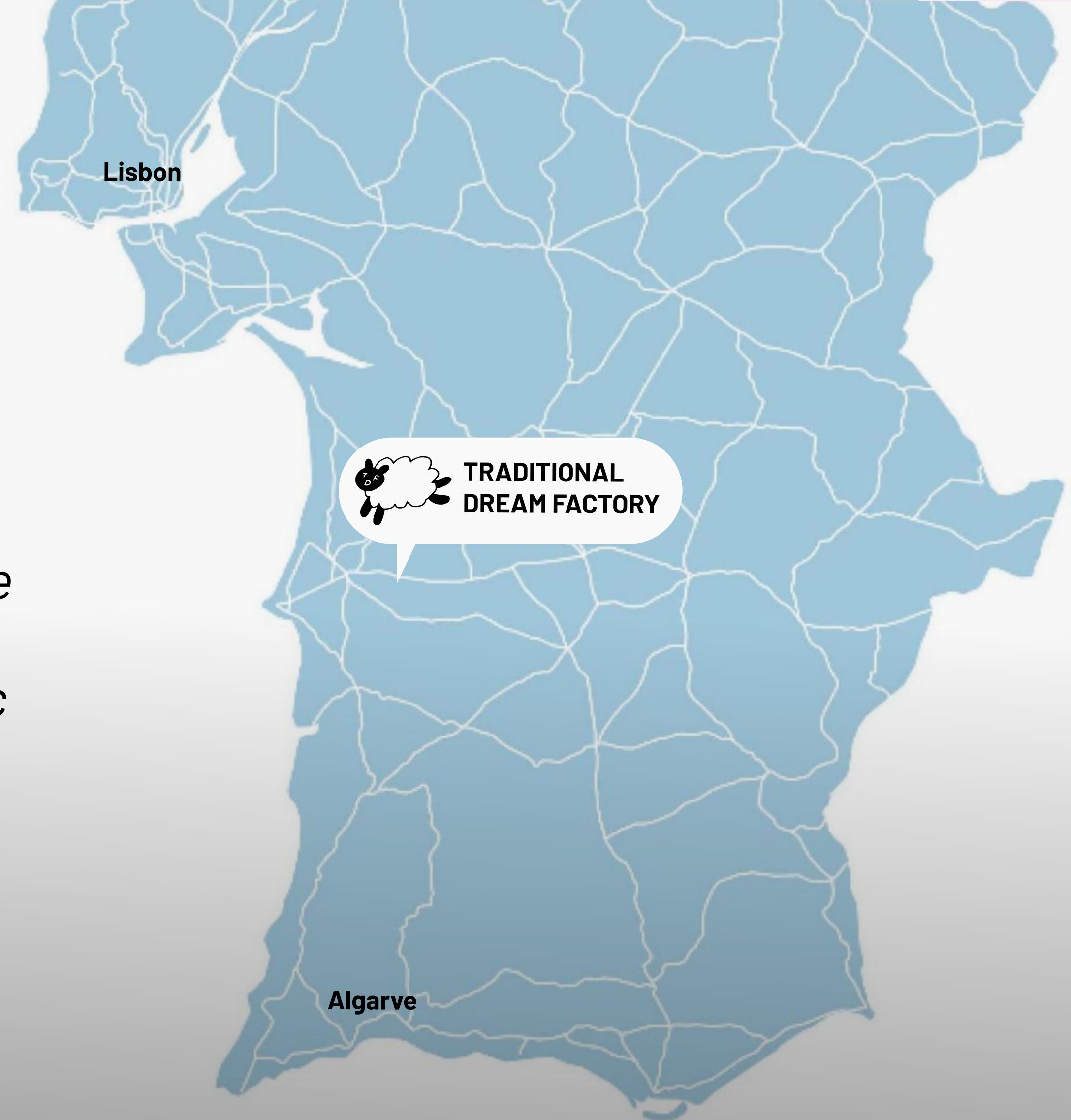


An aerial photograph of a large agricultural complex. In the foreground, there's a long, low-profile building with a red-tiled roof and white walls, featuring several arched windows. To its right is a larger, more traditional-looking building with a red-tiled roof and white walls, with multiple gabled sections and a chimney. Between these buildings are several cylindrical grey silos. The land is divided into various plots of different colors, suggesting different crops or stages of cultivation. A small white van is parked near the larger building. In the background, there are more fields and some scattered trees and houses.

# Developing a 21st century village at the intersection of **Nature x Technology**

**Traditional Dream Factory** is a co-living, a  
regenerative farm and a co-housing village.

Strategically located, Traditional Dream Factory (TDF) can be easily accessed by train from Lisbon - which has a great international airport. It is located in the picturesque region of Alentejo, which never stops stunning us with a pristine coastal landscape, amazing wineries and historic towns. The development is beautifully integrated on the outskirts of the small village of Abela.



 **Lisbon** 1.5h

 **Beaches** 35min

 **Hospital** 20min

 **Port** 30min

 **Train** 10min

 **Algarve** 1.5h

# Real estate assets

## Property 1

- 6000sqm land
- 1400 sqm warehouses with approved architecture plans to build 14 suites, 4 studios, 1 house, co-working, restaurant, makerspace, natural pool



## Property 2

- lease with option to buy
- 25ha land
- ~200 sqm farm house
- 150 sqm agricultural house
- 1 mill ruin
- 4000 sqm buildable land
- 0.5 ha existing food forest
- 1 ha native forest reforestation (cork, madroño...)
- 0.4 ha productive market garden
- plans for 7ha Orchard
- plans for 15ha rewilding zone with biodiversity & carbon monitoring

Digital workers and young families are looking for sustainable & connected ways of living, but there isn't enough supply of high quality houses in Portugal.

**1M+**

Expats with high income moved to Portugal, since 2020.





*Traditional Dream Factory offers an innovative and holistic approach, integrating living spaces, regenerative agriculture, and community development.*

**1500** Visitors since 2021.

**€608K** Raised from members.

**3000** Trees planted.

**30+** Events hosted.

# WHO WE ARE BUILDING FOR



## INNOVATIVE ENTREPRENEURS

Focused on forward-thinking individuals seeking collaborative and growth-oriented environments.

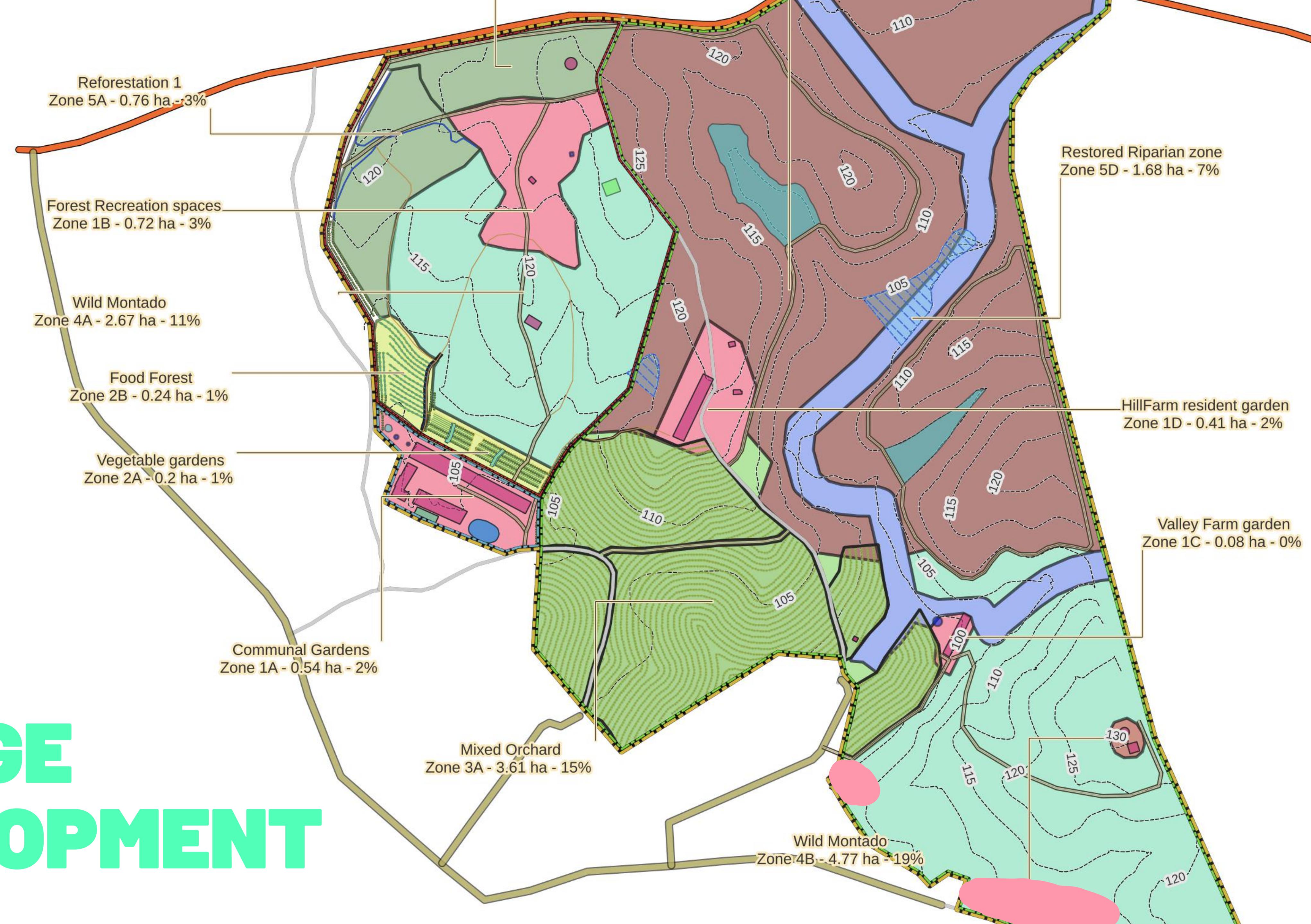
## DIGITAL NOMADS

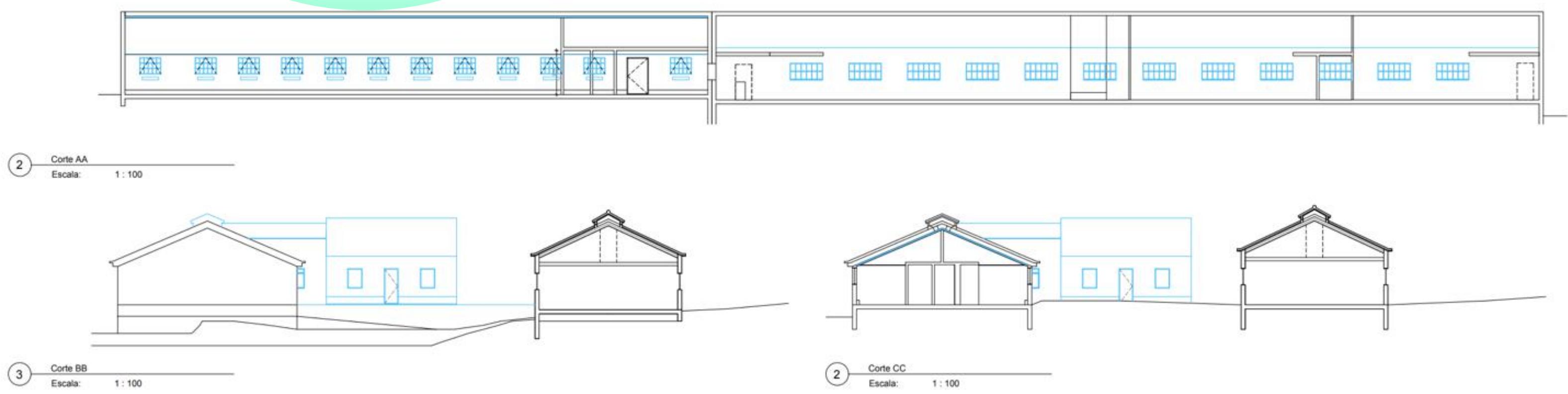
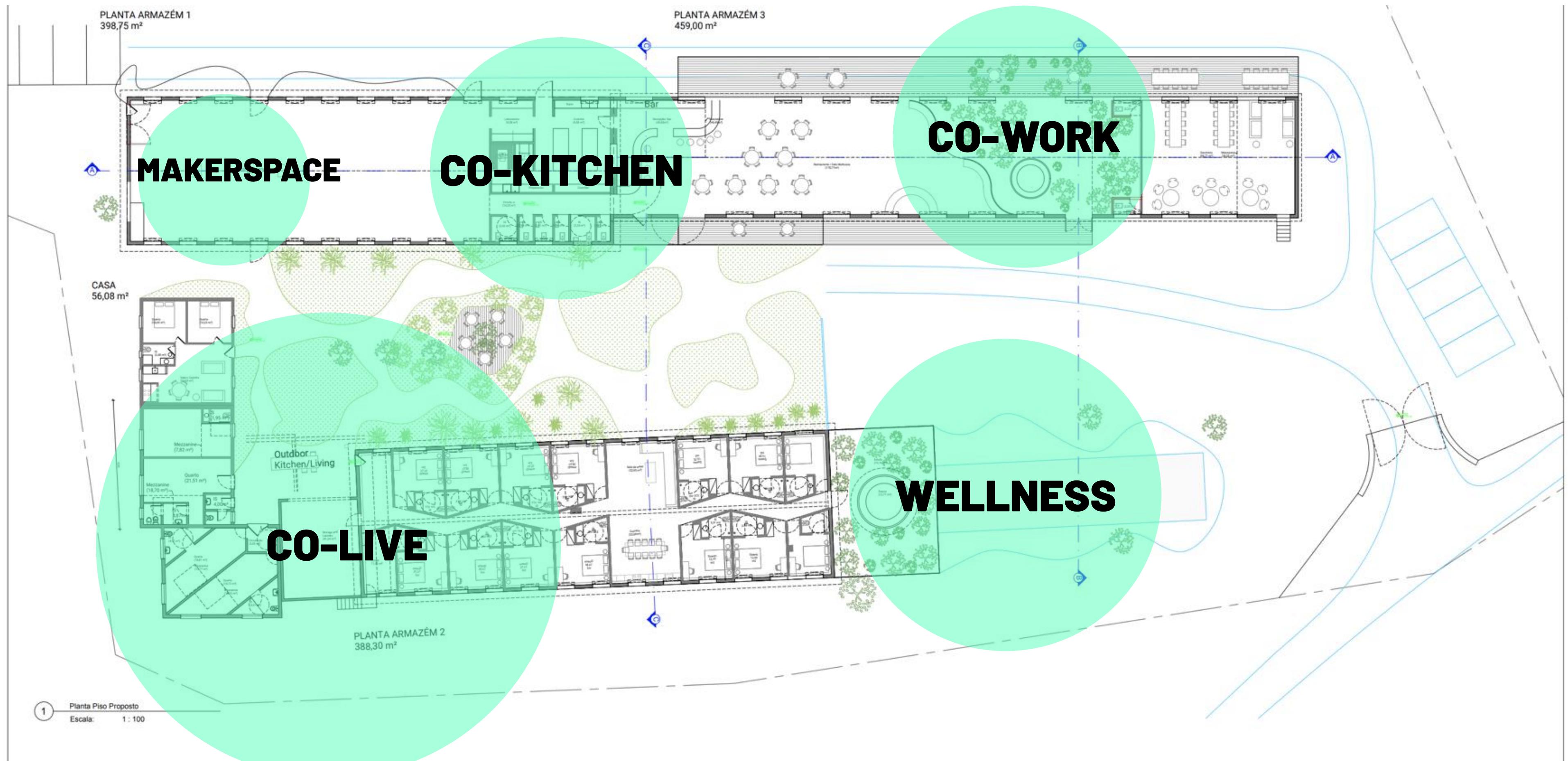
Catering to individuals who embrace flexibility and digital connectivity in their work and lifestyle.

## FAMILY-FOCUSED RESIDENTS

Tailored to families valuing safety, education, and community living.

# VILLAGE DEVELOPMENT





# CO-LIVING

✓ plans approved.



**DOING GOOD,  
WHILE LIVING WELL**



## REGEN LIVING

Let's re-invent together a new way of life that leaves a positive trace on our ecosystems.

## MARKET POTENTIAL

There is a growing demand for sustainable and community-based solutions worldwide, with a market hungry for change.

## SELF-SUFFICIENCY

Develop essential skills and embrace self-sufficiency, empowering yourself in the face of uncertainty.



Regenerative agriculture



Water retention landscape



Steward ownership



Carbon capture monitoring



Biodiversity enhancing



Traditional  
Dream Factory  
EBF Pledge



Starting with six words — Air, Water, Soil, Biodiversity, Equity, and Carbon — we commit to integrating a holistic view of the health and regeneration of our planet. United behind the Ecological Benefits Framework (EBF), we aim to pioneer a future where finance and technology breathe life into ecosystems, enhance biodiversity, promote equity, and restore balance to our world.

[www.canyouchangethefuture.org](http://www.canyouchangethefuture.org)



# REVENUE MODEL

**Hospitality** €261k

*At 55% Guest occupancy.*

**Restaurant** €283k

**Food products** €210k

**Ecosystem credits** €20k

*We are on track to issue Carbon Credits through Open Forest Protocol. Biodiversity credits to come next.*

**Digital platform** €80k

*Subscriptions, e-book, Learning Hub*

**Cell phone tower lease** €4k

Expected revenue year 1: **€321k**

Expected revenue year 5: **€811k**

*(upon completion of construction & excluding co-housing lot sales, token sales & grants)*

*year 5 expected costs:*

Operational cost

**Land team** €150k

**Space team** €65k

**Restaurant team** €65k

**Digital creation team** €36k

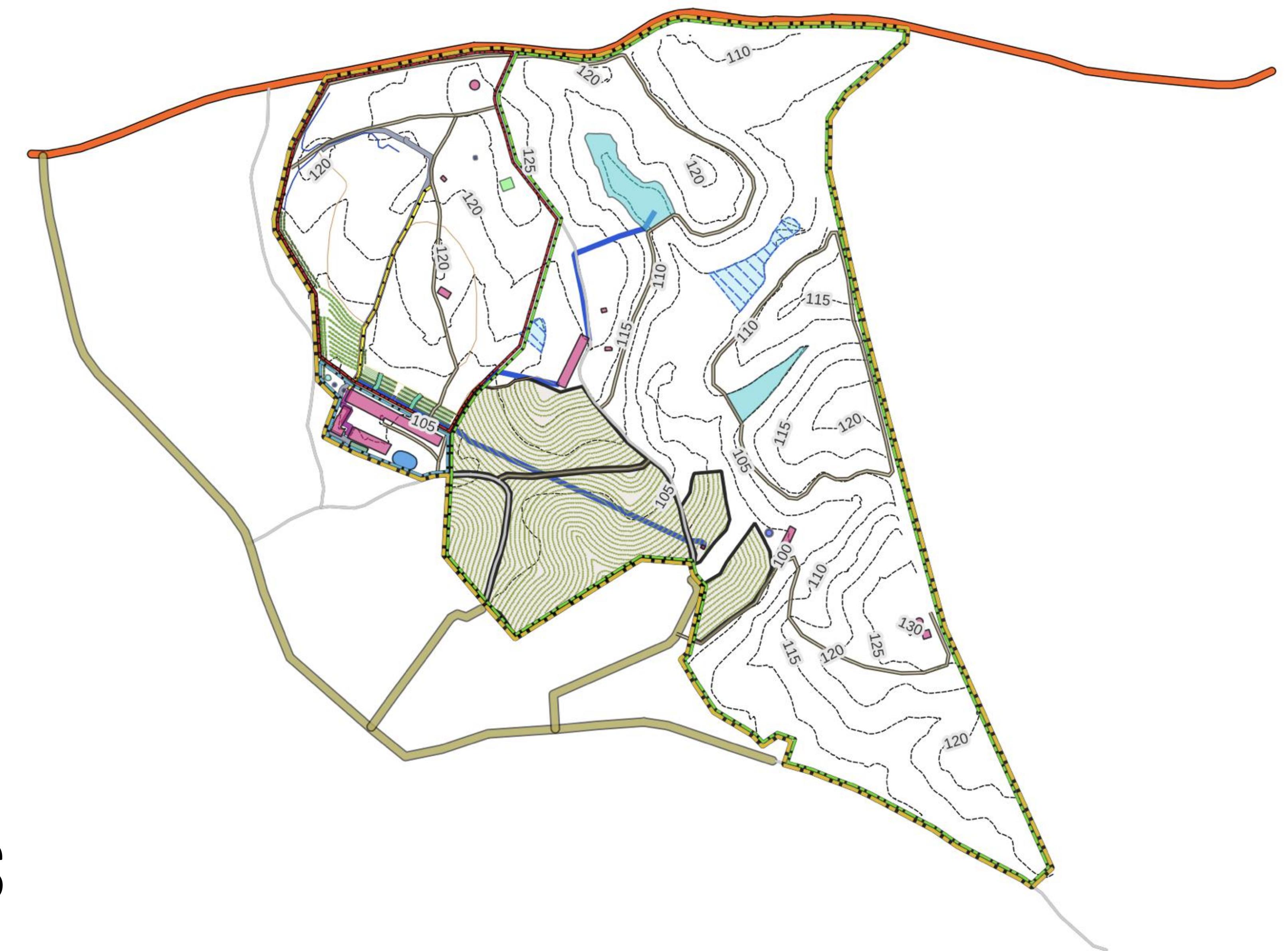
**Other expenses** €57k

Total ~**€374k**

**Mortage payment** €91k

Total outgoings year 1: **€174k**

Total outgoings year 5: **€469k**

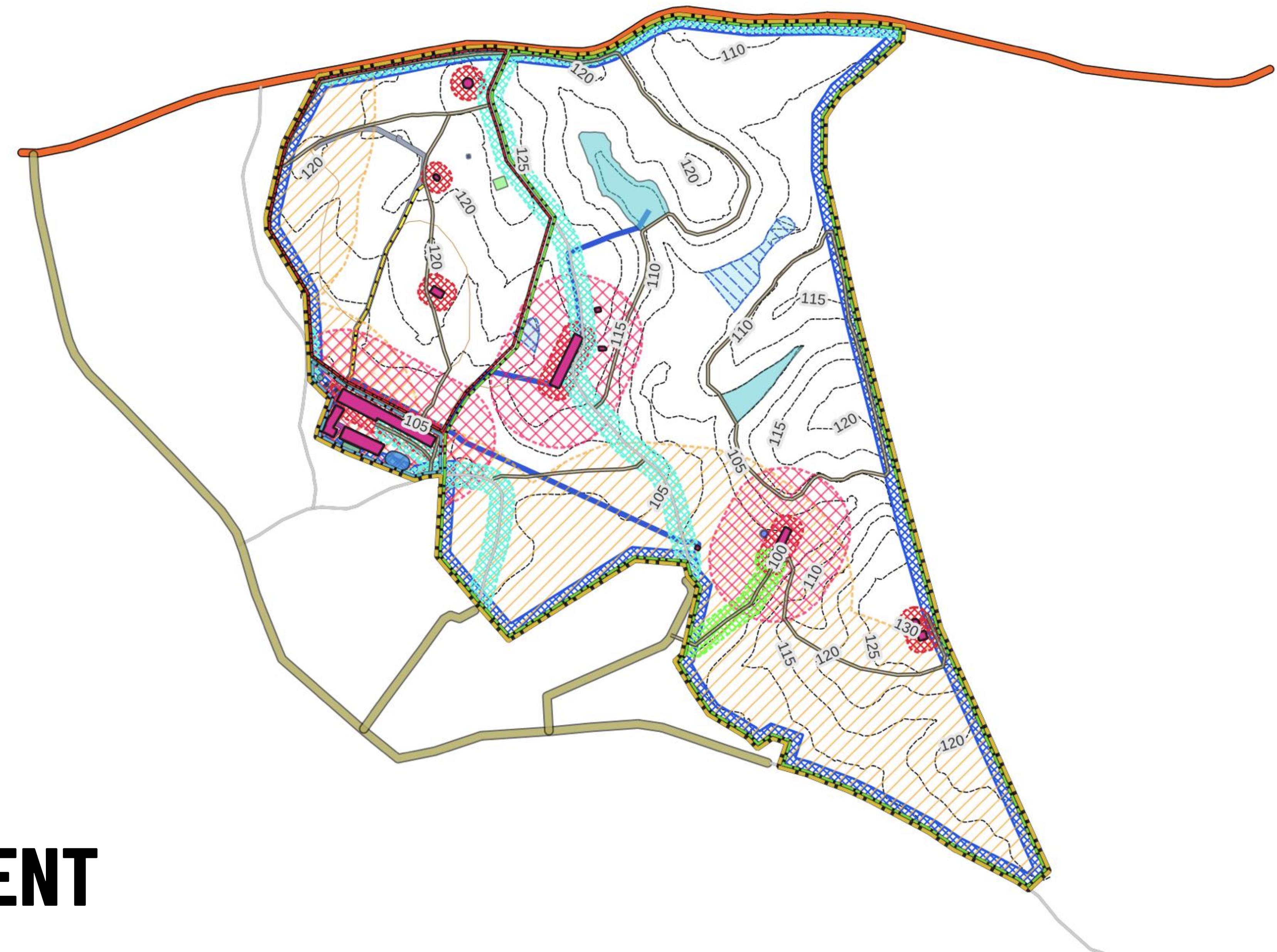


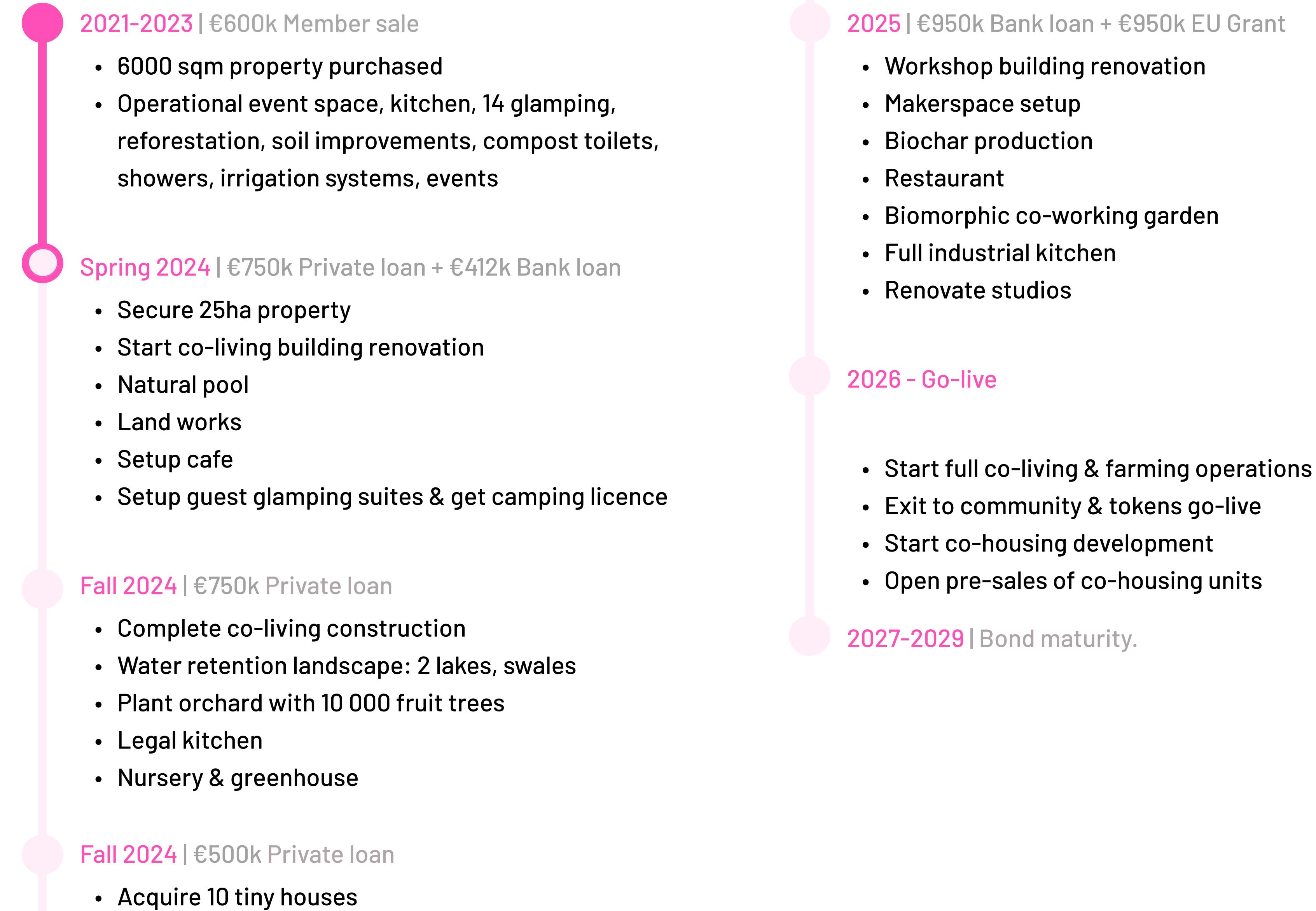
## **OPERATING EXPENSES**

Real estate & legal €877k  
Operations & staff €700k  
Co-living development €2.18M  
Land & farm development €211k  
Tiny-houses €600k

# Total projected cost €4.3M

# *Excluding co-housing development*





# ROADMAP

## DEBT



Private loan €2M

*At 7-8% interest. min €50k*



Bank loan €1.3M

*For land + construction grant scheme*

## INCOME



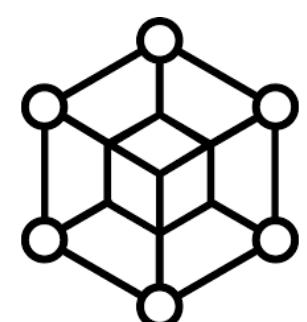
Grants €1M

*Application underway with StartPME*



Co-housing lots €600k

*Plan to be developed in 2024.*



Token sales €1M

*Exit to community model*



# FUNDING SOURCES

2024

Principal amount: €2M

Min ticket size: €50k

### Interest

Interest rate: **7%**

Interest rate for loans over €200k: **8%**

Interest rate for loans over €1M: **10%**

*Interest will be paid out on a quarterly basis.*

### Schedule:

€500k to be repaid in 2027

€500k to be repaid in 2028

€500k to be repaid in 2029

€500k to be repaid in 2030

### Option to convert:

The loans are convertible into \$TDF tokens - our governance and access token. Should the investor wish to live in the village upon completion they can chose so, and this way benefit from further upside on the token.

### Security

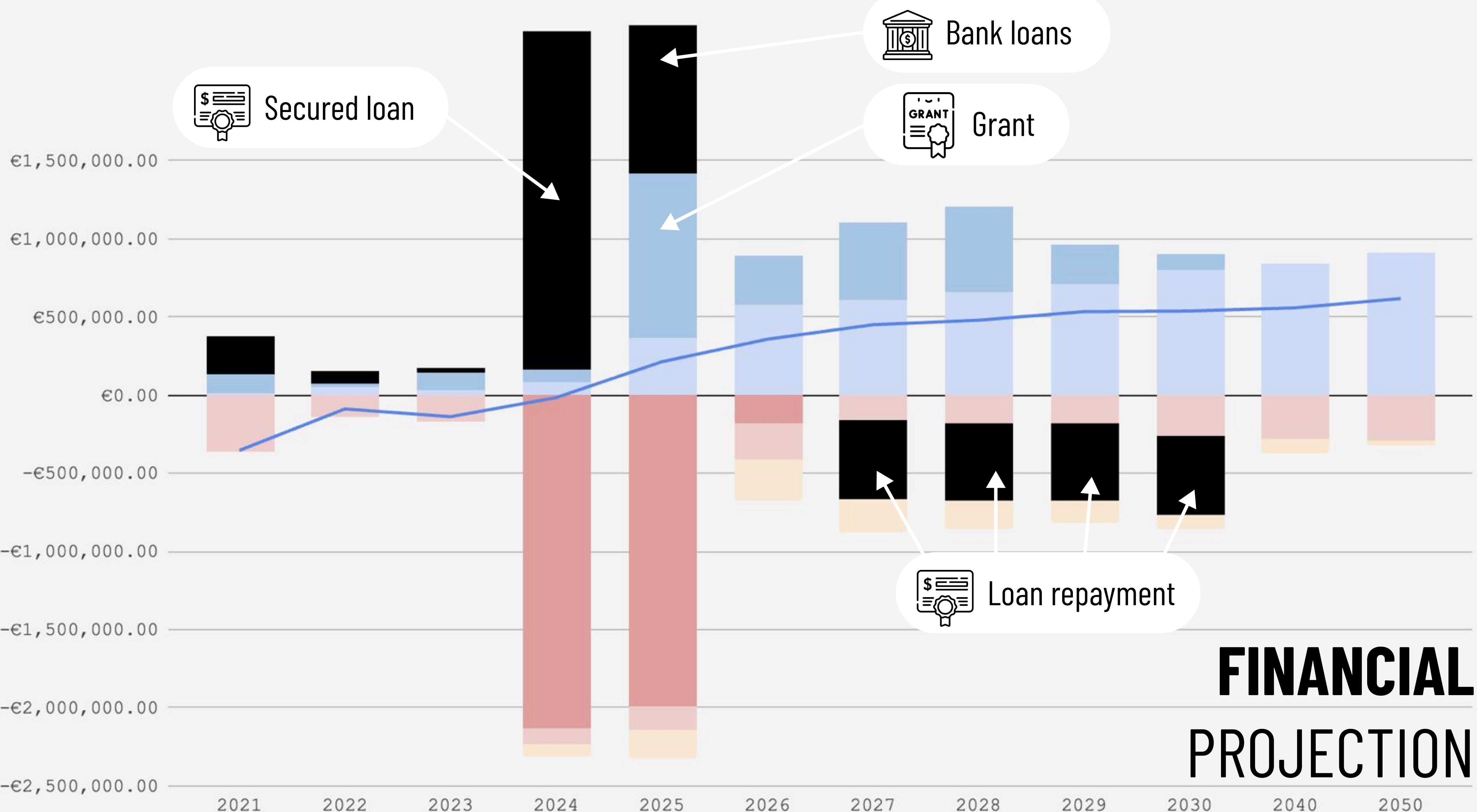
Should the borrower default on the loan, the lender is entitled to a claim on the shares in the Special Purpose Vehicle (SPV) setup to hold the real estate assets.

Upon receiving the funds, all the real estate assets will be transferred into the SPV.

**SECURED LOAN  
OFFERING**



Net Operating Income Interest payment Mixed capital Operating costs Grants, housing sales, token sales  
Operating income Development costs



# FINANCIAL PROJECTION

*Business case:*

# Hospitality

We are developing a mixed use retreat centre / co-living property. The space can be used to host company retreats, wellness retreats or even weddings. It can also be used to accommodate our own network of members as a co-living facility. We expect to use the space for private events around 3 months per year, and reserve 9 month per year for co-living.

**104 guests**

Guest capacity for retreats, weddings or co-living

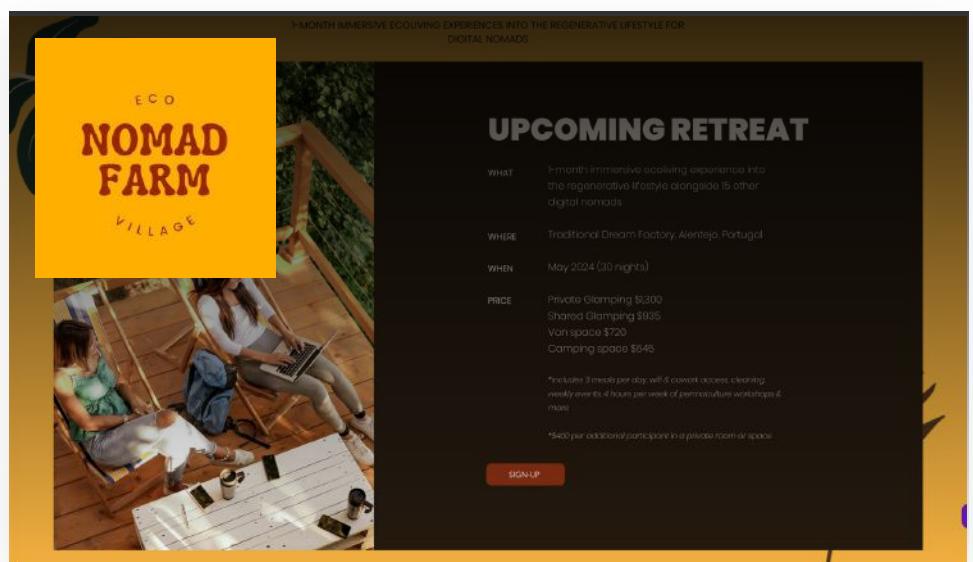
**€226k revenue**

From 2026 at 52% occupancy rate.



**HOSPITALITY LEAD  
NEEDED IN 2025**

Looking for a hospitality lead to ensure tight operations and great guest experience.



Example of retreats hosted include: Cabin DAO, Nomad Farm, CookItRaw, Yoga & wellness retreats etc.

*Business case:*

# Farm to table restaurant

*With farm fresh veggies delivered daily since we established our market garden in 2023, serving nutritious meals is already in our core DNA. With ~150 inhabitants being able to live in the village eventually, we expect to serve at least 75 meals per day, at a net revenue of 10€ per meal.*

**28k annual meals**

*75 meals per day (50% of total occupancy)*

**€233k revenue**

*From 2026*

**4 jobs**

*Lead chef + 3 staff.*



**CHEF NEEDED IN 2025**

*Looking to find a kitchen lead to run an independently operated restaurant, and collaborate with farm team to transform daily veggies into delicious menu.*



*Business case:*

# Product Incubator

*Developing an incubator to bring more products to market from entrepreneurs in the network and creating a brand around the TDF ecosystem to be exported to European markets. We are applying for a €150k EU grant to kickstart this initiative in 2024.*

## PRODUCT PIPELINE:

**BioChar** - Carbon storing soil enhancer, with free energy as bi-product.

**Blubucha** - Blue Lotus Kombucha, sold as kegs for bars/events. Served 1000s already.

**Education courses** - digital + physical, permaculture, technology, leadership

**Almond butter** - 13 tons expected yield (1308 trees)

**Olive oil** - 7 tons expected yield (500 trees)

**Mushrooms** - 16 tons expected yield.

**Hotsauce** - partnership with Lava, production starting 2024 (€3k/month initial revenue)

## 50+ entrepreneurs

TDF can provide tools (3d printer, industrial kitchen, coworking etc.) and bring together the human capital required to launch innovative products.

## €210k+ revenue

Mainly transformed food products - from 2030.



## EDGARD MARCONDES

Pioneering in Regenerative Real Estate & Tourism | +10 years in Entrepreneurship. Edgard is helping drive the incubator project.

### OUR PRODUCTS



LAVA CLASSIC



LAVA INFERNO



LAVA ROCKS

Boldly fermented, organically sourced, flavor-packed culinary delight.

€8.00 Our intense, fermented, fiery, and irresistibly flavorful organic hot sauce.

BROWSE ALL PRODUCTS

ORDER ONLINE

Our modern take on a Sichuan chili crisp sauce with a bold, crunchy kick.

# GROUND TEAM



## SAMUEL DELESQUE

Tech veteran & real estate developer.  
Pioneering the regenerative village  
movement over 5 years.

ex VMware, Dailymotion



## LUNA MANGAN

Interior designer & somatic sexologist. Passion for creating community through rituals. Luna is also leading our consent team.



## LUCA FRANCO

Luca is our resident builder and supports with maintenance and construction.



## BEATRIZ FONSECA

Pitching in to systemic change through the creation and operationalization of rural housing models that combine care, technology, and planet-positive impact.



## JOSHUA GLASS

Nature connection mentoring.  
Youth development. Land stewardship. Interdisciplinary making. 



## MELINA FEUVRIER

Kitchen lead & food transformation expert. Melina is the bridge from our land to our plates.

...and a system of volunteering, residencies & stewards supporting smooth operations.

# ADVISORS & EXPERTS



## ALAN LAUBSCH

Risk analyst, super connector,  
nature lover.

ex JP Chase



## LARS SCHLICHTING

Crypto Lawyer - Sci-Fi novelist- FinTech  
and LegalTech Expert Leading the  
digitalization process in the Financial  
Industry.



## JOANA BEM-HAJA

Senior architect with a passion for low  
impact construction and using natural  
materials. Part of CRU atelio.



## ADAM POSTHUMA

Regenerative Agriculture Consultant.  
Experience scaling up productive farms  
in the region.

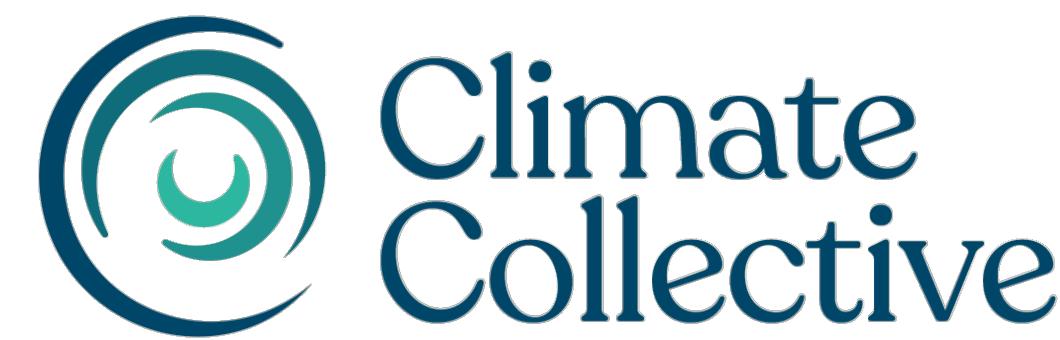


## FLORIJN DE GRAAF

Regenerative Systems Engineer -  
developing smart systems to optimise  
energy, water & waste flows.

...and a robust network of experts, professionals,  
and visionaries, believing in our mission.

# PARTNERSHIPS & SUPPORTERS





**Charlotte** ★★★★☆

*One of my favorite eco-village projects out there!*



**Vinay** ★★★★☆

*Don't come here. The community is way too kind. The nature is way too peaceful. The ideas are way too beautiful. It'll ruin your life. But maybe that's exactly what you're looking for.*



**Elizabeth** ★★★★☆

*My time at Traditional Dream Factory was a life-changing experience, and the people I met there will hold a special place in my heart forever.*



**Chavis** ★★★★☆

*I couldn't stop thinking about TDF after my first visit. It was a rare sort of experience that left me genuinely inspired about the future. It might have been the very first time that climate change actually felt like a problem I was empowered to do something about. Great food, too.*



**Rim** ★★★★☆

*A special place with character. The charm of TDF is unique. Everything enchants you. You come out different. I will come back next year for sure!*



**Kyle** ★★★★☆

*A place for bohemian makers, the intersection of Permaculture and crypto. My kind of place.*

# JOIN US IN CREATING A REGENERATIVE VILLAGE FOR THE FUTURE

With the initial **€2M** investment from secured loans, we can:

- secure the real estate
- acquire 10 tiny houses
- develop the first phase of the co-living
- build 2 lakes and achieve water sovereignty
- leverage EU funding
- establish a cash flow positive hospitality and farming business
- expand our impact and issue ecosystem credits

