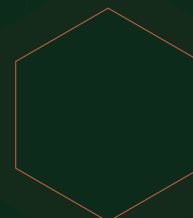
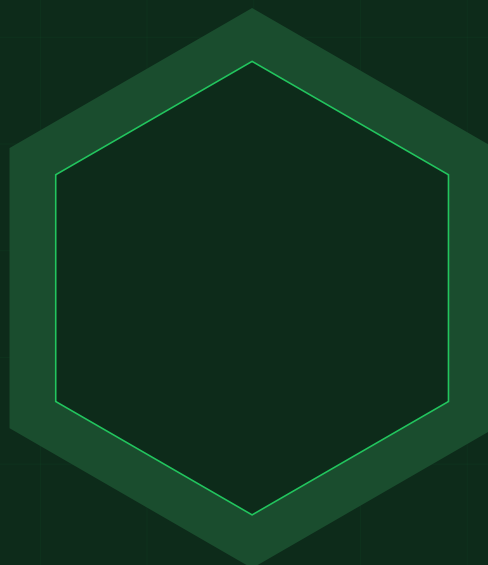




# Where AI Meets *Sustainability*

Investor & Partner Briefing · Q1 2026

A premier startup hub and innovation center occupying a 4,500 m<sup>2</sup> historic mansion in the heart of Lisbon — built for founders and investors shaping the future of AI and green technology.  
Flagship hub opening Q3 2026. Network expansion across 12 cities.



**4,500**  
m<sup>2</sup>

HISTORIC MANSION

**300+**

DESK CAPACITY

**€1.5M+**  
/yr

REVENUE POTENTIAL

**12**  
Cities

NETWORK VISION

## — 01 / THE OPPORTUNITY

### A Historic Mansion for the AI Generation

AI Green Hive is a proposed startup hub and innovation center situated in a 4,500 m<sup>2</sup> historic mansion in the center of Lisbon. With a planned lifespan of 1–2 years, the project is designed to capitalize on Lisbon's rapidly growing startup ecosystem while creating a premium, sector-focused environment for AI and green technology founders.

The hub will occupy an entire historic mansion block — a rare asset in central Lisbon — combining neoclassical architecture with world-class innovation infrastructure. This creates a prestige factor that standard modern coworking spaces cannot replicate, attracting high-calibre investors, mature startups, and corporate innovation teams.

At full occupancy, the hub is projected to generate €90,000–€170,000 per month in gross revenue across four diversified streams: workspace membership, event space rentals, corporate partnerships, and an accelerator programme. The Lisbon flagship is designed as the proof-of-concept for a 12-city European network.

## — 02 / STRATEGIC POSITIONING

### Lisbon: Europe's Rising Innovation Capital

Lisbon has entered the Early-Globalization phase of startup ecosystem maturity, ranking among the Top 30 Emerging Global Startup Ecosystems. The city saw 13% ecosystem value growth in 2024, driven by AI, climate tech, and fintech. The NHR tax regime continues to attract international talent, and the government's active support for innovation hubs creates a highly favourable operating environment.

**Top 30**

GLOBAL  
ECOSYSTEM RANK

**13%**

ECOSYSTEM VALUE  
GROWTH '24

**€2.1B**

VC INVESTED  
IN PORTUGAL '24

**Q3 2026**

FLAGSHIP  
OPENING

## — 03 / KEY DIFFERENTIATORS

#### Historic Mansion

4,500 m<sup>2</sup> neoclassical building — a prestige asset no modern coworking can replicate.

#### AI + Green Focus

Curated community of AI and climate tech founders, not a generic coworking space.

#### EU Grant Pipeline

Horizon Europe, EIC Accelerator, and Portugal 2030 create significant co-funding potential.

#### 7-City Network

Lisbon is the flagship of a planned pan-European network across 7 strategic cities.

— 04 / SPACE ALLOCATION

## Designed for Community, Commerce & Culture

The 4,500 m<sup>2</sup> mansion is allocated across five distinct zones, each optimised for a specific revenue stream and community function. The allocation balances commercial density with the quality of environment that attracts premium tenants.

Zone	%	Area	Capacity	Revenue Range
Private Offices	40%	1,800 m <sup>2</sup>	120–150 desks	€800–€1,200/desk/mo
Coworking Floor	20%	900 m <sup>2</sup>	80–100 hot desks	€250–€400/desk/mo
Event & Conference	15%	675 m <sup>2</sup>	2 large + 4 small rooms	€500–€2,500/event
Meeting Rooms	10%	450 m <sup>2</sup>	8–10 bookable rooms	€50–€150/hour
Communal & Amenities	15%	675 m <sup>2</sup>	Café, terrace, lounge	Included in membership

— 05 / INFRASTRUCTURE & AMENITIES

### Connectivity

10 Gbps symmetric fibre, enterprise WiFi 6E throughout, dedicated server room

### Sustainability

Solar panels, EV charging, green roof terrace, LEED certification target

### Community

Members-only app, weekly events calendar, mentor network, investor office hours

### Security

24/7 access control, CCTV, secure bike storage, concierge service

— 06 / REVENUE STREAMS

## Four Diversified Revenue Streams

The hub's revenue model is built on four complementary streams, designed to reduce dependency on any single source and create a resilient, scalable business. At 80% occupancy across all streams, the hub targets €1.5M+ in annual gross revenue.

**STREAM 1**

### Workspace Membership

€60,000–€120,000/mo

Private offices, coworking desks, and virtual memberships. The core revenue engine — predictable, recurring, and scalable.

**STREAM 2**

### Event Space Rental

€8,000–€20,000/mo

Conference rooms, the grand hall, and the rooftop terrace. Corporate events, product launches, and investor summits command premium rates.

**STREAM 3**

### Corporate Partnerships

€15,000–€25,000/mo

Innovation Outpost packages for corporates (€5,000–€15,000/mo), brand sponsorships, and API/data partnerships with resident startups.

**STREAM 4**

### Accelerator Programme

€5,000–€10,000/mo

2 cohorts/year of 8–10 startups. €5,000–€10,000 programme fee per startup plus 2–5% equity. Returns compound over 3–5 years.

— 07 / REVENUE SCENARIOS

CONSERVATIVE (50% OCC.)

€540K–€900K

Year 1 ramp-up phase

BASE CASE (70% OCC.)

€900K–€1.3M

Steady-state operations

OPTIMISTIC (90% OCC.)

€1.3M–€2.0M

Full occupancy + accelerator

— 08 / EU GRANT LANDSCAPE

## Significant Co-Funding Available

AI Green Hive is well-positioned to access multiple EU and national funding programmes. These grants can materially reduce setup costs, subsidise operational expenses, and provide non-dilutive capital that strengthens the financial model. The combination of AI, green technology, and innovation hub focus creates eligibility across several complementary programmes.

### European Digital Innovation Hub (EDIH)

HIGH FIT

€2.7M – €4M · EU Co-funded Grant · Rolling calls, 2024–2027

EDIHs support SMEs and public sector organisations in digital transformation. AI Green Hive qualifies as a hub providing AI testing, skills, and networking services. Co-funded 50% by EU, 50% by national/regional authorities.

### EIC Accelerator (Horizon Europe)

MEDIUM FIT

Up to €15M equity + €2.5M grant · Blended Finance · 3 cuts/year

For deep tech startups with breakthrough potential. AI Green Hive can position as a platform enabling EIC-eligible startups, and resident startups can apply directly. The hub's accelerator programme creates a natural pipeline.

### Portugal 2030 (PRR)

HIGH FIT

Up to €25M · National Recovery Fund · 2024–2030

Portugal's Recovery and Resilience Plan includes specific allocations for innovation infrastructure, digital transition, and green economy. The mansion renovation and hub infrastructure are directly eligible for PRR co-funding.

### EIT Climate-KIC

HIGH FIT

€100K – €500K · Innovation Grant · Annual calls

EIT Climate-KIC funds climate innovation hubs, accelerators, and education programmes. The Green Tech focus of AI Green Hive aligns directly with Climate-KIC's mandate, particularly for the accelerator cohort.

### STACKING STRATEGY

EDIH + PRR + EIT Climate-KIC grants can be stacked, potentially covering 40–60% of setup and Year 1 operating costs. Total addressable grant funding: €5M–€30M+ across the full network.

— 09 / EXPANSION STRATEGY

# One Hive. *Twelve Cities.*

AI Green Hive is designed as a pan-European network from day one. Lisbon is the flagship proof-of-concept. Each subsequent city is chosen for its unique strategic position in the AI and green technology landscape — not as a replication, but as a complementary node in a shared innovation ecosystem with unified brand, community, and deal flow. The network now spans 12 cities across 9 EU member states and 3 non-EU European nations.

<p><b>FLAGSHIP</b></p> <p><b>Lisbon</b> Flagship · Q3 2026</p> <ul style="list-style-type: none"> <li>· Historic mansion</li> <li>· AI + Green Tech hub</li> </ul>	<p><b>PIPELINE</b></p> <p><b>London</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· Europe's AI capital</li> <li>· \$15B+ VC annually</li> </ul>	<p><b>PIPELINE</b></p> <p><b>Berlin</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· Deep tech &amp; climate innovation</li> <li>· EU policy access</li> </ul>	<p><b>PIPELINE</b></p> <p><b>Frankfurt</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· ECB &amp; finance hub</li> <li>· DE-CIX internet exchange</li> </ul>
<p><b>PIPELINE</b></p> <p><b>Paris</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· AI research excellence</li> <li>· EU AI policy centre</li> </ul>	<p><b>PIPELINE</b></p> <p><b>Warsaw</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· Fastest-growing EU economy</li> <li>· CEE gateway</li> </ul>	<p><b>PIPELINE</b></p> <p><b>Oslo</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· \$1.7T sovereign fund</li> <li>· 98% renewable energy</li> </ul>	<p><b>PIPELINE</b></p> <p><b>Stockholm</b> Pipeline · 2027</p> <ul style="list-style-type: none"> <li>· Highest unicorn density</li> <li>· KTH AI research</li> </ul>
<p><b>PIPELINE</b></p> <p><b>12</b> CITIES</p> <ul style="list-style-type: none"> <li>· Wind energy leader</li> </ul>	<p><b>PIPELINE</b></p> <p><b>9</b> EU MEMBERS</p> <ul style="list-style-type: none"> <li>· Aalto startup culture</li> </ul>	<p><b>EXPLORING</b></p> <p><b>€30M+</b> GRANT POTENTIAL</p> <ul style="list-style-type: none"> <li>· Geothermal data centres</li> </ul>	<p><b>EXPLORING</b></p> <p><b>2026–2028</b> ROLLOUT</p> <ul style="list-style-type: none"> <li>· Renewable energy potential</li> </ul>

— 10 / LISBON FLAGSHIP ROADMAP

## From Concept to Community — Q3 2026

### Q1 2026

#### Setup & Renovation

- Finalise lease agreement and legal structure
- Appoint architect and begin renovation planning
- Launch founding members waitlist campaign
- Submit EDIH and Portugal 2030 grant applications

### Q2 2026

#### Soft Launch

- Open coworking spaces and first private offices
- Onboard first 50 founding members at preferential rates
- Activate community platform and events calendar
- Begin corporate partnership outreach

### Q3 2026

#### Grand Opening

- Grand opening event: press, VCs, government officials
- First corporate Innovation Outpost signed
- Begin EU grant applications (Horizon Europe)
- Launch AI and Green Tech speaker series

### Q4 2026 – Q2 2027

#### Scale & Expand

- Reach 80% occupancy across all workspace zones
- Launch first accelerator cohort (8–10 startups)
- Begin site scouting for London and Berlin expansion
- Publish Year 1 impact report for investors

— 11 / GET INVOLVED

## Join the AI Green Hive Network

#### Investors & Partners

For equity, sponsorship, or Innovation Outpost enquiries:

[oli@aigreenbytes.com](mailto:oli@aigreenbytes.com)

#### Founders & Startups

For founding member desk applications and accelerator interest:

[www.aigreenhive.com](http://www.aigreenhive.com)

#### Press & Media

For press enquiries, interviews, and media partnerships:

[www.aigreenhive.com/contact](http://www.aigreenhive.com/contact)