



PLATFORM OVERVIEW

Strategy, Structure & Investment Framework

Chateau Investments Corp

Hospitality Assets, **Redefined Through Design**

Chateau Investments Corp is a cross-border platform focused on acquiring and repositioning distinctive boutique hospitality assets. Through disciplined underwriting, design-driven transformation, and operational excellence, we create properties that deliver strong performance and long-term value.



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01 — EXECUTIVE SUMMARY

CHATEAU INVESTMENTS CORP IS A CROSS-BORDER PLATFORM FOCUSED ON ACQUIRING AND TRANSFORMING BOUTIQUE HOSPITALITY ASSETS.



Chateau targets underperforming or mispositioned hospitality assets across select European and U.S. markets, with a focus on high-potential urban and leisure destinations. The platform prioritizes properties with strong underlying fundamentals that can be unlocked through thoughtful repositioning.

The platform operates at the intersection of real estate, design, and hospitality. Each asset is approached as a product, where spatial design, guest experience, and brand positioning are aligned to create differentiated, high-performing properties.

Execution is driven by a disciplined, hands-on approach across acquisition, design direction, and operational strategy.

The objective is to build a curated portfolio of distinctive assets that deliver consistent cash flow, capital appreciation, and long-term value.

Chateau Investments operates through a multijurisdictional structure designed for cross-border execution and institutional alignment:

- **Chateau Investments Corp. (United States)** – Platform oversight, capital relationships, and strategic governance.
- **Count Dumas Capital Investments LDA (Portugal)** – European acquisitions, operations, and on-the-ground execution.
- **Luxembourg Sàrl (in formation)** – Institutional-ready coinvestment vehicle for cross-border transactions.

The platform has evaluated multiple boutique hospitality assets across Europe and is advancing its first acquisition in the Algarve. Additional opportunities under review in Portugal, Spain, France, Italy, and Hungary reflect expanding deal flow and strong engagement from brokers and owners..

Chateau Investments is built to be a trusted, execution ready partner for owners, brokers, and coinvestors seeking a sophisticated yet agile sponsor capable of delivering operational uplift, design driven transformation, and long term value creation.



02 — INVESTMENT THESIS

DESIGN. WELLNESS.

TECHNOLOGY. EXPERIENCE.

Chateau Investments is built on the belief that the future of hospitality lies in experiential, wellness-driven properties that deliver emotional resonance, operational efficiency, and long-term asset value.

Core Pillars

1. Sense of Place

Architectural character, natural beauty, and cultural authenticity create pricing power and defensibility.

2. Wellness Integration

Movement, mindfulness, nature immersion, and culinary connection drive ADR uplift and length of stay.

3. Technology-Enabled Efficiency

AI-driven revenue management, smart-room systems, IoT energy optimization, and cloud-based PMS/POS reduce operating costs and enhance NOI stability.

4. Design-Led Repositioning

Thoughtful renovation and experiential programming elevate guest experience and unlock value.

5. Sustainable Stewardship

Solar, water efficiency, EV charging, and green certification pathways reduce costs and enhance exit multiples.

03 — FOUNDER BIO



ANDREW T. DUMAS

Founder and Chairman Chateau Investments Corp

Andrew T. Dumas is a global finance executive, hospitality investor, and board leader with more than two decades of experience guiding multinational institutions through complex regulatory, operational, and strategic environments.

His career includes senior leadership roles at Citi, UBS, and Eurazeo, where he oversaw governance, compliance, policy, and risk functions across the Americas and Europe.

As Chairman of Chateau Investments Corp, Andrew leads a transatlantic hospitality and real estate investment platform focused on boutique acquisitions, ESG aligned development, and wellness centered guest experiences across the U.S. and Europe. His investment philosophy integrates Body, Mind, Spirit, and Culture – a holistic wellness framework that informs the repositioning of architecturally distinctive assets into experiential, design forward destinations.

Andrew's platform leadership is supported by a multijurisdictional structure that includes Chateau Investments Corp (U.S.), Count Dumas Capital Investments LDA (Portugal), and a Luxembourg Sàrl coinvestment vehicle (in formation). This structure enables institutional grade governance, tax efficient execution, and scalable cross border growth.

He divides his time between the United States and Portugal, overseeing acquisitions, platform development, and the evaluation of boutique hospitality assets across Europe.



04 — ORGANIZATIONAL & GOVERNANCE STRUCTURE

CHATEAU INVESTMENTS OPERATES THROUGH A STREAMLINED, FOUNDER-LED STRUCTURE DESIGNED FOR CROSS-BORDER EXECUTION, INSTITUTIONAL GOVERNANCE, AND SCALABLE GROWTH.

The platform is currently led by its founder, with a multijurisdictional entity framework that supports acquisitions, operations, and capital partnerships across the United States and Europe.

Entity Structure

UNITED STATES

Chateau Investments Corp

- Parent company
- Strategic governance
- Capital relationships
- Investor reporting
- Platform-level decision making

Luxembourg Sàrl (in formation)

- Cross-border coinvestment vehicle
- Institutional-ready governance
- Tax-efficient investment structure
- Supports multi-asset portfolio growth

PORTUGAL

Count Dumas Capital Investments LDA

- European acquisitions
- On-the-ground operations
- Local compliance and administration
- Asset-level SPV management

LEADERSHIP STRUCTURE

FOUNDER & MANAGING PARTNER

Andrew T. Dumas

Responsible for

- Platform strategy and governance
- Deal sourcing and underwriting
- Capital partner relationships
- Cross-border structuring
- Operational oversight
- Wellness, design, and technology integration
- Investor communications

FUTURE LEADERSHIP ROLE

Head of EU Development Identified Candidate

Activated upon acquisition of the first asset, supporting:

- European deal sourcing
- Local market analysis
- Development oversight
- Coordination with architects, engineers, and contractors
- Municipal and regulatory engagement
- On-the-ground execution

OPERATIONAL SUPPORT

External Partners

- Legal counsel (Portugal, U.S., Luxembourg)
- Accounting and tax advisors
- Architectural and design teams
- Sustainability consultants
- Technology partners
- Hospitality operations advisors

05 — PLATFORM STRUCTURE & CROSS BORDER FRAMEWORK

CHATEAU INVESTMENTS IS DESIGNED TO SCALE ACROSS MULTIPLE JURISDICTIONS WHILE MAINTAINING INSTITUTIONAL GOVERNANCE AND OPERATIONAL DISCIPLINE.

KEY STRUCTURAL ADVANTAGES

1. Multijurisdictional Execution

- U.S. governance + EU operations + Luxembourg investment vehicle.

2. SPV-Based Asset Ownership

Each asset held in a dedicated SPV for:

- Liability protection
- Clean governance
- Transparent reporting
- Efficient exit pathways

3. Institutional Alignment

- Sponsor co-investment
- Quarterly reporting
- Clear decision rights
- ESG integration

4. Scalable Growth Path

As assets are acquired, the platform expands into:

- Director of Operations (EU)
- Wellness Programming Director
- Revenue & Technology Manager
- Finance & Reporting Manager
- Property-level GMs
- Marketing & Brand Lead



Get in Touch

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