

A Glocal Living Lab for Regenerative Innovation

2 ZERO
HUNGER



4 QUALITY
EDUCATION



6 CLEAN WATER
AND SANITATION



9 INDUSTRY, INNOVATION
AND INFRASTRUCTURE



13 CLIMATE
ACTION

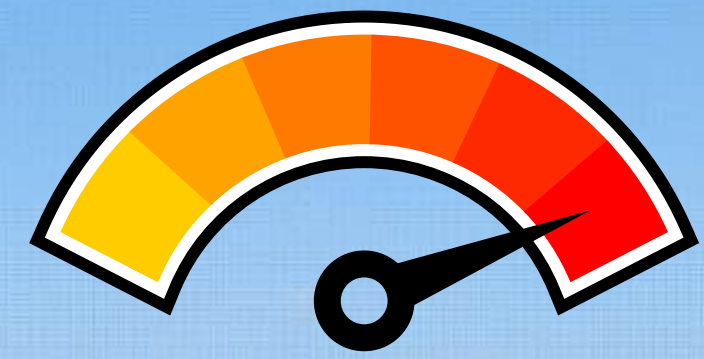


15 LIFE
ON LAND



17 PARTNERSHIPS
FOR THE GOALS





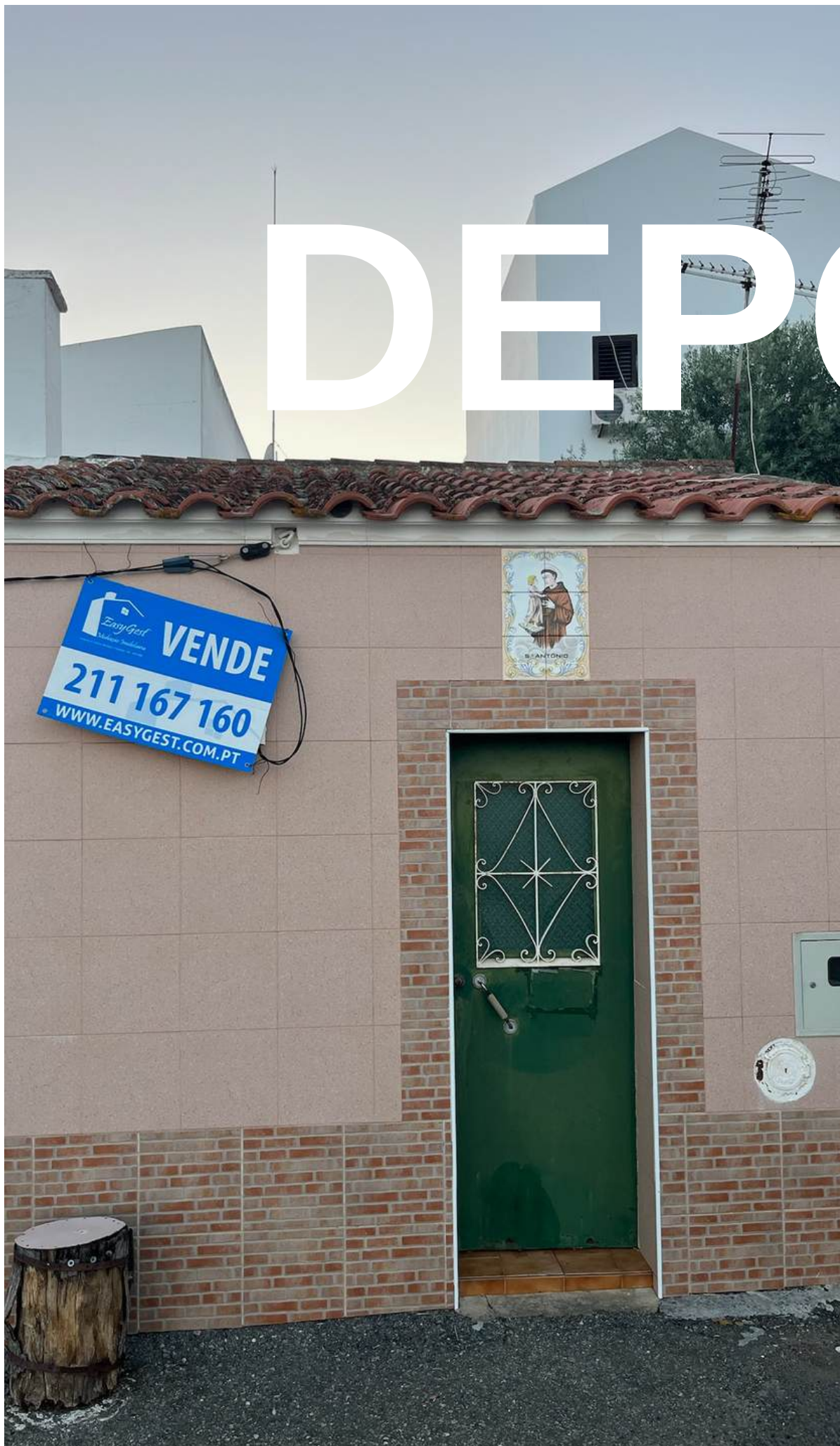
CHALLENGES

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.

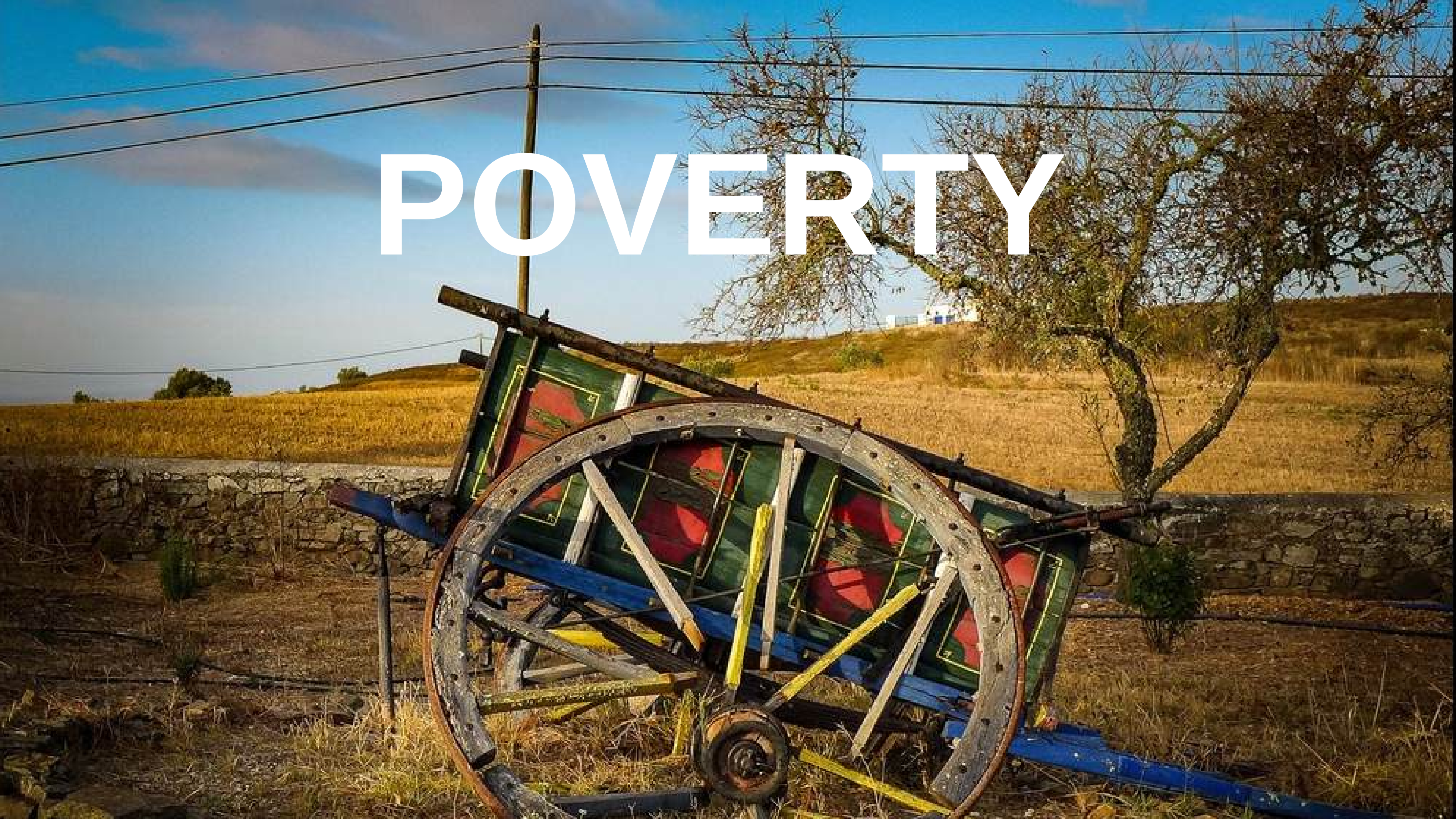


DESERTIFICATION

DEPOPULATION



POVERTY



OPPORTUNITIES

The background image shows a vast, hilly landscape under a clear sky. In the foreground, a stone tower with a conical roof is visible, featuring two nests of dark twigs. One bird is perched on the upper nest, while another is in flight nearby. The hills in the background are covered in dense green vegetation, and a single wind turbine stands tall on a distant ridge.

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.



"Candidate Living Lab 2025"



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.



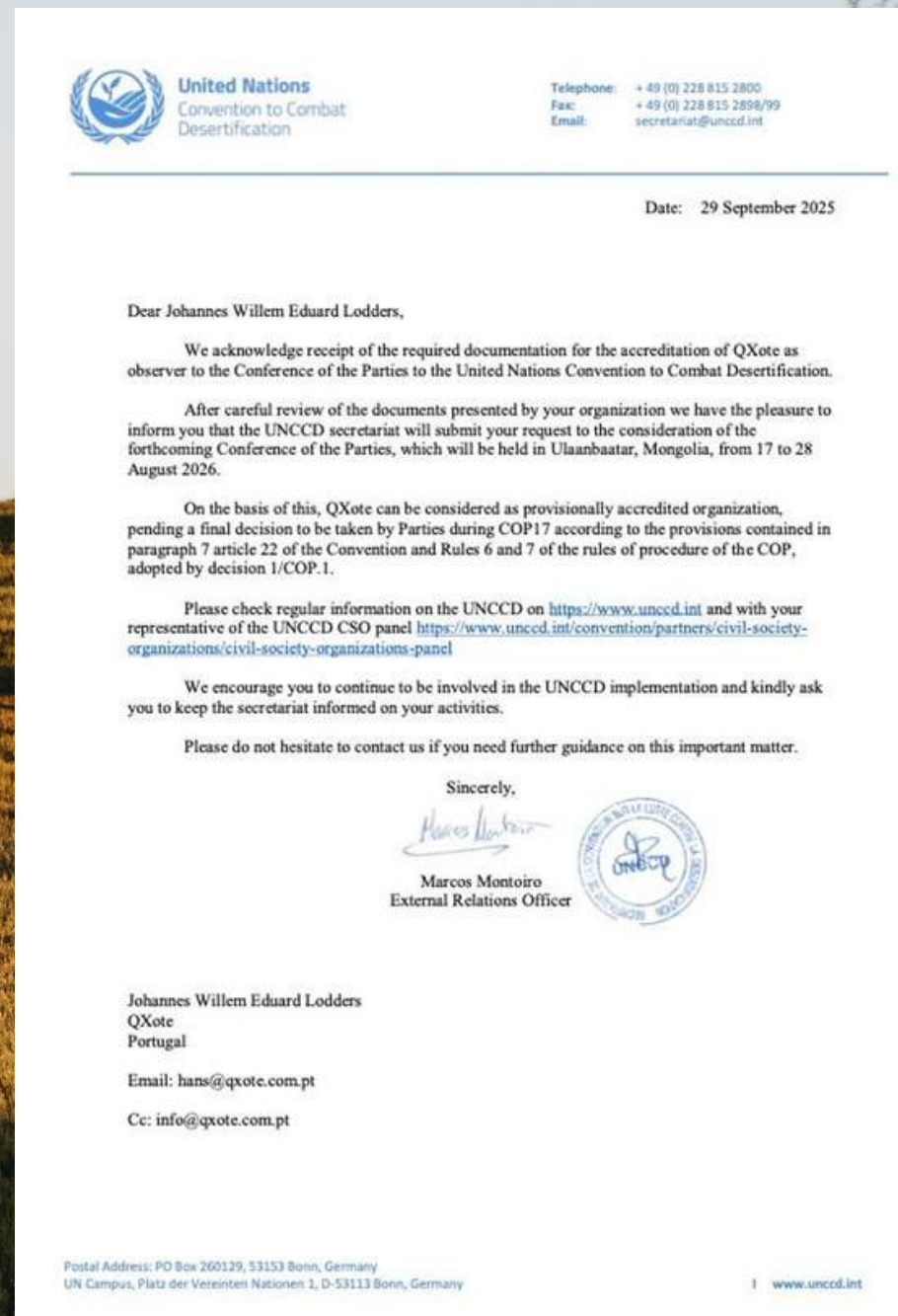


QXOTE Relevance

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!



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

LEARNING
RESIDENCIES

CIRCULAR ECONOMY
INTREPRENEURSHIP

REGENERATIVE
FOOD
PRODUCTION

EXPERIMENTATION
AND TECHNOLOGY.

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

QXOTE 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.

Break-even expected by Year 5 through education programs and eco-tourism revenues; ROI through replicable hub licensing model.

Our Current Business

Business Model Canvas and future growth path



PURPOSEFUL BUSINESS MODEL

KEY PARTNERS	KEY ACTIVITIES	VALUE PROPOSITION	COSTUMER RELATIOSHIP	COSTUMER SEGMENTS
Santa Cruz community (local representatives, villagers, house owners, small company)	Regenerating the land for and with our community	Regional and International collaborative sustainability Projects	Built on personal relationships—non-standard and tailored to context.	Multi-disciplinary, multi-level and multinational Students
Baixo Alentejo Municipalities	Partnership building and management	Learning Journeys, Knowledge Events and sustainability challenges		Local, national and European Governmental Institutions
Regional NGO's ESDIME, Terra Sintropica, PREC	Development of Educational programs, retreats and knowledge events, related to sustainability and the SDG's	Trainings and retreats for Professionals		Teachers and Professors
Schools and universities in PT, NL and ES	Find funding	Carbon off-set and sustainable behavior reward (biodiversity coins)	CHANNELS	Researchers
Industry	Sustainability projects on regenerative food production, biodiversity increase, healthy soil and water retention	Test sites and demonstration plots for science and industry	Personal meetings	Entrepreneurs and Professionals
Students, professionals and volunteers	KEY RESOURCES	Turismo de Acolhimento BtoB and BtoC	E-mail / newsletter	Tourists
			Website www.qxote.com	International volunteers
			Social media (Insta, YouTube LinkedIn, Podcasts (guest))	
			Platforms(Airbnb, Worldpackers)	
COST STRUCTURE		REVENUE STREAMS		
Salaries	Transport (of people and supplies)	Consulting activities	Crowdfunding	
Rent of property, electricity, water, internet	Taxes, insurances, fees	Subsidies (EU and others)	Sponsors and investors for projects and events	
Acquisition and maintenance of facilities, equipments and tools	Hospitality, program delivery and events	Educational Programs and Trainings	Sales of agricultural products (future)	
	Subscriptions, memberships and communication	hospitality		

Contributing to

OXOTE

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



50% shareholder



Sunamita Iris Rodrigues Borges da Costa Ph.D.
Chief Operational Officer

50% shareholder



Johannes Willem Eduard Lodders MA
Chief Executive Officer

QXote Advisory Board:
9 members,

Representatives from
local community and
authority,
entrepreneurs and
farmers, educational
institutions and
academic,
from The Netherlands
and Portugal

← advices

← represents



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



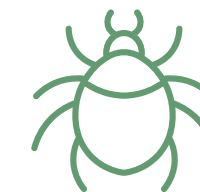
160



65



12x



3x



2.314



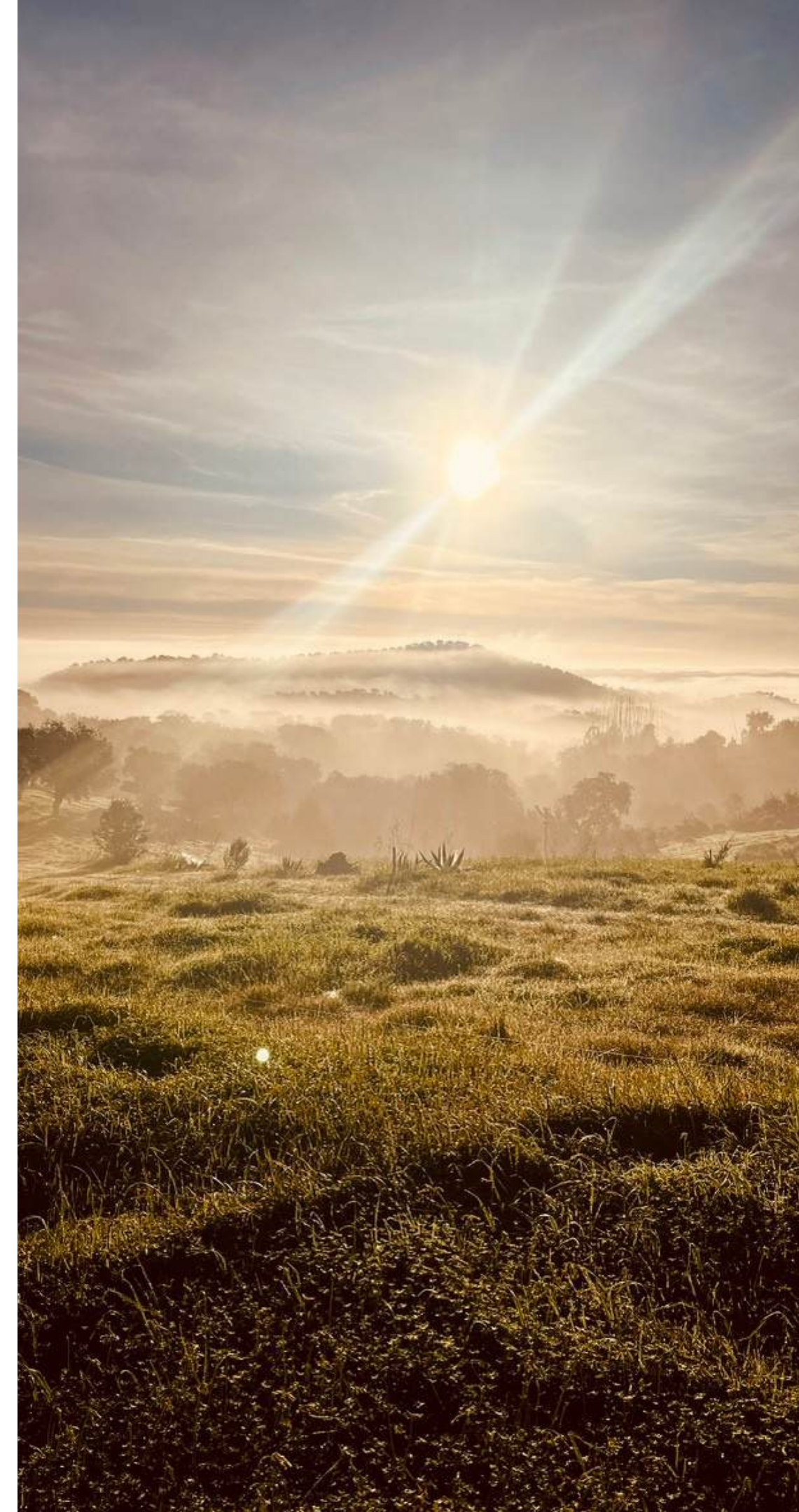
13.000



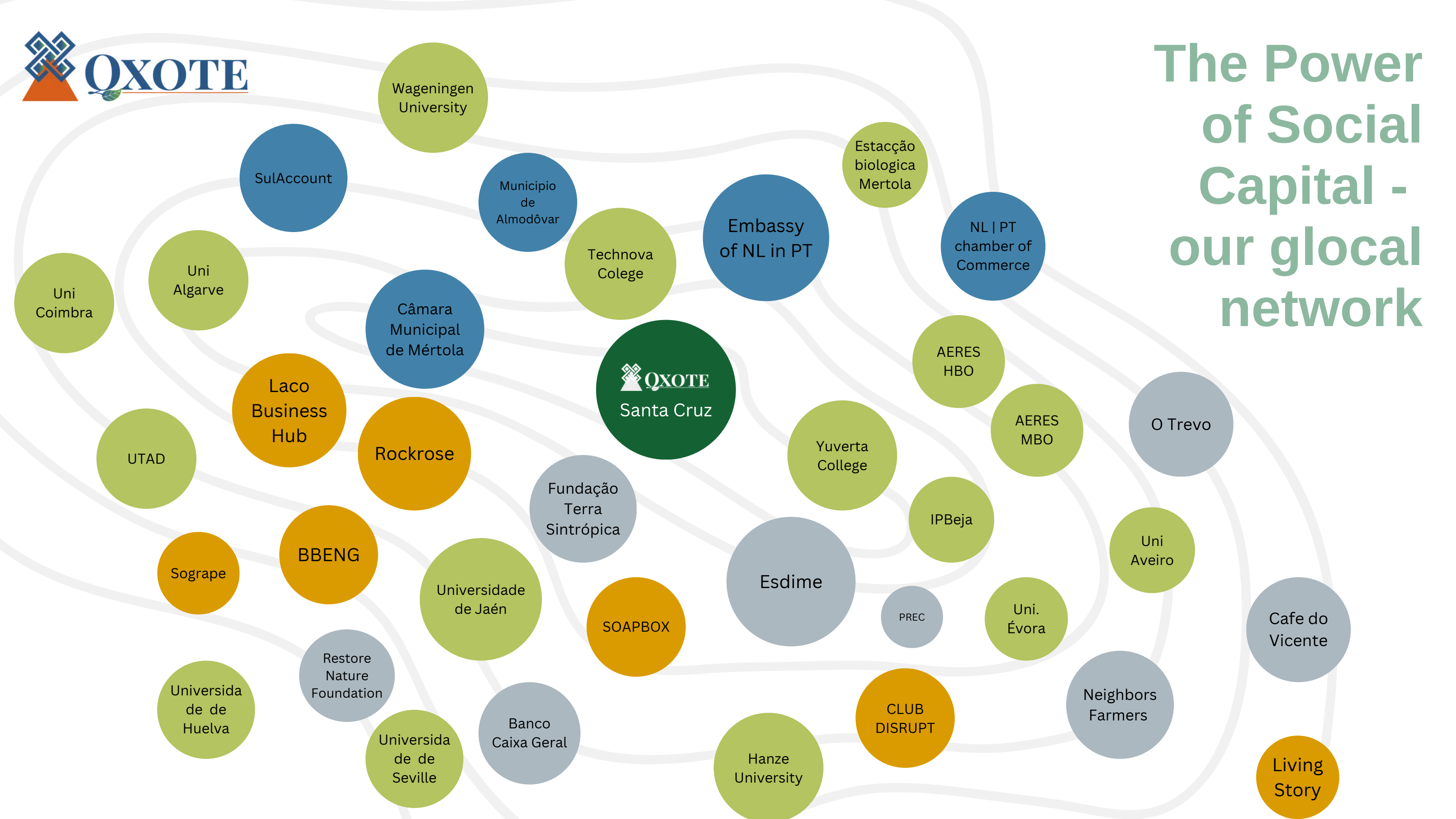
What we're asking

Knowledge partners 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!

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40 years combined experience and international track record.



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