



A Glocal Living Lab for Regenerative Innovation





CHALLENGES

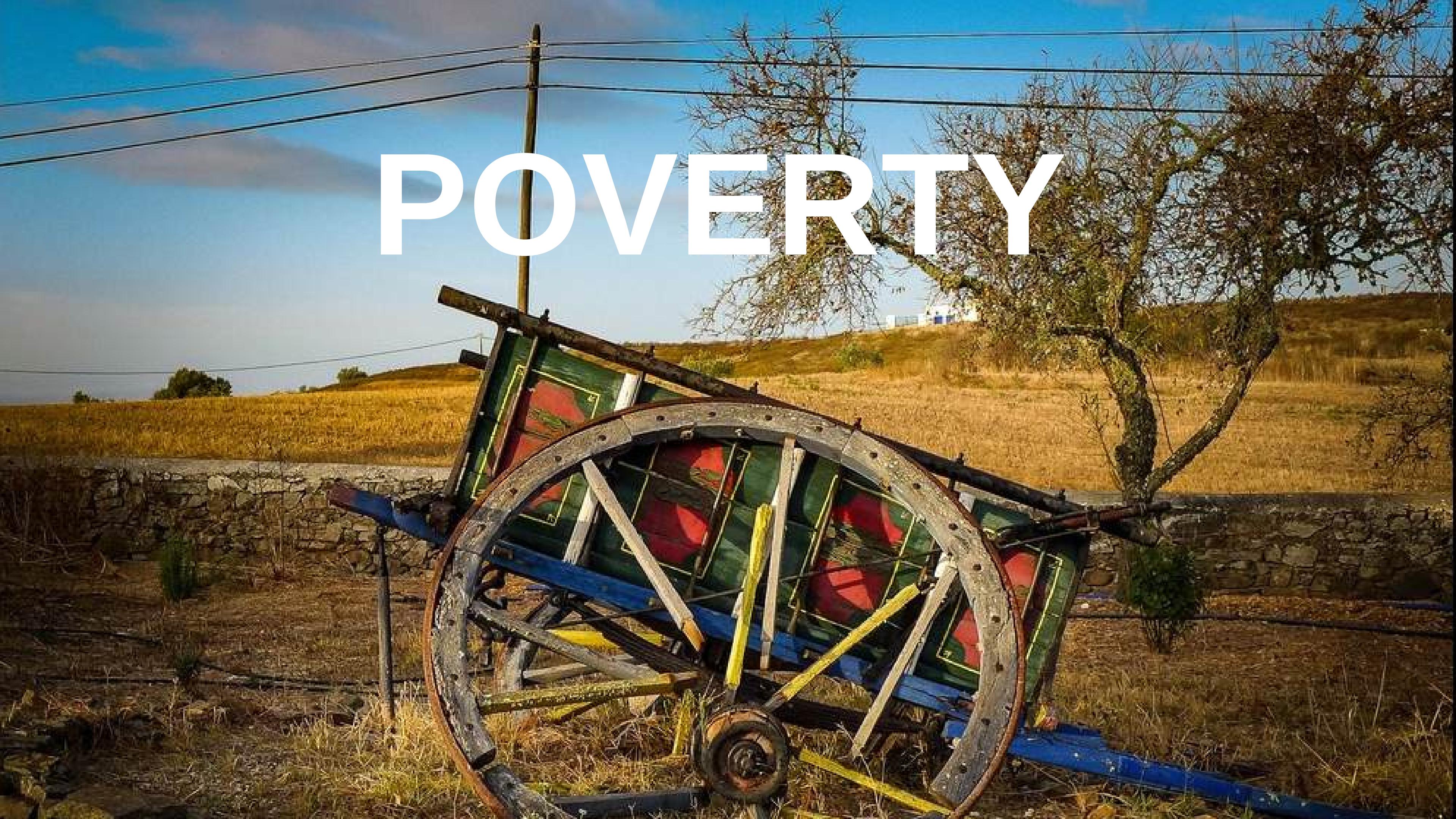
Accelerated by climate change, Europe's rural heartlands face an unprecedented convergence of crises. In regions like the Alentejo, depopulation has left villages hollow, with empty homes and aging infrastructure. Desertification advances as traditional agricultural practices fade, transforming once-fertile lands into arid expanses.

DESERTIFICATION

A wide-angle photograph of a dry, agricultural field under a clear blue sky. The foreground is dominated by a cluster of small, green, leafy plants with small, round, reddish-brown seed pods. Beyond them, the field stretches to the horizon, characterized by dark, dry, and cracked soil. The horizon line is flat, and the sky above is a pale blue with a few wispy clouds.



DEPOPULATION



POVERTY

OPPORTUNITIES



What if rural decline could become rural renaissance?

Alentejo, as other regions, holds the seeds of its own regeneration. The grandmothers who still tend gardens carry centuries of ecological wisdom. Empty houses wait to welcome visitors. Traditional recipes preserve cultural identity and nutritional knowledge.

Our model integrates land restoration, cultural preservation, intergenerational exchange through small scale tourism, and creative storytelling into a living laboratory where community members become teachers, gardens become classrooms, and abandoned spaces transform into welcoming spaces to learn and stay.



A Glocal Social Network Enterprise for Regenerative Living & Learning

QXote is a Living Lab and social enterprise based in Portugal's Alentejo. We combine education, research, and entrepreneurship to regenerate land, strengthen communities, and inspire systemic change.



QXOTE Mission and strategy

“QXote’s mission is to revitalize our Alentejo region in economic, ecological, and social aspects.”

We achieve this by organizing knowledge exchange on sustainable development and creating educational opportunities, including internships, research projects, knowledge-sharing events, training sessions, and professional retreats focused on sustainability.

To fulfill this mission, we collaborate with schools and universities in 7 countries, along with entrepreneurs, regional organizations, governments, and our local community (the quintuple helix).

We transformed our property into a ‘Living Lab,’ providing a platform for scalable innovation and learning experiences, serving as a testing and demonstration site for regenerative practices, such as permaculture, syntropic food production, healthy soil development, and smart water management.

QXOTE Relevance

What we are developing is crucial, because we can draw lessons from the developments in our region. What is occurring in our village and surrounding areas serves as a scenario for rural communities in many rural, semi-arid regions throughout Europe.

The effects of climate change and biodiversity loss are felt in numerous locations, and our region, unfortunately, finds itself at the forefront of these challenges.

Let's turn this situation around and make it a beacon of active hope and positive change instead!



United Nations
Convention to Combat
Desertification

Telephone: +49 (0) 228 815 2800
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Email: secretariat@unccd.int

Date: 29 September 2025

Dear Johannes Willem Eduard Lodders,

We acknowledge receipt of the required documentation for the accreditation of QXote as observer to the Conference of the Parties to the United Nations Convention to Combat Desertification.

After careful review of the documents presented by your organization we have the pleasure to inform you that the UNCCD secretariat will submit your request to the consideration of the forthcoming Conference of the Parties, which will be held in Ulaanbaatar, Mongolia, from 17 to 28 August 2026.

On the basis of this, QXote can be considered as provisionally accredited organization, pending a final decision to be taken by Parties during COP17 according to the provisions contained in paragraph 7 article 22 of the Convention and Rules 6 and 7 of the rules of procedure of the COP, adopted by decision 1/COP.1.

Please check regular information on the UNCCD on <https://www.unccd.int> and with your representative of the UNCCD CSO panel <https://www.unccd.int/convention/partners/civil-society-organizations/civil-society-organizations-panel>

We encourage you to continue to be involved in the UNCCD implementation and kindly ask you to keep the secretariat informed on your activities.

Please do not hesitate to contact us if you need further guidance on this important matter.

Sincerely,



Marco Montoiro
External Relations Officer



Johannes Willem Eduard Lodders
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QXote has been pre-acknowledged by the United Nations (UNCCD), as an organization combatting desertification. The second organization in Portugal to be recognized as such!

What We're Building

an eco-system of active hope

REGENERATIVE
FOOD
PRODUCTION



LEARNING
RESIDENCIES



EXPERIMENTATION
AND TECHNOLOGY.



CIRCULAR ECONOMY
INTREPRENEURSHIP



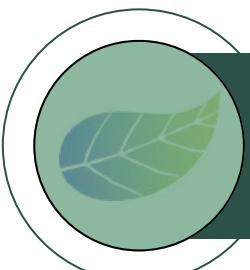
TURISMO DE
ACOLHIMENTO



"The Santa Cruz Living Lab transforms the village into a collaborative ecosystem:
Regenerative food systems based on permaculture and syntropic agriculture.
Technology and experimentation addressing real problems in real contexts — from soil monitoring to renewable energy microgrids.
Cultural engagement through gastronomy, foraging, and gardening classes that bring together visitors and village grandmothers, valuing ancestral knowledge.
Circular economy initiatives: turning vacant homes into guest spaces, generating income for villagers, and creating a welcoming tourism structure.
Entrepreneurship and learning residencies attracting talents from diverse fields to co-live, co-learn, and co-create replicable solutions for sustainable rural futures."

What We're Building

Concrete projects and fundraising: ± 1,5 million for 5 years



From Pine to Wine

AN INTERDISCIPLINARY APPROACH TO REGENERATING DEGRADED LAND (SUCH AS PLANTED PINETREES IN ALENTEJO) INTO PRODUCTIVE FOOD FORESTS WHILST CREATING CLIMATE-RESILIENT, ECONOMICALLY PRODUCTIVE AND BIODIVERSE AGRICULTURAL SYSTEMS.

ESTIMATED BUDGET

965.000€

ESTIMATED DURATION

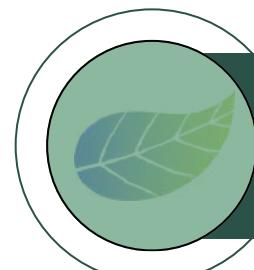
5 YEARS

INNOVATION PHASE

R&D

SCALABILITY

THE END-GOAL IS TO DEVELOP A MODEL THAT IS REPLICABLE ALL OVER EUROPE. THIS WILL GENERATE CONSULTING OPPORTUNITIES. NEXT TO THAT, THE LAND WILL GENERATE YEARLY TURN-OVER BY ALL YEAR-LONG HARVESTING.



Smart Multi-Crop Irrigation System

THIS PROJECT AIMS TO CREATE AN INTELLIGENT, SELF-SUSTAINABLE IRRIGATION SYSTEM THAT OPTIMIZES WATER USE FOR FOOD PRODUCTION IN DRY REGIONS LIKE THE ALENTEJO. BY COMBINING SENSOR TECHNOLOGY, RENEWABLE ENERGY, AND DATA SCIENCE WITH AN EDUCATIONAL, MULTI-DISCIPLINARY APPROACH, IT BRINGS TOGETHER STUDENTS, RESEARCHERS, AND THE COMMUNITY TO CO-DEVELOP REPLICABLE SOLUTIONS FOR SUSTAINABLE AGRICULTURE AND RURAL INNOVATION.

ESTIMATED BUDGET

250.000€

ESTIMATED DURATION

2 YEARS

INNOVATION PHASE

PROTOTYPING

SCALABILITY

THE PROTO-TYPE WILL LEAD TO A SELLABLE SYSTEM, CAPABLE OF PLANTING MIXED CROPS IN AREAS WITHOUT ACCESS TO WATER AND ELECTRICITY



Multi-purpose co-creation spaces

OXOTE AIMS TO TRANSFORM O ARMAZÉM — OUR FORMER AGRICULTURAL WAREHOUSE — INTO A MULTIFUNCTIONAL CO-WORKING AND CO-LEARNING SPACE THAT SERVES BOTH OUR ORGANIZATION AND THE COMMUNITY OF SANTA CRUZ. THIS RENOVATED BUILDING WILL HOST GROUPS, WORKSHOPS, WORKATIONS, EXHIBITIONS, AND SOCIAL GATHERINGS, CONNECTING WITH THE NEARBY CAFÉ AND SOCIAL BUILDING TO CREATE A VIBRANT VILLAGE HUB.

ESTIMATED BUDGET

325.000€

ESTIMATED DURATION

2 YEARS (INCL LICENSING)

INNOVATION PHASE

DESIGN AND REALISATION

SCALABILITY

THE MULTI PURPOSE CO-CREATION SPACE WILL BE THE CENTER OF WORKSHOPS, HOSTING TEAMS AND CREATIVE ACTIVITIES IN THE REGION.

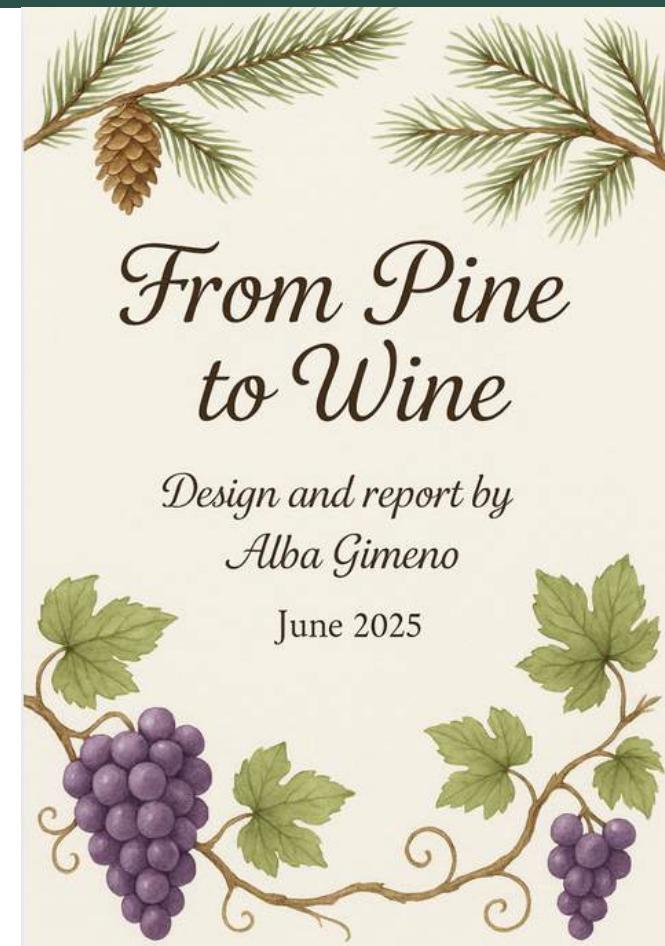
What We're Building

Concrete projects and fundraising

(detailed project plans available for each project)



From Pine to Wine

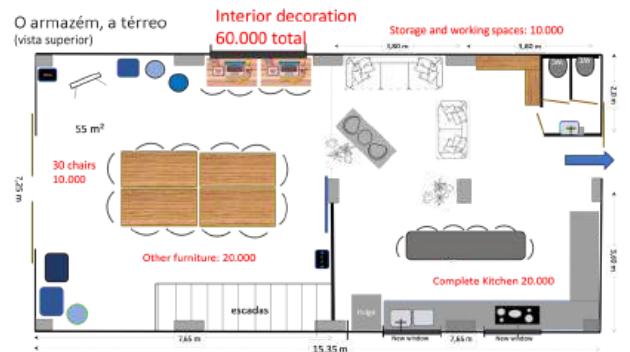
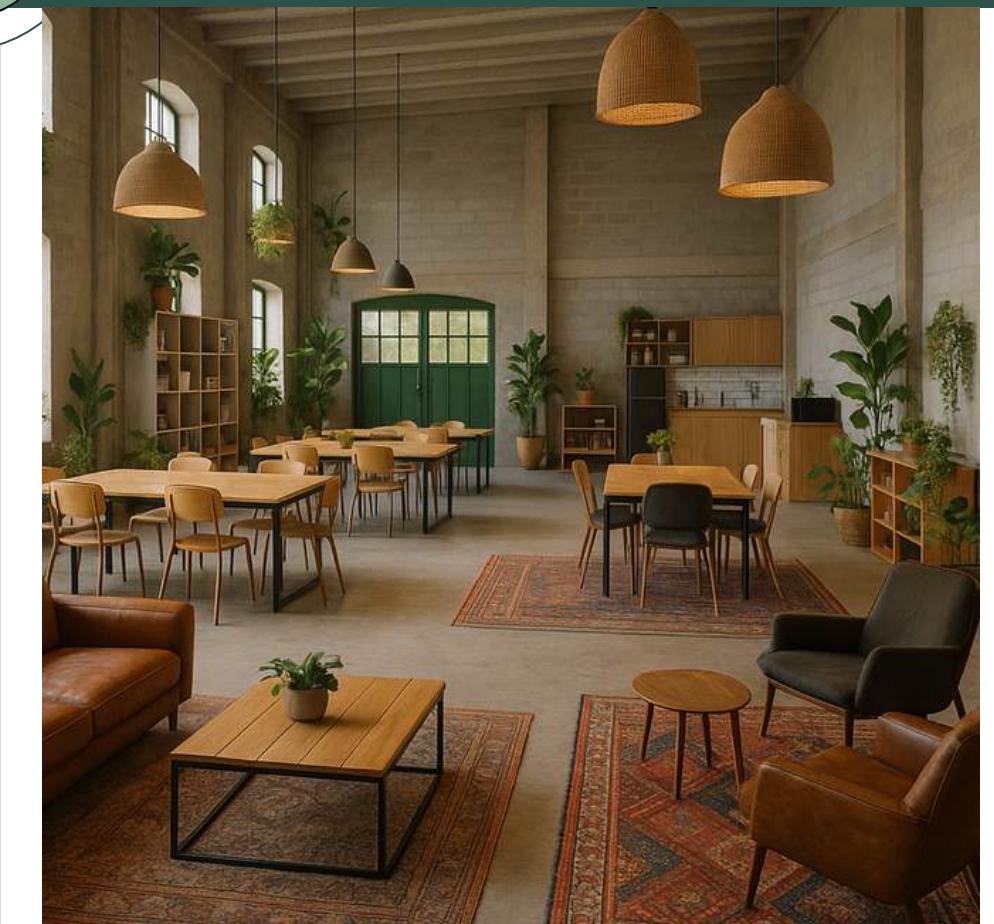


Smart Multi-Crop Irrigation System



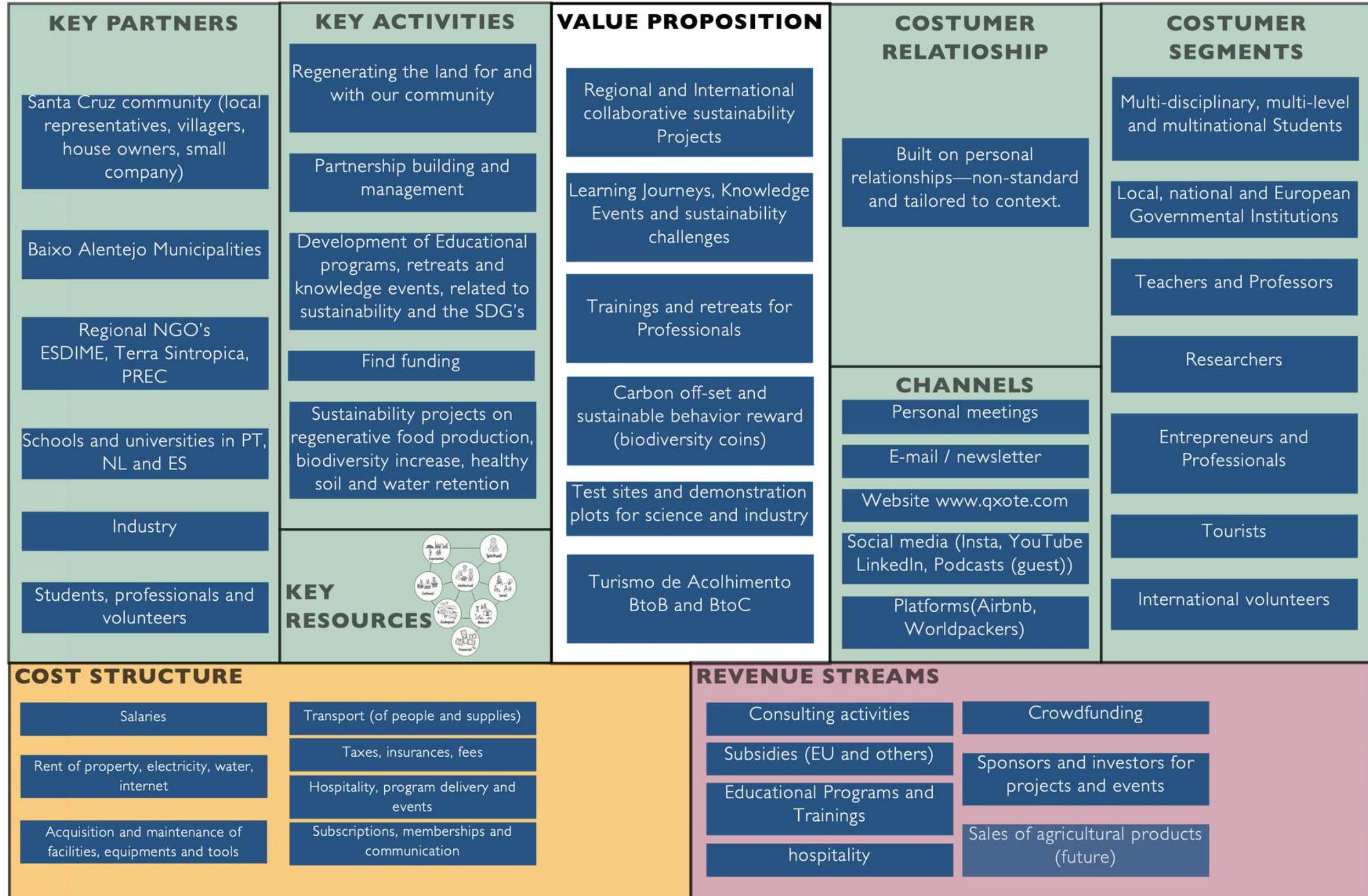
SASIME

Multi-purpose co-creation spaces



Our Current Business

Business Model Canvas and future growth path



P&L presented on IES 2024:

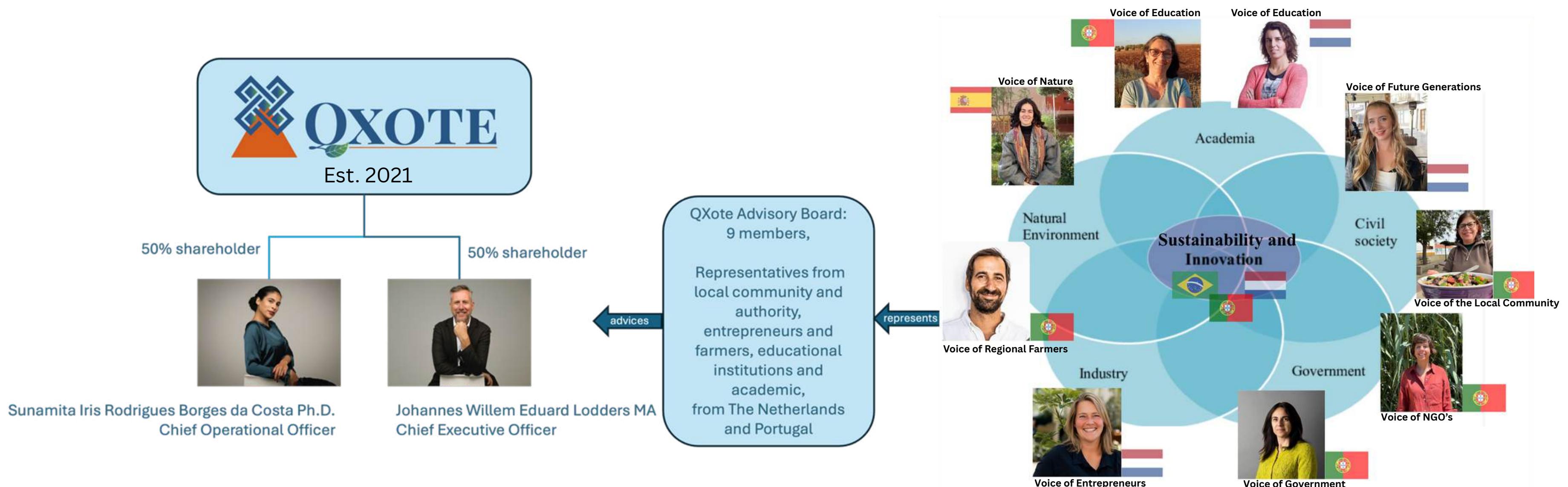
Revenues - 154.181 €
 EBITDA - 74.963 €
 EBIT. - 68.327 €
 Net Income - 54.130 €

Future growth path:

- consulting income from regenerative Hub model
- consulting income from regeneration of degraded landscapes model
- income from European funding opportunities
- income from eco-tourism and workshop group sessions
- income from agricultural yield
- income from SASIME consulting and licensing

Our Current Business

Governance & ownership



What we're building is impact

Some key metrics since 2021

● We received more than 160 students, from 13 different nationalities, for 1 day till 5 months. For internships, academic trips, knowledge events, graduation and research projects

160

65

● We received 65 professionals for strategy sessions, professional retreats and workations

12x

● Our phase 1 of the smart irrigation system for mixed crop environments showed that the same amount of plants, receiving the same amount of water and sun, but planted in a mixed crop setting, generates 12 times more yield than the mono-culture next to it, without adding fertilizers or pesticides

3x

● We made a baseline inventory of the biodiversity (flora & fauna) on our 9 hectare property in 2023, and repeated the monitoring in 2025. Our regenerative projects have a clear and measurable positive impact on biodiversity. As an example: in our sintropic foodforest, planted in March 2024, the variety of insects is 3x bigger than in the surrounding area.

2.314

● All trees on our property have been counted, measured and geo-located: 1657 in 2023. Planting trees in our foodforest and offering CO2 compensation for companies, result in an increase of our trees with 45%. Currently we have 2.314 trees on our property

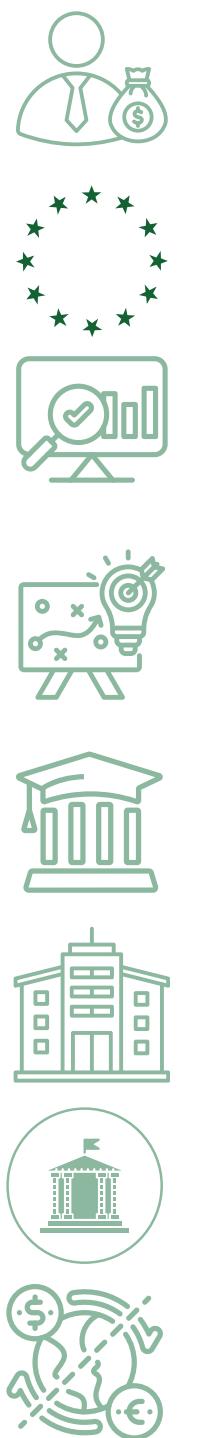
13.000

● We use the last remaining café in our village for all our group lunches and dinners, resulting in bringing more than 13.000€ of additional turn-over for our community. The café owner recently redecorated the café, has the plan to turn it into a restaurant and already hired staff.



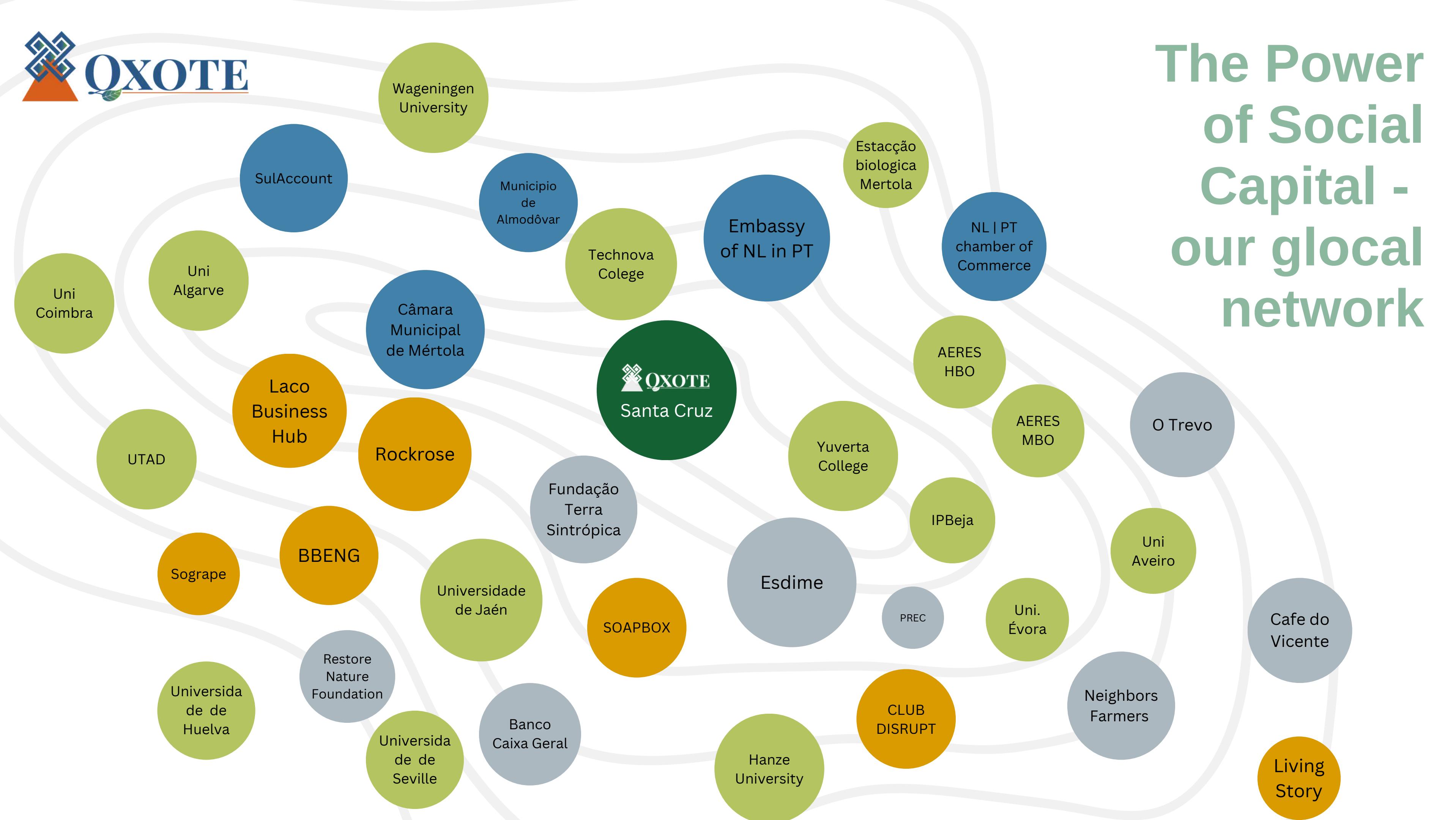
What we're asking Knowledgepartners and funding to increase impact

- Impact investors for the projects as mentioned, or for our general goal
- Partners for EU funding calls
- Technology partners for irrigation / soil monitoring
- Knowledge partners for go-to-market / marketing strategies
- Universities for learning residencies
- Corporate partners interested in CSRD / nature regeneration
- Municipalities for replication
- Cross-border pilot projects





The Power of Social Capital - our glocal network



GET IN TOUCH!

Sunamita Costa Ph.D. COO & Co-Founder



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40 years combined experience and international track record.

Johannes Lodders MA CEO & Co-Founder



Masters degree in Media and Innovation
20 years experience as Business Consultant for innovation
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