is redefining the golf experience in Ireland.

Our first venue will be a modern indoor golf studio in Southwest Dublin, built around high-quality simulator technology, coaching, leagues, and a relaxed social environment. Designed for year-round use, SwingZone removes many of the traditional barriers that prevent people from playing and enjoying golf.

Our mission is to make golf more accessible, modern, and social. Whether you are a beginner, junior, casual player, or experienced golfer, SwingZone is designed to be welcoming, flexible, and community-focused.



A Growing Market, Ready for Innovation

Ireland's golfing population is growing and changing. Once seen as a traditional sport, golf now attracts younger players, families, women, and corporate groups. However, access to modern golf experiences has not kept pace, particularly in Southwest Dublin.

SwingZone fills this gap with a year-round, tech-led indoor golf experience built around simulator play, coaching, leagues, and social engagement, designed for modern lifestyles.

The recent planned closure of the Spawell driving range will further reduce local practice capacity, increasing demand for modern, accessible golf facilities in south Dublin.



Golf in Ireland – Changing Demographics

- 800,000+ golf participants in Ireland (Sport Ireland, 2024)
- 23% rise in youth participation over the past five years
- 28% of players now under the age of 35



The Local Gap – Southwest Dublin

- 300,000+ people in west/southwest Dublin
- No indoor golf simulator venues serving the area
- High concentration of families, schools, and sports clubs



Global Market Growth

- Indoor golf market projected to exceed €3.5 billion by 2033
- Strong growth in simulator use for entertainment and coaching
- Proven international demand for indoor golf experiences

The First SwingZone Venue

Purpose-built indoor golf studio designed for repeat play, coaching, and community use.

- A multi-bay indoor simulator facility powered by advanced launch monitor technology
- Reception and relaxed lounge area
- Self-service tea and coffee station
- Coaching, leagues, and memberships
- Corporate and group bookings
- Designed as a replicable, scalable model



Multiple Revenue Streams



***Indoor Simulators
€30 - €45 per hour***



***Memberships
4 Flexible Options***



***Golf Lessons for
all age groups***



***Junior Golf Camps
and Events***



Corporate Events



***Café Sales
Drinks/Snacks***

A Win-Win with EIS

The Employment Investment Incentive Scheme (EIS) allows Irish taxpayers to support innovative startups while reducing their tax bill:

- **Up to 50% Income Tax Relief**
Claim valuable tax relief against your income.
- **Low Entry Point**
Invest from as little as €5,000.
- **Equity Participation**
Own shares in a high-growth business with strong revenue potential and real-world assets.

Example



*Invest
€10,000*



*Claim €5,000
back via
EIS Tax Relief*



*Hold Shares
for 4 years*



*Benefit from
Growth and
Exit Returns*

From Concept to Launch

This timeline outlines the key steps to bring the first SwingZone location to market and begin building a scalable indoor golf network across Southwest Dublin.



Q2 - Q3 2026:

Fundraising drive underway, investor outreach in progress



Q3 - Q4 2026:

Target raise completed, first location secured.



Q4-Q1 2027:

Final preparations, marketing ramp-up, grand opening



Years 2-4:

Customer growth, optimisation, launch of second and third locations.

Led by Passion. Backed by Experience.



David Stokes – Founder & Managing Director

20 years in tech, e-commerce, and performance marketing. Lifelong golfer and entrepreneur with two successful business exits. Hands-on leadership driving SwingZone from concept to launch.



Chris Wojnar – Senior Business Advisor

With over 50 years in business, including as founder and director of Wigodors, Chris brings invaluable experience in operations, strategy, and leadership. A trusted advisor to the project, he will play an active role in SwingZone's launch and development.

Let's Build It Together

We are now welcoming expressions of interest from private investors to support the launch of SwingZone's first indoor golf venue in Southwest Dublin.

Structured under the EIS scheme, qualifying investors may claim up to 50% income tax relief, alongside the opportunity to participate in the growth of a scalable, revenue-generating leisure business.

To invest or request more information:



david@swingzone.ie



085 1488 335

Minimum investment: €5,000

Shares will be allocated on a first-come, first-served basis. SOQs (Statements of Qualification) issued post-share issue for EIS tax relief.

Interested? Let's Talk

This investment carries risk and is suitable for individuals familiar with early-stage ventures. Tax relief is subject to Revenue eligibility and self-assessment.

FAQs

Q: What is the minimum investment?

A: The minimum investment is €5,000. Investors receive ordinary shares in SwingZone Limited.

Q: What tax relief is available?

A: Eligible investors may claim up to 50% income tax relief under the EIS scheme, subject to Revenue rules.

Q: Who qualifies for EIS relief?

A: Most Irish taxpayers with qualifying income, including PAYE employees, self-employed individuals, and landlords.

Q: How do I claim the tax relief?

A: After fundraising and Revenue approval (RICT), we issue a Statement of Qualification (SOQ) to include with your tax return.

Q: When can the relief be claimed?

A: Relief is claimed for the tax year in which the SOQ is issued.

Q: How long must the shares be held?

A: Shares must be held for a minimum of four years to retain the tax relief.

Q: Is SwingZone approved by Revenue?

A: SwingZone will operate under the self-certified EIS framework and obtain a RICT number once the funding round closes.

Q: What are the risks?

A: This is an early-stage investment. Capital is at risk and returns are not guaranteed, although EIS tax relief reduces downside exposure.

**Have more questions? Get in touch:
david@swingzone.ie - 085 1488 335**

Funding the First Location

Phase 1 Investment

SwingZone is raising €200,000 to launch its first indoor venue in South West Dublin.

This funding will support the full setup of a three-bay simulator studio, including equipment, venue fit-out, and working capital to support operations through launch and early growth.

The business has been designed as a lean, low-risk model, with a clear path to profitability and a proven format for future expansion.

Minimum investor participation: €5,000

Investment structured under the EIS scheme (up to 50% income tax relief, subject to eligibility)

Use of Funds

Simulator Equipment

Premium overhead launch monitor systems, projection and bay technology

Venue Fit-Out & Installation

Bay construction, flooring, reception area, lighting, electrical, networking and system setup

Launch & Marketing

Branding, signage and targeted local launch campaigns

Working Capital

Operational buffer to support the business during early trading and ramp-up

This investment enables SwingZone to open its first location, validate the model, and establish the foundation for expansion to multiple sites over the next three to five years.



SWINGZONE
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SwingZone – Indoor Golf Studio & Performance Hub



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“Golf for Everyone. All Year Round.”

A modern, community-first golf experience.