



# CORK CAMPUS

A PREMIUM ASSET-BACKED  
INVESTMENT OPPORTUNITY



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# CORK CAMPUS

## Experience the future of secure investments with Quantum Fusion Living

Quantum Fusion PLC presents a secure, asset-backed opportunity to invest in Cork City's rapidly growing student housing market. Combining the stability of traditional real estate with the flexibility of modern investment solutions, this carefully structured investment offers investors direct shareholding in three state-of-the-art Purpose-Built Student Accommodation (PBSA) schemes on Victoria Cross Road, totalling 585 apartments and studios.

Scheduled for completion in

August 2027, this opportunity delivers assured annual income, significant long-term capital growth, and flexible exit options at 5, 10, or 15 years. Investors benefit from robust legal protections through direct ownership, while modern enhancements provide liquidity and access to future projects.

Quantum Fusion Campus Cork is a forward-thinking investment designed for those seeking security, adaptability, and growth in a high-demand, asset-backed market.



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# WHY CHOOSE QUANTUM?



## Assured returns for your peace of mind

For just €35,000, each share in Quantum Fusion PLC guarantees an annual 4.75% coupon, translating to steady, predictable income. With Cork's vibrant student population ensuring high occupancy rates and consistent rental income, you can rest easy knowing your investment works hard for you. Over 15 years, this equates to a total return of €73,938 — a testament to the power of secured, asset-backed growth.

## Long-term growth, tailored to your goals

Step into a future of opportunities with Quantum Fusion Living. Capital growth of 4% annually from year 6 to year 15 ensures your investment gains value over time, providing up to 140% total returns by the end of the term. Whether your aspirations include retirement planning or portfolio expansion, our flexible exit options from 5 to 15 years let you stay in control.

**€35,000**  
per share

**4.75%**  
annual coupon

**€73,938**  
15 year total return

**Flexible**  
exit options  
(year 5 to 15)

*Warning: Please note that the provision of this product or service does not require licensing, authorisation, or registration with the Central Bank and, as a result, it is not covered by the Central Bank's requirements designed to protect consumers or by a statutory compensation scheme.*



# WHY CHOOSE QUANTUM?



## Prime location, unmatched demand

Situated at Victoria Cross Road, Cork's student housing hub, Quantum Fusion Campus Cork is a masterpiece of modern living. With 585 state-of-the-art units designed for comfort, connectivity, and community, the development caters to the needs of today's students while ensuring high occupancy and resilient rental yields. Proximity to University College Cork, Munster Technological University, and local amenities enhances the property's appeal and your investment's stability.



## The security you deserve

Quantum Fusion Living offers an asset-backed investment where each share represents fractionalized ownership of the PLC's property portfolio. This structure provides a first legal charge on the assets, giving investors robust protection and priority recourse in unforeseen circumstances. Combine this with a regulated framework adhering to Irish and EU standards, and you have a solid foundation for growth.

# KEY FACTS



## Consistent income

An assured 4.75% annual coupon delivers steady, predictable returns, supported by Cork's growing student population, rental market resilience, and the strong fund performance of the UCITS investment fund.



## Investment structure

Comprises a fixed number of 7,605 Ordinary Shares in Quantum Fusion PLC providing direct ownership of Quantum Fusion Campus Cork, and the fully regulated UCITS investment fund.



## Underlying asset portfolio

Quantum Fusion Campus consists of three state-of-the-art PBSA schemes, comprising 585 student beds strategically located on Victoria CrossRoad, Cork City.



## Capital growth potential

An assured 140% return after 15 years highlights the long-term value of the investment.



## Flexible exit options

Investors can tailor their exit strategy to suit personal goals, with options from 5 to 15 years.



## Prime location

Situated in a high-demand area near Cork's major universities, the campus is well-connected to transport hubs and city amenities.



## Fractionalised ownership

Each share corresponds to a proportional stake in the PLC.



## Minimum investment

The minimum investment is €35,000.



## Digital Certificate

On completion of the initial investment period, a digital certificate will be issued and made tradable on the secondary market.



# CAPITAL GROWTH

## Capital Growth on Redeemable B Ordinary Shares

	<b>1 Share</b>	<b>50 Shares</b>	<b>100 Shares</b>
<b>Opening investment</b>	<b>€ 35,000</b>	<b>€ 1,750,000</b>	<b>€ 3,500,000</b>
Years 1 to 5	€ 35,000	€ 1,750,000	€ 3,500,000
End of Year 6	€ 36,400	€ 1,820,000	€ 3,640,000
End of Year 7	€ 37,800	€ 1,890,000	€ 3,780,000
End of Year 8	€ 39,200	€ 1,960,000	€ 3,920,000
End of Year 9	€ 40,600	€ 2,030,000	€ 4,060,000
End of Year 10	€ 42,000	€ 2,100,000	€ 4,200,000
End of Year 11	€ 43,400	€ 2,170,000	€ 4,340,000
End of Year 12	€ 44,800	€ 2,240,000	€ 4,480,000
End of Year 13	€ 46,200	€ 2,310,000	€ 4,620,000
End of Year 14	€ 47,600	€ 2,380,000	€ 4,760,000
End of Year 15	€ 49,000	€ 2,450,000	€ 4,900,000
<b>Return on Investment</b>	<b>40%</b>	<b>40%</b>	<b>40%</b>

*Warning : If you invest in this Product you may lose some or all of the money you invest.*

# ABOUT US

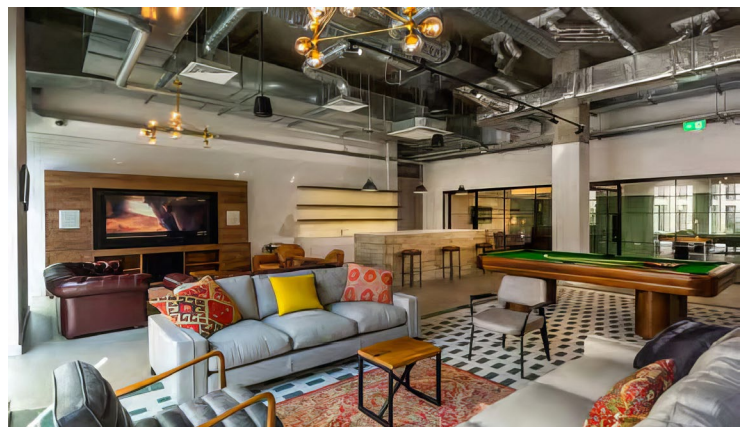


## A Visionary Investment for Discerning Investors

Cork's growing student population and acute housing shortage create a resilient, high-demand market. Quantum Fusion Living's innovative blend of traditional fund management and cutting-edge digital infrastructure ensures you remain at the forefront of investment opportunities. With digital certificates simplifying share trading and offering exclusive access to future projects, your journey with Quantum Fusion PLC is just the beginning.

## Transform Your Investment Strategy Today

Secure your stake in Quantum Fusion Living and unlock the benefits of a forward-thinking, secure, and high-performing investment. Let your €35,000 seed a legacy of growth, stability, and success in Cork's thriving student housing market. Don't wait for the opportunity to pass you by. Act now and join a community of savvy investors shaping the future.



Illustrative images



**QUANTUM FUSION**  
PUBLIC LIMITED COMPANY

# SECURE YOUR INVESTMENT



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### **Warning**

The value of your investment may go down as well as up. If you invest in this product you may lose some or all of the money you invest. If you invest in this product you will not have access to your money for a minimum of 5 years. Investors should satisfy themselves independently of the taxation treatment of this product, in relation to Revenue reporting requirements and implications for nondisclosure in their own personal circumstances. Any investment decision should be based on examination of the Information Memorandum, Application Form and legal documentation which will include full Terms and Conditions of the investment, a more detailed description of the investment opportunity and the risks associated with it