DATE: 1st December 2025
Website: www.hunstead.com
Author: Dave French

HUNSTEAD SUPERDECK

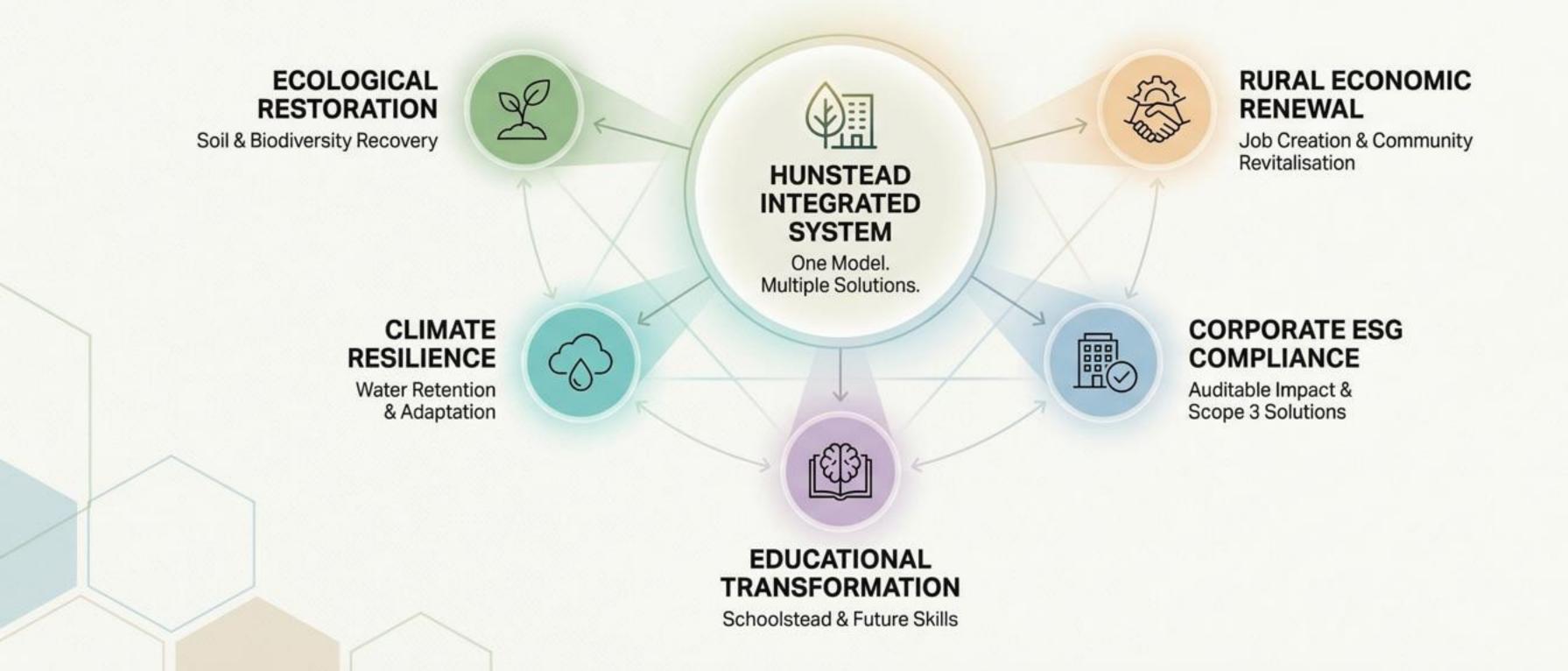
Europe's Regenerative Future Starts in Hungary

A unified ecosystem for land regeneration, rural revitalisation, education, and corporate ESG transformation.



Hunstead's Integrated Regenerative Development System

A fully integrated model simultaneously delivering five core pillars of regenerative impact.



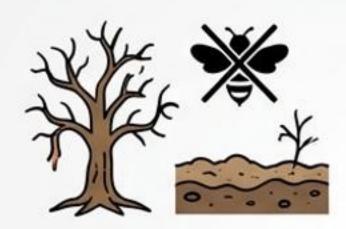
A Convergence of Crises: The Urgent Need for an Integrated Solution

Rural Depopulation & Abandoned Land



- Decline in rural population
- Abandoned properties & infrastructure
- Economic stagnation
- Loss of cultural heritage

Accelerating Biodiversity Loss



- Decline in species & pollinators
- Monoculture farming practices
- Soil degradation
- Ecosystem collapse risks

Corporate ESG Pressure & Regulatory Fatigue



- Complex reporting requirements
- Greenwashing scrutiny
- Regulatory compliance burden
- Lack of auditable impact

Children Disconnected from Nature



- Reduced outdoor time
- Lack of ecological literacy
- Mental health challenges
- Future generational disconnect



HUNSTEAD'S INTEGRATED MODEL: A single, scalable ecosystem addressing all four challenges through land regeneration, education, and corporate ESG transformation. The solution starts in Hungary.

DATE: 1st December 2025 Website: www.hunstead.com Author: Dave French

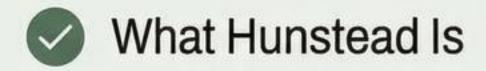
HUNSTEAD SUPERDECK

SECTION 2 — THE HUNSTEAD MODEL

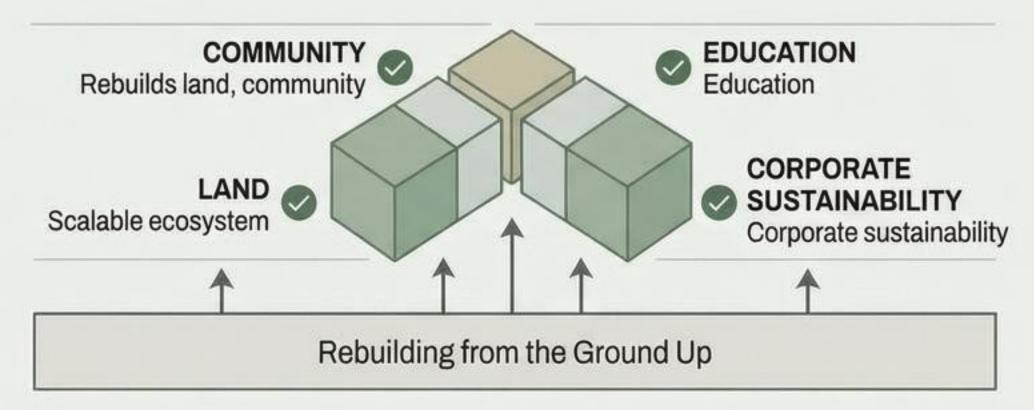
What Hunstead Is (and Is Not)

- What Hunstead Is Not
- Hunstead is not a farm.
- Not a real-estate project.
- Not CSR.

Why Not?



A Regenerative Civilisation Model—



A scalable ecosystem that rebuilds land, community, education, and corporate sustainability from the ground up.

THE HUNSTEAD MODEL: A UNIFIED ECOSYSTEM

DATE: 1st December 2025 Website: www.hunstead.com

Author: Dave French

Three integrated components forming one resilient regenerative system.



A) HUNSTEAD HOUSE – The Centre

- Strategic HQ & Innovation Hub
- Conference & Event Space
 - ESG Showcase Area



B) REGENERATIVE LAND UNITS – The Field

- Scalable 1–5ha Properties
- Soil & Biodiversity Restoration
 - Agroforestry Systems



C) SCHOOLSTEAD – The Future

- Living Classrooms
- Outdoor Curriculum
- Youth Engagement

ONE UNIFIED REGENERATIVE SYSTEM

Rebuilding land, community, and education together.

Hunstead House: The Regenerative Innovation Centre

A manor-style headquarters near Lake Balaton for government, corporates, and educators





Accommodation & Retreat

26 guest beds across two properties, offering premium lodging for long stays and retreats.



Conference & Training Facilities

Modern conference room for 20 people, equipped with advanced AV technology for workshops and seminars.



Social & Networking Areas

Wine-cellar style social area, outdoor courtyard, and event spaces for collaborative engagement.





7,500 m² ESG Showcase Area

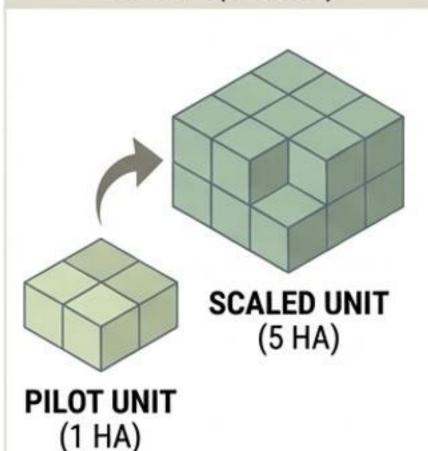
Demonstration projects for regenerative agriculture, soil carbon measurement, and biodiversity, open for auditing and education.



HUNSTEAD UNIT: THE REGENERATIVE ECOSYSTEM BACKBONE

Scalable 1-5 Hectare Properties - Integrated System for Environmental Impact & Community Access

SCALABLE LAND UNIT MODEL (1-5 HA)



Standardised, modular property size designed for efficient deployment and scalable growth across rural regions.

CORE REGENERATIVE FUNCTIONS & BENEFITS



SOIL REGENERATION

- Cover Cropping
- Compost & Biological Amendments
- Soil Carbon Capture
- Erosion Reduction



AGROFORESTRY

- Perennial Systems
- Food-Forest Development
- Productive Landscapes
- Scope 3 Reduction



COMMUNITY ACCESS

- Outdoor Classrooms
- Eco-Learning Zones
- · Local Job Creation
- Recreational Spaces



WATER RETENTION

- Water-Retention Pathways
- · Micro-Climate Creation
- Increased Infiltration
- Drought Resilience



BIODIVERSITY RESTORATION

- Wildlife Corridors
- Pollinator Presence
- Species Richness Indexing
- Habitat Recovery



AUDITABLE ENVIRONMENTAL IMPACT

- Measured & Verified Metrics
- EU-Aligned Data Formats
- Independent Audit Pathways
- ESG Value Generation

ECOSYSTEM BACKBONE: Forming the foundation of the unified regenerative ecosystem.

ON-SITE REGENERATIVE PRACTICES

A unified ecosystem for land regeneration, ecological resilience, and educational transformation.

Cover Cropping



Composting



Water-Retention Pathways

Wildlife Corridors



Planting to protect and enrich soil between main crops.

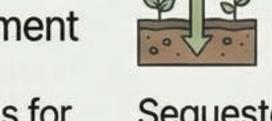
Recycling organic waste into nutrient-rich soil amendment.

Design for capturing and slowing water flow to hydrate land.

Connecting habitats for safe species movement.



Food-Forest Development



Soil Carbon Capture



Biodiversity Indexing



Outdoor Classrooms for Eco-Learning

Integrated systems for sustainable food production.

Sequestering carbon through healthy soil biology.

Monitoring and recording species richness.

Experiential learning in natural environments.

cember 2025

DATE: 1st December 2025 Website: <u>www.hunstead.com</u> Author: Dave French

SCHOOLSTEAD: THE EDUCATIONAL RENAISSANCE

DATE: 1st December 2025 Website: www.hunstead.com

Author: Dave French

Hunstead's programme for the future: empowering children through nature-based learning.

LIVING OUTDOOR **CLASSROOMS**

Direct engagement with ecosystems for hands-on learning.



OUTDOOR CURRICULUM

Integrated learning in natural environments.



SOIL, WATER & **BIODIVERSITY EXPERIMENTS**

Practical, scientific exploration of regenerative processes.



EU-ALIGNED SUSTAINABILITY MODULES

Future-proof education consistent with European standards.



TEACHER TRAINING

Equipping educators with regenerative knowledge and skills.



ANNUAL FIELD **PROGRAMMES**

Immersive, seasonal learning experiences for schools.



HUNSTEAD: A SCALABLE REGENERATIVE ECOSYSTEM

DATE: 1st December 2025 Website: <u>www.hunstead.com</u>

Author: Dave French



HUNSTEAD HOUSE

(The Centre)

Strategic hub, innovation, meeting place.



HUNSTEAD UNITS

(The Field)

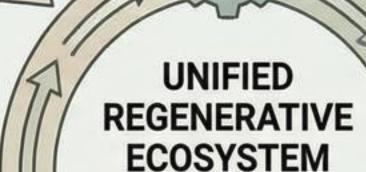
Scalable land regeneration, biodiversity, carbon capture.



SCHOOLSTEAD

(The Future)

Educational programmes, future generations.



Integrated model for land, community, and education.



NATIONAL SCALING

Revitalising rural landscapes, nationwide implementation, climate resilience.



INTERNATIONAL SCALING

Exportable blueprint, EU-aligned partnerships, global impact.

WHY HUNGARY? A STRATEGIC CONVERGENCE FOR REGENERATION

DATE: 1st December 2025 Website: <u>www.hunstead.com</u>

Author: Dave French

Six Key Advantages for Scalable Regenerative Development



Scalable Land & Affordability

Low-cost, abundant land parcels enable large-scale regenerative projects. High market availability.



Abundant Dascha Properties

Thousands of traditional agricultural properties ideal for conversion to Hunstead Units and rural renewal.



Favourable Soil & Climate

Exceptional soil fertility and climate conditions supporting diverse regenerative agriculture and water retention systems.



Strong Rural Culture

Deep-rooted agricultural heritage and community identity provide a solid foundation for social revitalization.



Central Logistics Hub

Strategic geographic location in Central Europe ensures easy access for partnerships, training, and market connectivity.



Strategic Political Moment

Aligned with national and EU policy shifts, creating a unique window for government support and regenerative leadership.

LAKE BALATON: EUROPE'S EMERGING GREEN HUB

Hunstead Positions Balaton as Central Europe's Regenerative Capital

INTERNATIONAL RECOGNITION & PRESTIGE



- High-Prestige Region: Global brand value & reputation.
- Attracts foreign investment & government delegations.



Brand Value Growth

STRATEGIC ACCESSIBILITY & LOGISTICS



- Easy Access: Central European location with excellent connectivity.
- Facilitates seamless crossborder engagement.

YEAR-ROUND REGENERATIVE HUB

Continuous Engagement:
 365-day potential for events, retreats, and learning.
 Ensures consistent activity and impact.

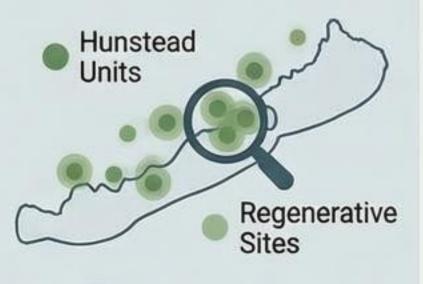


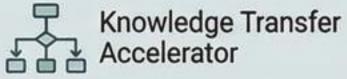
CONCENTRATION OF SHOWCASE AREAS

Geographic Density:

 High density of visible,
 operational
 regenerative projects.

 Creates a critical mass for demonstration and learning.





HUNSTEAD'S IMPACT: SUPPORTING NATIONAL PRIORITIES

DATE: 1st December 2025

Website: www.hunstead.com

Author: Dave French

INTERNATIONAL COMPETITIVENESS

Exports regenerative know-how, aligns with EU policy, and attracts foreign investment.



RURAL REVITALISATION

Revives abandoned land, creates rural jobs, rebuilds economic ecosystems.

SUSTAINABLE TOURISM

Year-round eco-tourism, retreats, and showcase area access.



HUNSTEAD ECOSYSTEM



AGRICULTURAL MODERNISATION

Promotes regenerative practices, soil health, and technology integration.

POPULATION RETENTION

Strengthens rural communities, improves quality of life, and attracts residents.



WATER RETENTION

Enhances water infiltration, creates micro-climates, and builds climate resilience.

EDUCATIONAL REFORM

Integrated outdoor learning, sustainability modules, and teacher training.





BIODIVERSITY RECOVERY

Restores ecosystems, creates wildlife corridors, and monitors species richness.

HUNSTEAD SUPERDECK

Alignment with EU Policy & Regulation

Demonstrating full compatibility for long-term regulatory alignment.



CSRD: Corporate Sustainability Reporting Directive – Transparent ESG reporting.



CSDDD: Corporate Sustainability Due Diligence Directive – Value chain due diligence.



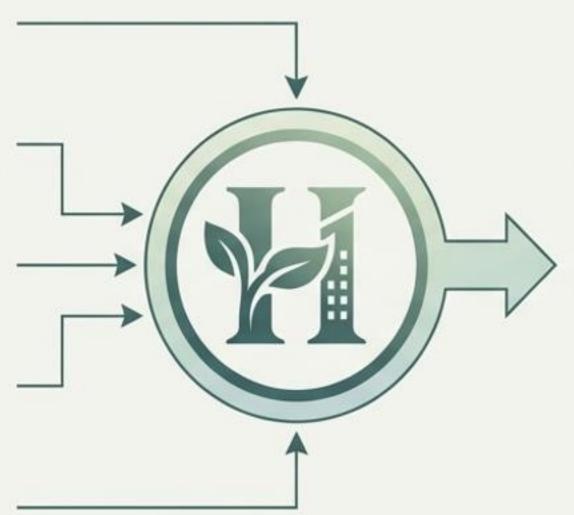
EU Taxonomy: Green classification system – Defining sustainable activities.



Nature Restoration Law: Binding ecosystem targets – Restoring Europe's nature.



EU Biodiversity Strategy 2030: Long-term biodiversity goals – Protecting natural capital.



Ensuring Long-Term Regulatory Alignment for Partners

- Future-proof compliance
- Reduced regulatory risk
- Credible ESG claims
- Access to green finance
- Strategic advantage

HUNSTEAD

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WHY HUNGARY IS THE IDEAL HOST



CHEAP & ABUNDANT LAND: Extensive, accessible land for scalable projects.



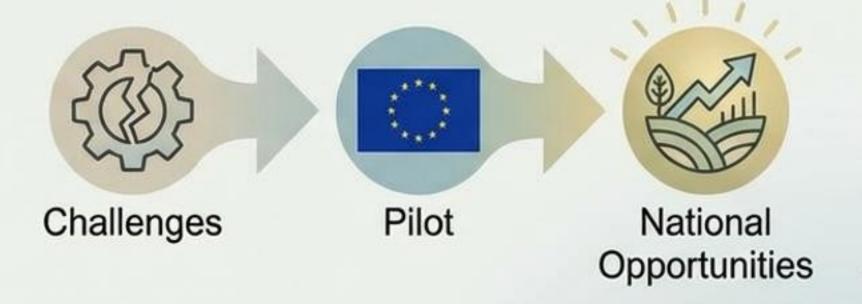
LOW ENTRY BARRIERS: Favourable conditions for rapid implementation.



HIGH AGRICULTURAL HERITAGE: Deep-rooted knowledge & culture.



RURAL PRESSURE POINTS: Demand for revitalisation & solutions.



POTENTIAL TO BECOME A PILOT COUNTRY FOR EU REGENERATION

Hunstead turns Hungary's current challenges into national opportunities.



HUNGARY 2030 VISION

The Regenerative Transformation with Hunstead



Thriving communities, productive land, and vibrant rural life.



MEASURABLE BIODIVERSITY GAINS

Documented increase in species richness and ecosystem health.



HUNGARY 2030: REGENERATIVE LEADER



THOUSANDS OF HECTARES RESTORED

Significant scale land regeneration and carbon capture.



Adoption of resilient. soil-building agricultural practices.

CLIMATE RESILIENCE & EXPORTABLE KNOW-HOW

Stronger national resilience and new export industry for regenerative solutions.

SCHOOLSTEAD IN HUNDREDS OF SCHOOLS

Ecological literacy and nature connection for the next generation.

WHAT HUNSTEAD CAN DO FOR HUNGARY:

Reversing Rural Decline

Hunstead acts as a catalyst for rural revitalization through a five-point integrated approach.



Hunstead transforms Hungary's countryside into a thriving, resilient national asset.

Turning EU Obligations into Competitive Advantage

Hunstead's path to positioning Hungary as an ESG-ready leader.

DATE: 1st December 2025 Website: www.hunstead.com Author: Dave French



EU **Obligations**

CSRD, CSDDD, Taxonomy



Transformation via **Hunstead Model**



- Compliance Infrastructure
- National Reporting Pathways



Competitive Advantage

ESG-Ready Nation, Reduced Risk, Increased Credibility

HUNSTEAD SUPERDECK (ENGLISH)
Europe's Regenerative Future Starts in Hungary

SECTION 4 — WHAT HUNSTEAD CAN DO FOR HUNGARY Slide 19 — A New National Asset: The Landscape



Water Retention = Climate Protection

Hunstead treats the
Hungarian countryside as
strategic capital:
Water retention = climate
protection



Biodiversity = Resilience

biodiversity = resilience



Soil Carbon = Long-term Value

soil carbon = long-term national value



Regenerative Agriculture = Food Security

regenerative agriculture = food security

The landscape becomes a national engine of value creation.



HUNSTEAD SUPERDECK

EXPORTABLE HUNGARIAN KNOW-HOW: A NEW SOFT-POWER STRATEGY

HUNGARIAN



REGENERATIVE BLUEPRINT

REGENERATIVE LAND MODELS



- Scalable 1–5ha Units
- Agroforestry Designs
- Water Retention Systems
- Biodiversity Indexing
- Soil Carbon Capture



SCHOOLSTEAD MODULES



- Living Classrooms
- Outdoor Curriculum
- Sustainability Modules
- Teacher Training
- Field Programmes



ESG FRAMEWORKS



- EU-aligned Templates
- Auditability Protocols
- Scope 3 Solutions
- Data Model Integration
- Corporate Reporting Tools



TRAINING PROGRAMMES



- Regenerative Techniques
- Land Stewardship
- ESG Implementation
- Educational Leadership
- Capacity Building Workshops





- EU Agencies Collaboration
- Municipal Alliances
- University Networks
- International Schools
- Global ESG Programmes





HUNGARY'S REGENERATIVE SOFT POWER

Positioning Hungary as the global leader in sustainable development, exporting knowledge, innovation, and resilient systems to define Europe's regenerative future.





Unprecedented Corporate Challenges

Navigating the new pressure landscape with Hunstead's integrated model.



CSRD Reporting



Scope 3 Emissions



Auditability Requirements



NGO/Media Scrutiny



Supply-Chain Transparency



Investor & Workforce Expectations



Model



Solved: Compliance, Resilience, & Growth



MEASURABLE ESG VALUE: GENERATION OF PHYSICAL, AUDITABLE ENVIRONMENTAL DATA

An integrated system delivering transparent, EU-compatible environmental metrics for corporate reporting, eliminating greenwashing risks.

PHYSICAL DATA GENERATION



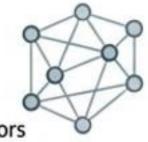
SOIL CARBON METRICS

Soil Organic Carbon; Biomass Accumulation; Verified Sequestration Rates



BIODIVERSITY INDICES

Species Richness; Pollinator Presence; Ecosystem Health Indicators



WATER-RETENTION INDICATORS

Infiltration Rates; Groundwater Recharge; Microclimate Changes



& FORMATTING

EU-COMPATIBLE FORMATS (CSRD, EU Taxonomy);



EU-COMPATIBLE FORMATS (CSRD, EU Taxonomy);

GEOSPATIAL TRACKING; STANDARDIZED REPORTING TEMPLATES

& CORPORATE REPORTING



THIRD-PARTY VERIFICATION

Independent Verification; Scientific Validation; Transparent Methodologies

> ELIMINATE GREENWASHING



AUDIT-READY REPORTING & OUTPUTS

Audit-Ready Reports; Reduced Greenwashing Risk; Corporate ESG Compliance



Scope 3: The Hardest Challenge

Hunstead provides domestic, measurable, cost-effective Scope 3 solutions.

Scope 3 Emissions & Complexity



Indirect Impacts



Supply Chain Complexity



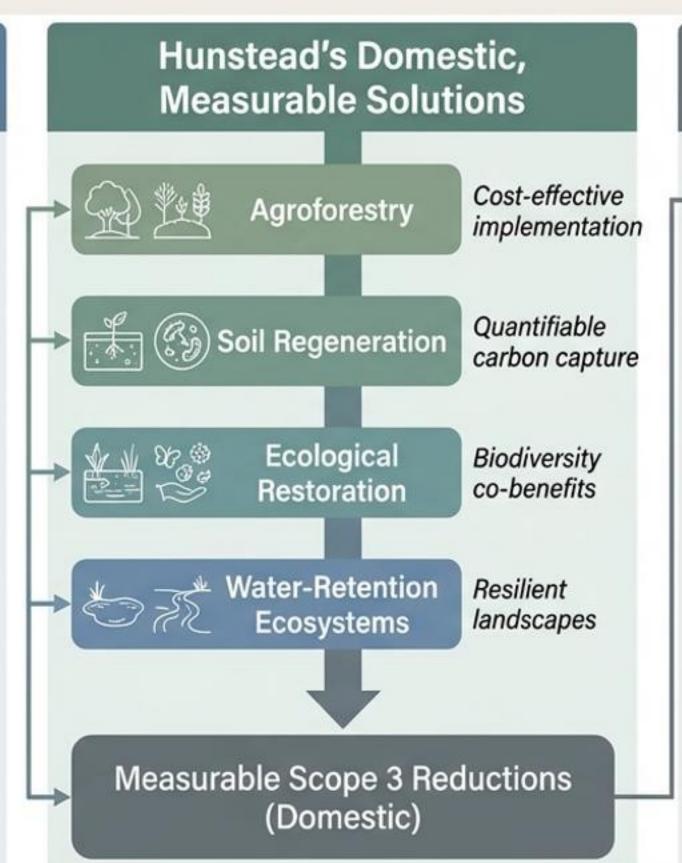
Data Collection Gaps

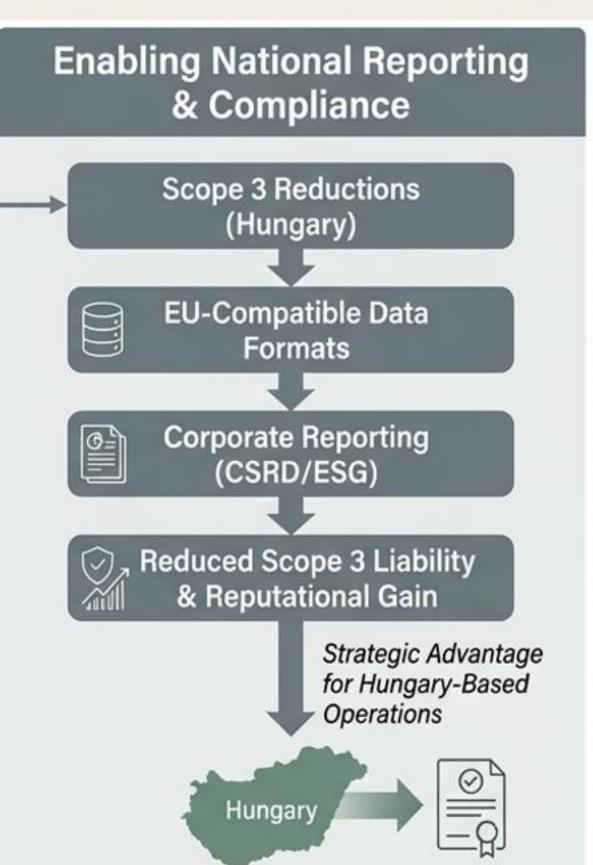


Cost & Resource Intensive



Auditability Issues





Reputational Safety

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Local, Transparent Impact



Visible, measurable on-the-ground results.

Community Involvement



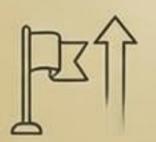
Active engagement & shared benefits.

Independent Audit



External verification & compliance.

Alignment with National Priorities



Supports strategic government goals.

Reduced Greenwashing Risk



Evidence-based, not just claims.



REPUTATIONAL PROTECTION

Secure against high-risk media scrutiny.

Employer Branding: Strengthening Engagement & Retention

A unified platform for meaningful corporate sustainability experiences, enhancing workforce connection and commitment.



Module 1 Team Volunteering Days

Hands-on participation in land regeneration and ecological restoration activities.



Module 2 Leadership ESG Retreats

Immersive workshops on sustainability strategy and responsible leadership at Hunstead House.



Module 3 Schoolstead Partnerships

Sponsor and engage with educational programmes for youth ecological literacy.



Module 4 CSR Programmes

Structured, impactful corporate social responsibility initiatives aligned with ESG goals.



Module 5 Nature-Based Team Building

Outdoor experiences fostering collaboration and well-being in a regenerative environment.



Module 6 Corporate Outcomes

Strengthens employee engagement, retention, and company culture through purpose-driven action.



HUNSTEAD SUPERDECK (ENGLISH) - SECTION 6 - CORPORATE ENTRY PATHWAYS

Three clear pathways for companies to engage and invest in the regenerative ecosystem.

A) Land Sponsorship: 1–5 ha Regenerative Units

- Directly sponsor the Directly sponsor the development of individual regenerative land units.
- | Fund soil regeneration, water retention infrastructure, and agroforestry systems.
- | Receive measurable, auditable environmental impact data (carbon, biodiversity, water) for ESG reporting.



B) Schoolstead Sponsorship: Supporting Education

- Fund educational programmes, living outdoor classrooms, and teacher training.
- | Enable annual field programmes for schools and youth engagement in regeneration.
- | Contribute to national ecological literacy and foster future sustainability leaders.



C) Hunstead House Corporate Events: Workshops & Retreats

- Utilize the Balatonboglár HQ for corporate leadership ESG retreats, team workshops, and training.
- | Benefit from on-site regenerative demonstration areas and professional event facilities.
- | Engage in meaningful sustainability experiences and strengthen employer branding.

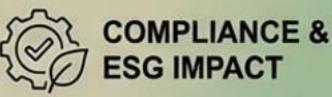


HUNSTEAD SUPERDECK (ENGLISH) SECTION 5 — WHAT HUNSTEAD CAN DO FOR COMPANIES

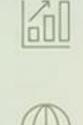
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DELIVERING CORPORATE VALUE THROUGH REGENERATIVE TRANSFORMATION



- FULL EU COMPLIANCE (CSRD, CSDDD).
- MEASURABLE, AUDITABLE ESG DATA.
- ALIGNMENT WITH EU **TAXONOMY & BIODIVERSITY** STRATEGY 2030.

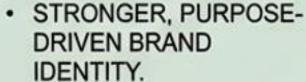




RISK & CREDIBILITY

- REDUCED REGULATORY & REPUTATIONAL RISK.
- INCREASED CREDIBILITY WITH INVESTORS & NGOs.
- TRANSPARENT SUPPLY CHAIN IMPACT.





BRAND &

ENGAGEMENT

 IMPROVED WORKFORCE **ENGAGEMENT &** RETENTION.



FINANCIAL & SUSTAINABILITY COSTS

- LOWER LONG-TERM SUSTAINABILITY COSTS.
- ACCESS TO GREEN FINANCE & INCENTIVES.
- FUTURE-PROOFED BUSINESS MODEL.



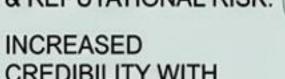
THE HUNSTEAD ECOSYSTEM: A HOLISTIC SOLUTION FOR RESILIENT, FUTURE-READY COMPANIES.







Slide 27 — The Corporate Outcome









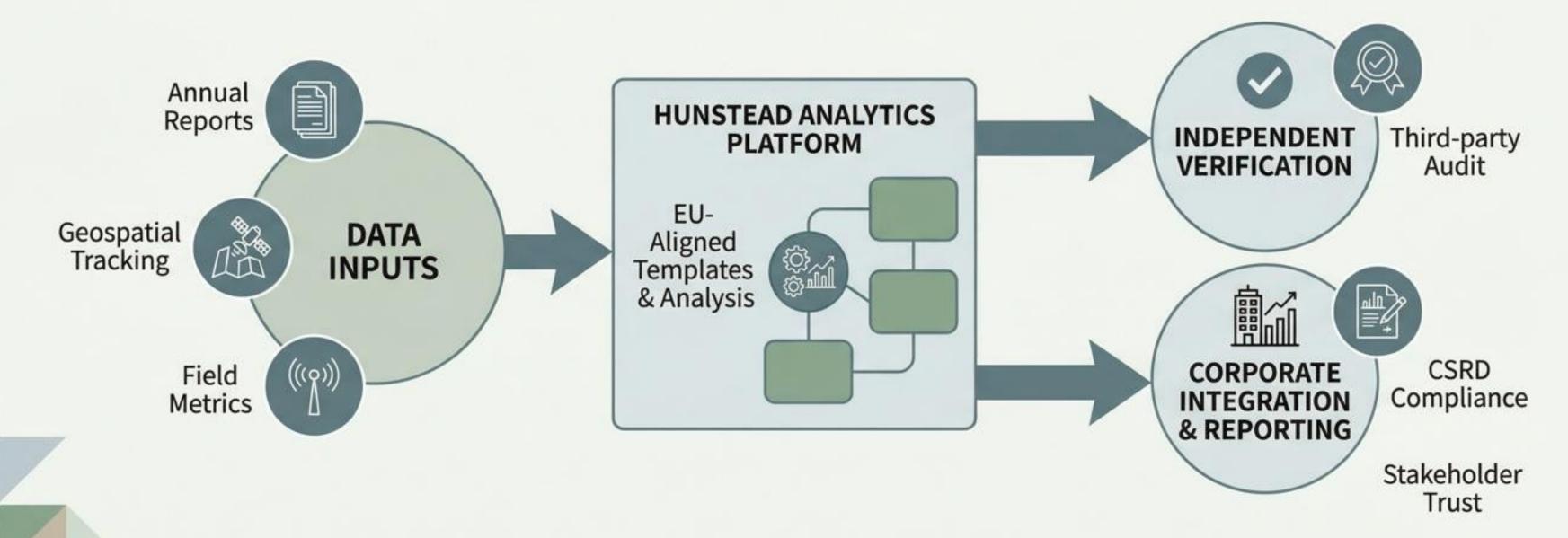
HUNSTEAD ENVIRONMENTAL METRICS FRAMEWORK

MEASURED INDICATORS & AUDIT-READY FORMATS

MEASURED INDICATORS		AUDIT-READY FORMATS & ANALYSIS	
	SOIL ORGANIC CARBON	36% 16% SAMPLE 1 SAMPLE 2 SAMPLE 3	Carbon Sequestration Reports & Baseline Data
	WATER INFILTRATION		Hydrological Data, Permeability Tests & Flow Rates
***************************************	POLLINATOR PRESENCE	* 3	Biodiversity Surveys, Abundance & Diversity Indices
Po	SPECIES RICHNESS	Ftora Spunes Species Cutums Fauna Other Others	Ecological Indices, Inventory Lists & Habitat Mapping
	MICROCLIMATE CHANGES		Sensor Network Data, Temperature & Humidity Trends
Cigo Service Control of the Control	EROSION REDUCTION		Geospatial Analysis, Sediment Yield & Soil Stability Models
566	FOOD-FOREST PRODUCTIVITY	CROP YIELD NUTRITIONAL VALUE	Yield Records. Nutritional Analysis & Economic Valuation

HUNSTEAD'S TRANSPARENT DATA MODEL: ENSURING ACCOUNTABILITY

From field measurements to verifiable corporate reporting, our model builds trust.



Climate Adaptation Infrastructure

Hunstead builds regional resilience through five integrated systems to protect both land and communities.

5. Microclimate Engineering

Creating localized environments that moderate temperature extremes.



REGIONAL RESILIENCE & LAND PROTECTION



1. Water Retention Zones

Capturing and storing rainfall to buffer against drought and floods.



2. Regenerative Agriculture

Building soil health and organic matter for natural water storage.

4. Ecological Corridors

Connecting habitats to support biodiversity and ecosystem health.





3. Erosion Control

Stabilizing soil with perennial root systems and terracing.

