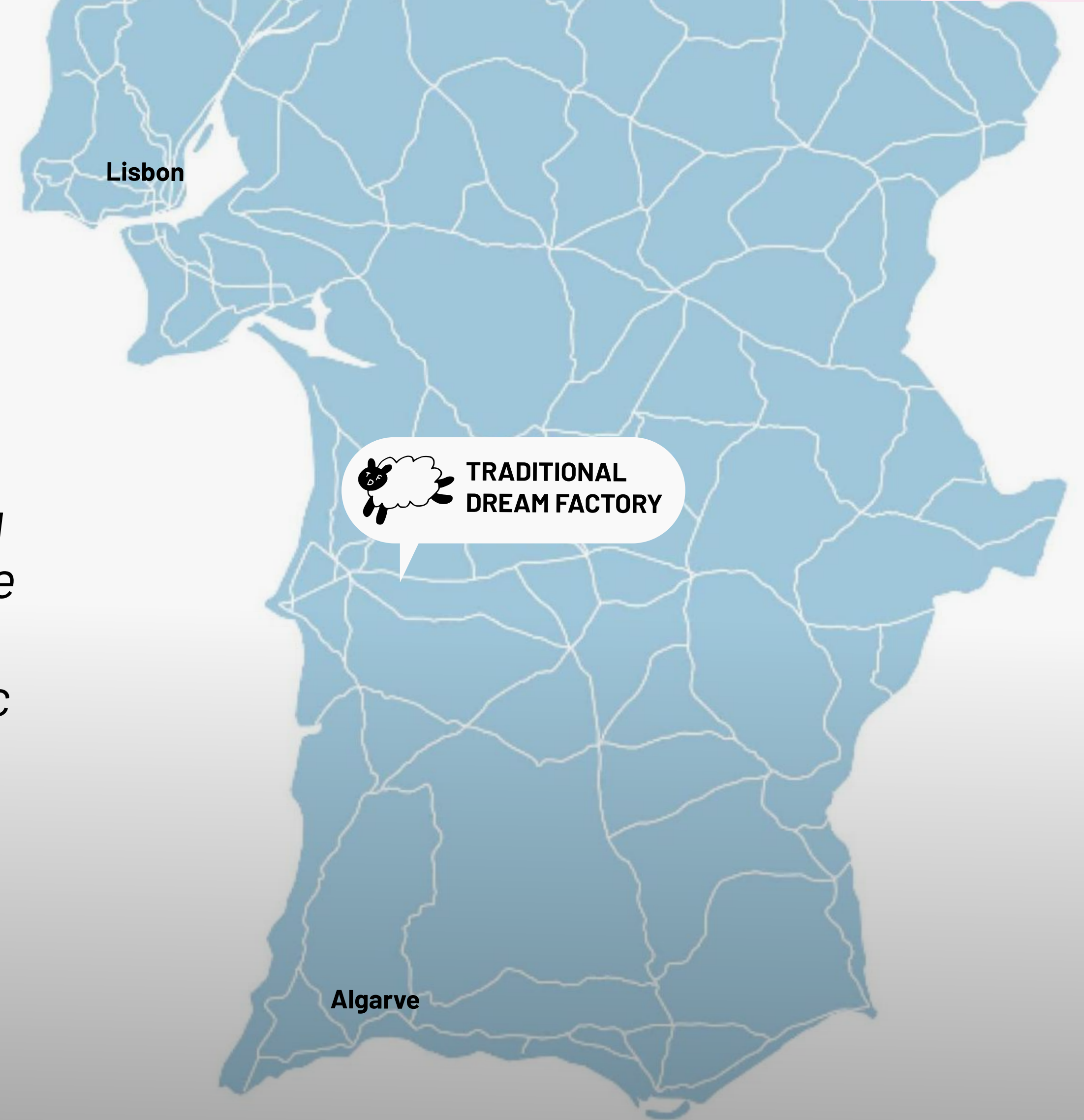




# Developing a 21st century village at the intersection of **Nature x Technology**

OASA is a conservation network establishing  
regenerative villages for global citizen.

*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

Digitally enabled 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.

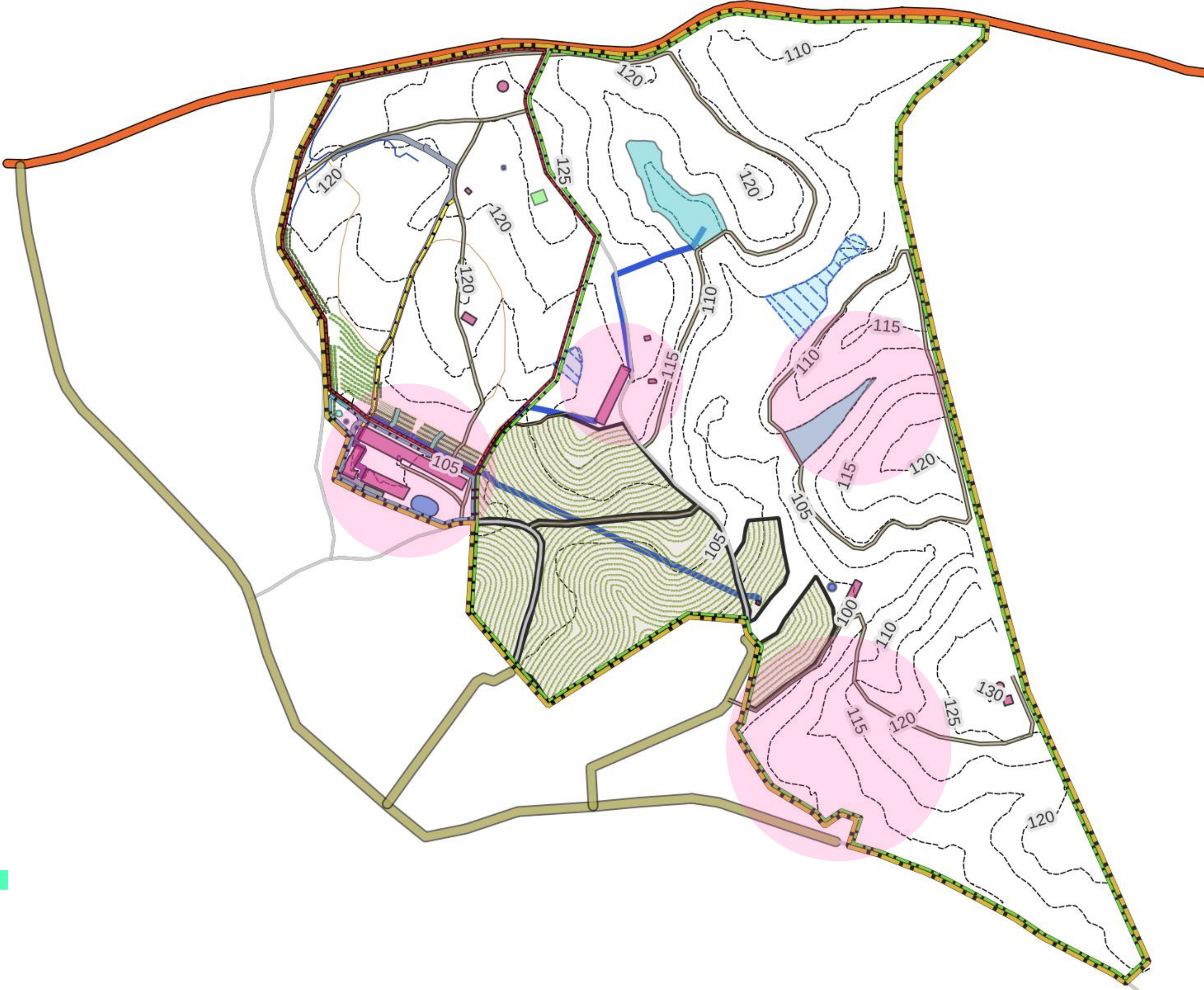
## **DIGITAL NOMADS**

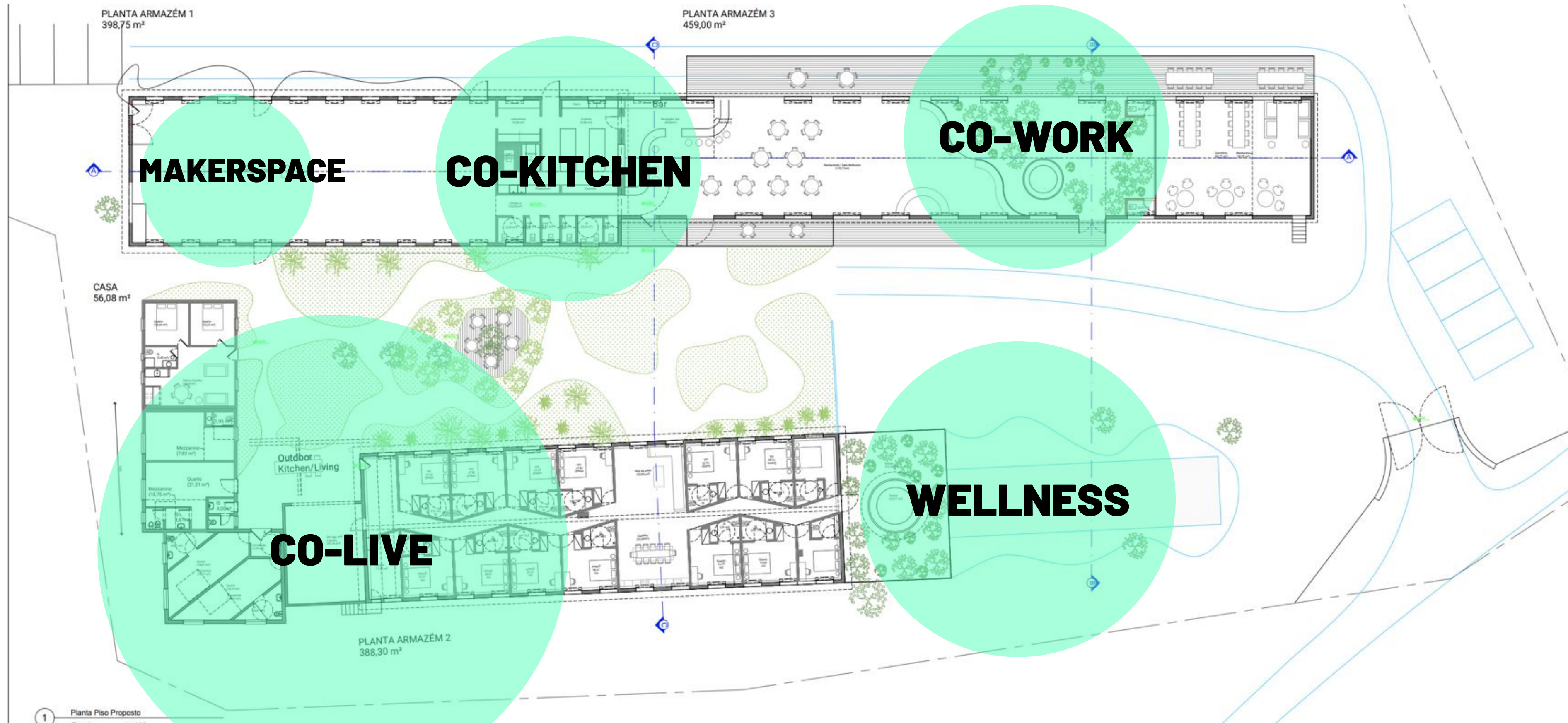
Catering to individuals who embrace flexibility and digital connectivity in their work and lifestyle.

## **FAMILY-FOCUSED RESIDENTS**

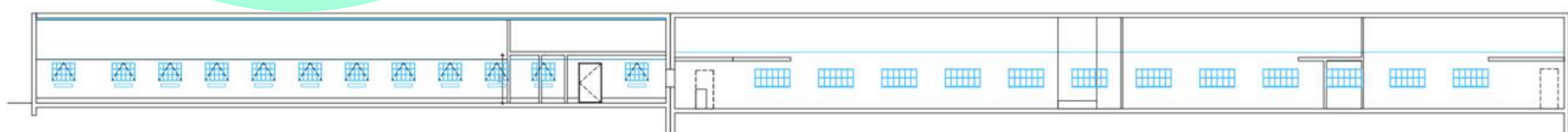
Tailored to families valuing safety, education, and community living.

# VILLAGE DEVELOPMENT

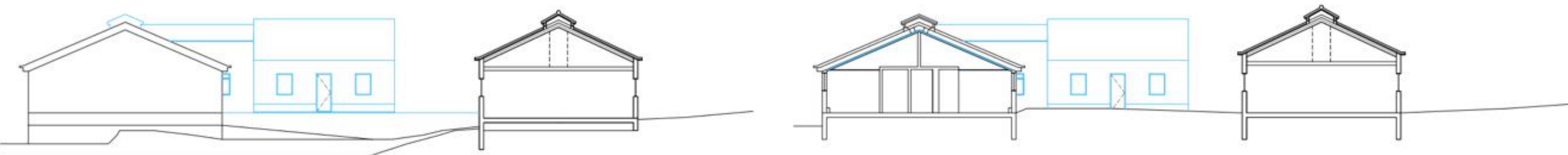




1 Planta Piso Proposto  
Escala: 1 : 100



2 Corte AA  
Escala: 1 : 100



3 Corte BB  
Escala: 1 : 100

2 Corte CC  
Escala: 1 : 100

# CO-LIVING

✓ plans approved.

LICENCIAMENTO | Abela, Santiago do Cacém  
 Realização:  
 Manuel Oliveira | C. Sim | email  
 CRU arquitectura e investigação  
 Rua Ferreira, 548/554 • 7100-111 Fátima, Santiago do Cacém • 7100-001 Póvoa do Varzim, S. João de Deus • 7100-001  
 Rua do Casarão, 2 • 7100-003 Montemor-o-Novo • 7100-107 801 • 802 288 | info@cru.pt  
 CRU  
 arquitectura e investigação



**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





# REVENUE MODEL

*year 5 minimum expected income:*

**Hospitality €116k**

*42% Guest occupancy (+ 38% token holders occupancy)*

**Cafe €81k**

**Food products €140k**

**Ecosystem credits €10k**

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

**Digital platform €43k**

*250 Wanderers+25 Pioneers*

**Cell phone tower lease €4k**

Operating income year 1: €386k

Operating income year 5: €650k

***excluding co-housing lot sales, token sales & grants***

*year 5 expected costs:*

Operational cost

**Land team** €90k

**Hospitality team** €45k

**Restaurant team** €65k

**Digital creation team** €36k

**Other expenses** €57k

Total ~**€292k**

Operating costs year 1: €153k

Operating costs year 5: €292k

Mortgage payment €60k

Net Operating Income year 1: **€233k**

Net Operating Income year 5: **€382k**

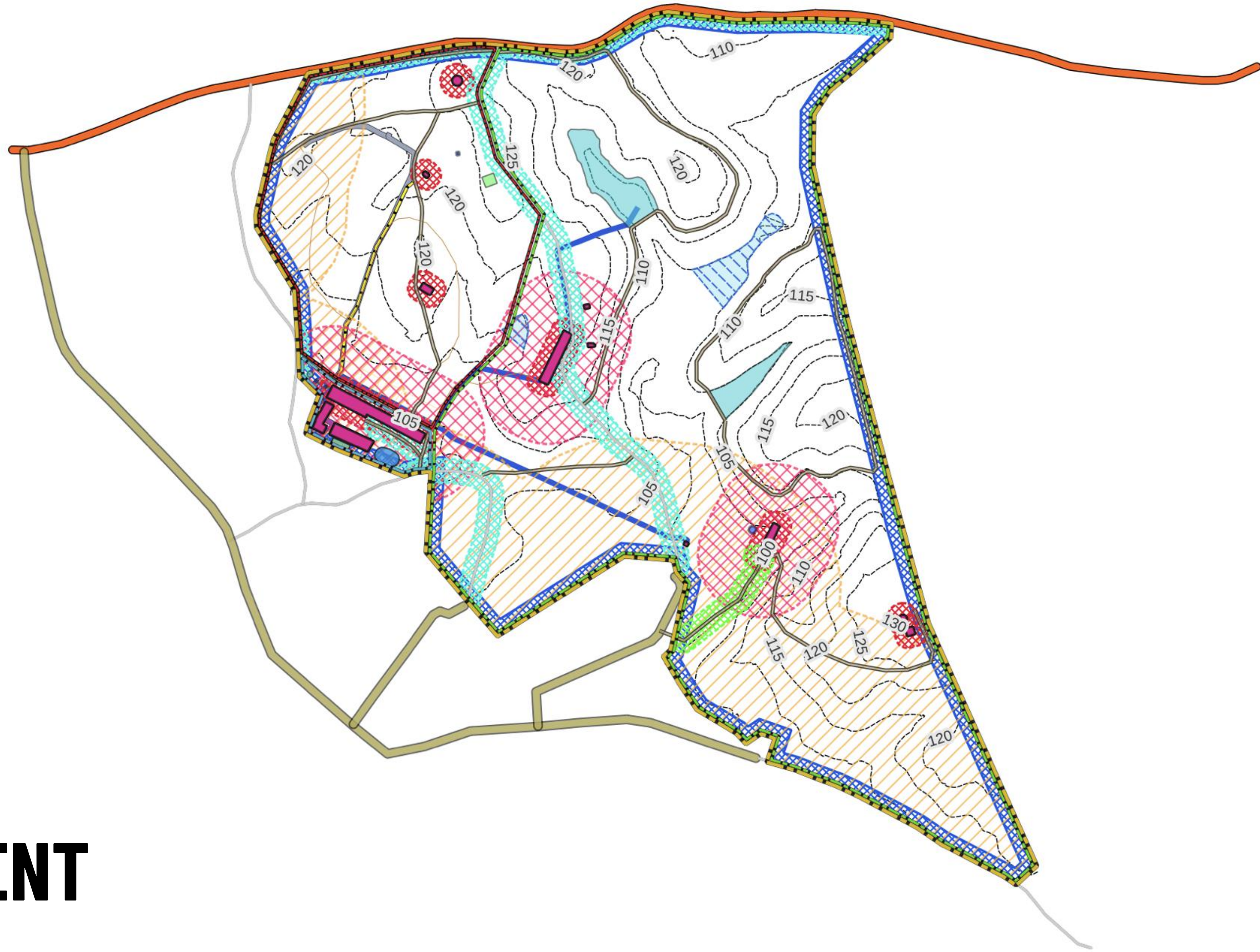
## **OPERATING EXPENSES & NOI**

Real estate & legal €919k  
Operations & staff €60k  
Hospitality development €910K  
Land & farm development €360k

**Total projected cost €2.2M**

*Excluding co-housing development.*

# **COSTS OF DEVELOPMENT**



**2021-2023** | €600k Member sale

- 6000 sqm property purchased
- Operational event space, kitchen, 14 glamping, reforestation, soil improvements, compost toilets, showers, irrigation systems, events

**Spring 2024** | €100k Private loan + €40k Grant

- Cafe
- Industrial kitchen & food transformation
- Natural pool
- Setup guest glamping suites & get camping licence
- Operations association

**Fall 2024** | €700k Private loan + €412k Bank mortgage

- Secure 25ha property
- Complete co-living construction
- Water retention landscape: 2 lakes, swales
- Plant 2/5 of orchard with 10 000 fruit trees
- Legal kitchen
- Nursery & greenhouse
- Start co-living building renovation
- Have 10 residents acquire tiny houses

**2025** | €400k Bank loan + €400k Grant

- Workshop building renovation
- Pay off private loan
- Makerspace setup
- Biochar production
- Restaurant
- Biomorphic co-working garden
- Plant 2/5 of orchard with 10 000 fruit trees

**2026 - Go-live**

- Start full co-living & farming operations
- Exit to community & tokens go-live
- Start co-housing development
- Open pre-sales of co-housing units
- Plant 1/5 of orchard with 10 000 fruit trees



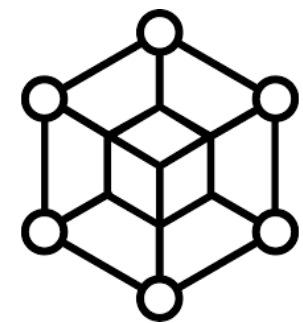
Private loan €800k  
*At 7-8% interest. min €50k*



Bank loan €412k  
*For land*



Grants €430k  
*Application underway with StartPME*



Token sales €150k  
*Exit to community model*



**FUNDING SOURCES 2024-2025**

Principal amount: **€800k**

Min ticket size: €50k

**2024**

### **Interest**

Interest rate: **7%**

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

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

### **Schedule:**

€800k to be repaid in 2025

### **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.

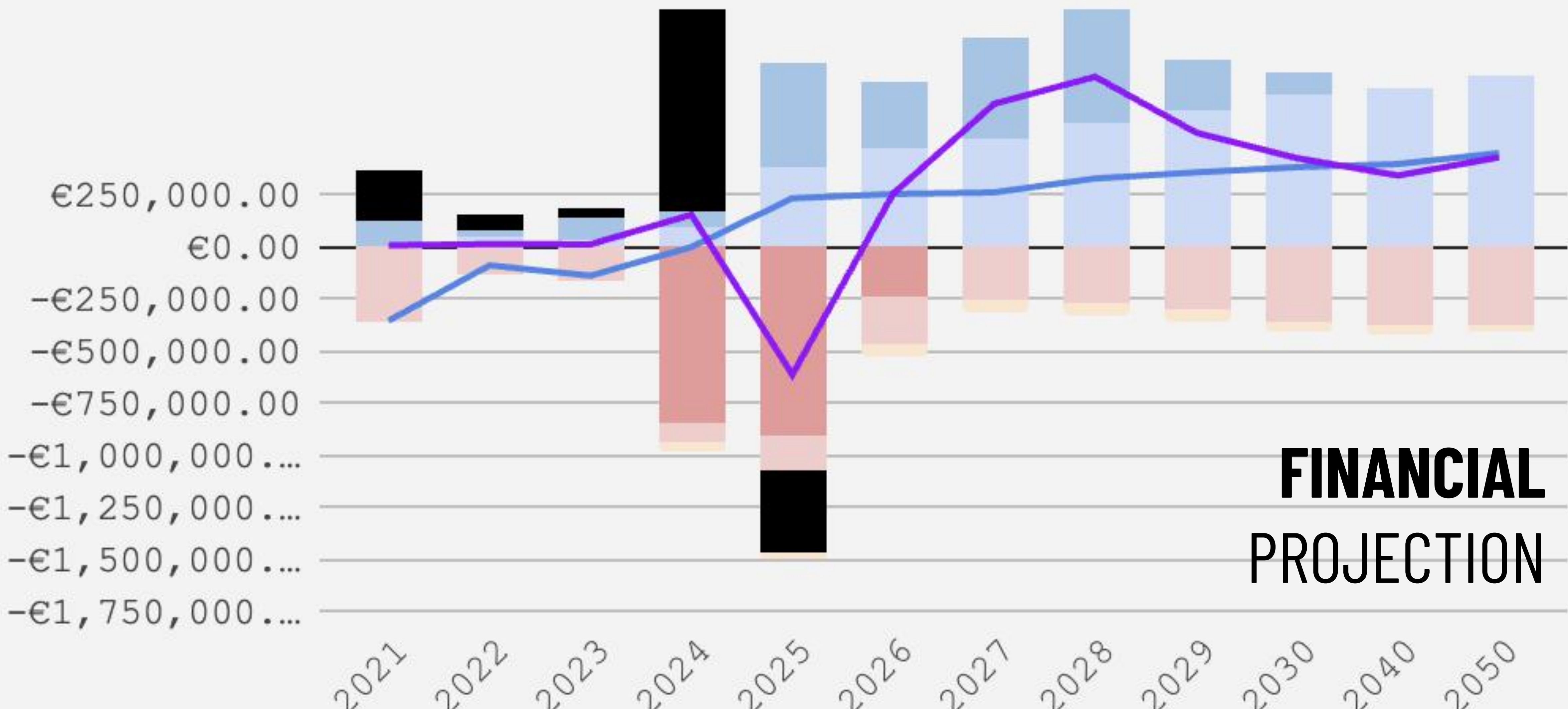
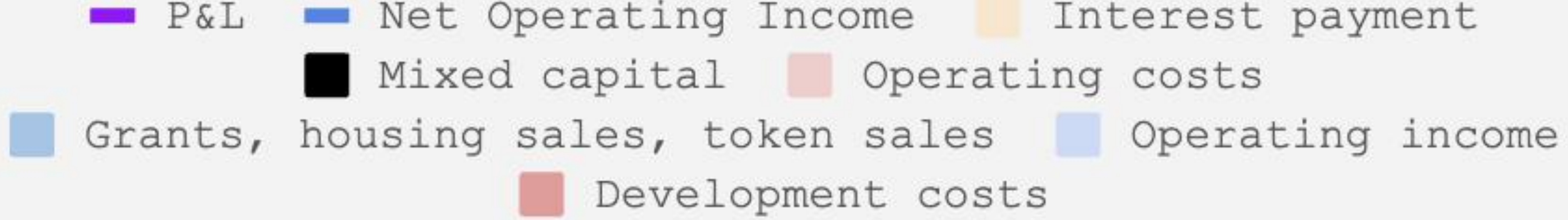
Upon receiving the funds, all the real estate assets will be transferred into the SPV.

**SECURED LOAN**



**OFFERING**



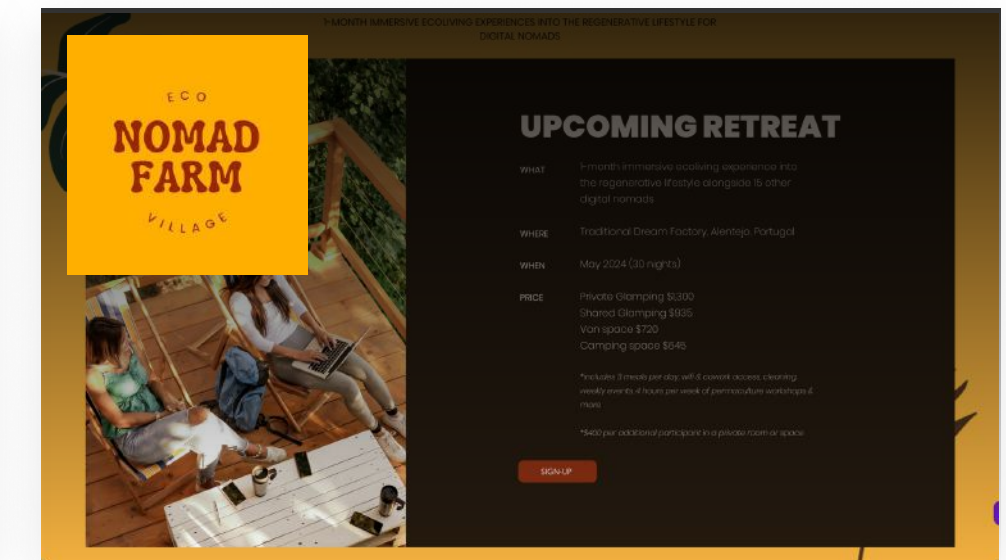


**FINANCIAL  
PROJECTION**

*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 months per year for co-living.*



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

**104 guests**

*Guest capacity for retreats, weddings or co-living*

**€150k revenue**

*From 2026 (at 42% occupancy rate)*

**€50k revenue**

*In 2022, pre-development!*



**HOSPITALITY LEAD NEEDED IN 2025**

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

*Business case:*

# Farm to table restaurant & cafe

*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)*

**€185k 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.

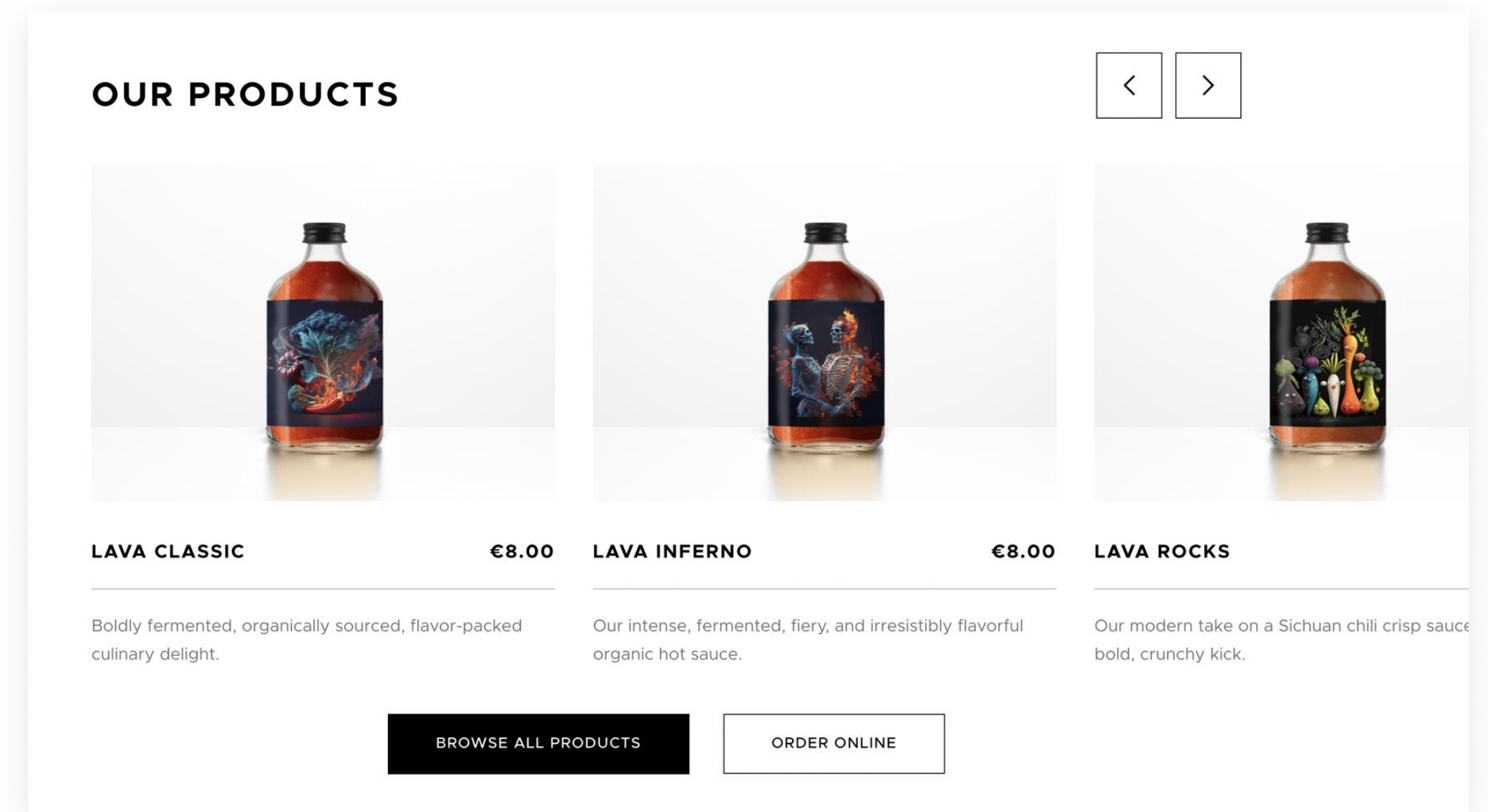
**Education courses** - digital + physical, permaculture, technology, leadership

**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 in 2030.*



## EDGARD MARCONDES

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

# 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.

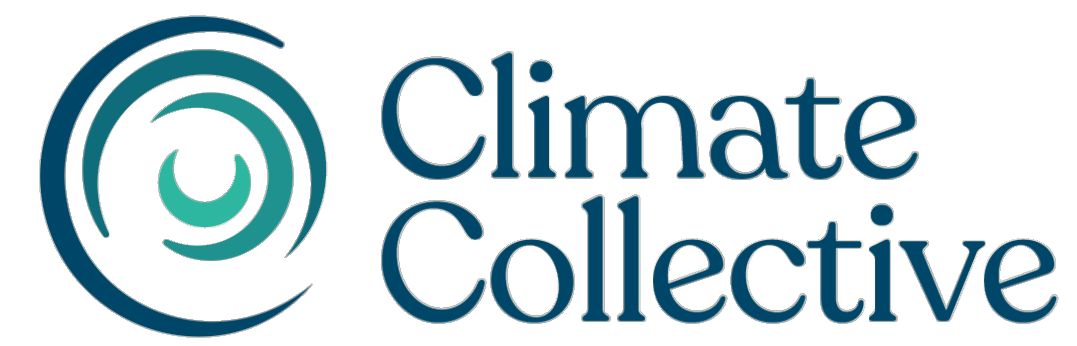


## FLORIJN DE GRAAF

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



# 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, madrohno...)
- 0.4 ha productive market garden
- plans for 7ha Orchard
- plans for 15ha rewilding zone with biodiversity & carbon monitoring





**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 **€800k** investment from secured loans, we can:

- *secure the real estate*
- *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*