

Bond Offering Prospectus

Disclosure document under RCFA s27 and s28(2) · Commonwealth of Redmont

Offering name	TSEIB Series I Bond
Issuer	TSEGovtBank (TSE Government Securities LLC)
Exchange	TheStockExchange
Security type	Bonds (fixed interest, fixed maturity)
Units and price	10,000 bonds at R\$95 each
Total raise	R\$950,000
Date and version	13 October 2026, version 1
Prepared by	Muggy21

1. Nature of the offering

TSEGovtBank (TSE Government Securities LLC) is offering 10,000 TSEIB Series I Bonds at R\$95 each, for a total raise of R\$950,000. Each bond pays [rate]% interest on [payment dates] and matures on [date], when the principal is repaid in full. Bondholders have no voting rights and no ownership stake in the issuer.

The issuer will use the proceeds to buy property in Redmont and to purchase and hold netherite as a stockpile. The issuer expects to repay bondholders from [rental income / resale of netherite / sale of assets]. Early redemption: [terms, or "bonds cannot be redeemed early"]. Security: [the bonds are secured against the property / the bonds are unsecured].

2. Risks

- **Key-person risk:** [Name] makes all decisions. Repayment depends on that one player remaining active.
- **Market risk:** the price of netherite may fall, and the stockpile may be worth less than its purchase cost at maturity.
- **Concentration risk:** the raise is invested in two asset types, property and netherite, with no diversification.
- **Repayment risk:** the assets generate [limited / no] regular income, so repayment may depend on selling assets at an unfavorable price.
- **Property risk:** the property may lose value, be damaged, or become subject to a lien.
- **Liquidity risk:** bonds may trade thinly on the exchange, and you may be unable to sell before maturity.
- **Activity risk:** if the issuer or its staff become inactive, interest payments may stop.

- **Default risk:** if the issuer cannot pay, bondholders may recover less than their principal.

3. Use of funds

Property purchase	30% (R\$285,000)
Netherite purchase	65% (R\$617,500)
Cash on hand	5% (R\$47,500)
Total	100% (R\$950,000)

Payments to founders or insiders from the raise: [none / R\$amount].

4. Financial position of the issuer

Cash on hand	R\$22,596,839.74
Other assets	R\$[amount]
Debts	R\$0
Last month's profit or loss	R\$[amount]
Prepared or checked by	[Licensed accountant's name / not independently checked]

[If new: The issuer has no trading history and has not previously raised funds.]

Offering mechanics and reporting

- Offer opens [date] and closes [date]. Minimum raise: R\$[amount]. If the minimum is not reached, subscriber money is refunded in full.
- Subscriber money is held in escrow with [registered Commercial Bank] until listing.
- The issuer will publish [reports] at [location] every [period].

Declaration

The directors declare that this document is true and complete and does not promise or guarantee any return.

Signed: _____

Name: [Director]

Date: [date]