

FSF Fund Token Offering

Four Stones Foundation

L - Land. S - Square. C - Crypto. E - Extraterritorial jurisdiction

11.12. 2025., Active status.

Four Stones Foundation (FSF) is a unit investment fund that combines conservative investments in land, movable residential property, modern blockchain technologies, and extraterritorial jurisdictions.

Agreement – Public Offer for the Sale and Purchase of FSF Fund Crypto Tokens (Four Stones Foundation)

The FSF Fund hereby presents this Public Offer Agreement (hereinafter referred to as the “Offer” or the “Agreement”).

This Offer constitutes an official proposal for the sale of FSF crypto tokens (Four Stones Foundation).

Settlements under this Offer are carried out on the Stellar blockchain or on cryptocurrency exchanges. Settlements in Russian rubles, within the jurisdiction of the Russian Federation, as well as any settlements in government-issued fiat currencies of any states, are excluded.

By purchasing FSF crypto tokens, the buyer confirms that they have full legal capacity, fully understand and accept all risks and specific features of this Offer, and agree to all of its terms and conditions.

1. Preamble of the Agreement

1.1 The Agreement constitutes an obligation of the FSF Fund to sell FSF crypto tokens in the volume of the current purchase and to secure such volume with the Fund’s assets as described in this Offer; the Fund also undertakes to accrue and transfer the payments for holding the crypto tokens as specified in the Agreement.

1.2 The structure and composition of the collateral backing the FSF crypto tokens are specified in Clause 4 of this Offer.

1.3 Information about the Fund’s Charter, this Offer, and other current documentation, as well as informational notices, are published on the Fund’s website: **fourstonesfoundation.com**.

1.4 The Fund undertakes to prevent any duplication of FSF token issuance and to ensure that the entire volume of token issuance is carried out in accordance with the Fund's Charter and this Public Offer Agreement.

1.5 The FSF crypto token is a market-based product that is traded at market prices through various means, including on DEX cryptocurrency exchanges and in liquidity pools. The Fund's obligations are fully described in the Charter and this Offer and do not extend beyond the limits described therein.

2. Mission and Objectives of the Fund

The Fund's objective is to generate maximum returns from investments while maintaining the lowest possible level of risk, with additional collateral in the form of land assets exceeding the total value of the Fund's assets. The Fund's strategy is long-term in nature.

The Fund's mission is to ensure the prosperity of the Fund's Investors and to promote the development of extraterritorial jurisdictions based on the principles of non-aggression and voluntary contract.

3. Legal Status and Governance

The Fund is governed by a Council of three Founders, each holding an equal vote. Decisions are adopted by a two-thirds majority. By a unanimous (100%) decision, the governance framework may be fundamentally modified, and decisions may be made to delegate a Founder's voting rights or to remove a Founder from the Council.

The Council operates without establishing a legal entity in any governmental jurisdiction. Governance is implemented through Council resolutions recorded on the blockchain using a multisignature mechanism.

All disputes are resolved in extraterritorial arbitration courts selected by mutual agreement of the parties.

The Council carries out its activities in return for remuneration linked to the Fund's performance. The parameters of such remuneration are developed in the ordinary course of operations and are updated once per year, with mandatory notification of the Fund's Investors.

Terms and Definitions

- **FSF** – a UIF (Unit Tokenized Investment Fund).

- **Fund Founder** – one of the three founders of the Fund, each holding an equal vote on the Council, with voting power equal to that of the other two Founders.
- **Investor** – a holder of UIF units in the form of corresponding tokens linked to ownership shares in the UIF’s assets, received in exchange for investments.
- **Fund Token** – a form of ownership of a corresponding unit of the Fund (a share in the Fund’s assets).
- **Fund Capital** – the Fund’s assets in the form of tokens backed by real assets and cryptocurrencies.
- **Additional Collateral of the Fund** – supplementary insurance backing of the Fund’s assets in the form of land plots located in various national jurisdictions.
- **Fund Issuance Account on the Stellar blockchain:**
GCSD2TEW6MLJ3POEL5PE6CUAWDVL0LWZRGD4KR6VYQJM5D7RFJKSF
FSF
- **Managing Account:**
GCSD2TEW6MLJ3POEL5PE6CUAWDVL0LWZRGD4KR6VYQJM5D7RFJKSF
FSF
- **Other Public Accounts:**
EVM: 0xdFc156fD4b2f73a4a136247c0c11E46Df82bd3c9
- **Fund Governance Model** – a system of financial and numerical parameters and formulas according to which the Fund’s assets are managed, rebalanced, and redistributed.
- **Fund Dividends** – a system of distributions made in favor of the Fund’s Investors, the parameters of which are determined by the Council.
- **Parties** – the seller (Party 1) and the buyer (Party 2) of FSF tokens.

4. FSF Fund Tokens

4.1 FSF Fund tokens are issued by the Fund from the issuance account. Each Fund token represents ownership of the Fund’s assets in proportion corresponding to the total issuance. The holder of FSF tokens has the right to dispose of the tokens in accordance with the Fund’s Charter and Protocols, as well as this Offer (all current documents are available on the Fund’s website: fourstonesfoundation.com).

4.2 Holders of the Fund's tokens are entitled to receive dividends in accordance with the Fund's Protocols, which are published both on the Fund's website and recorded on the blockchain.

4.3 FSF tokens have additional insurance collateral in the form of land. In the event of a breach of the Fund's obligations, such insurance collateral serves as a guarantee insurance asset for FSF token holders under the terms of this Offer. In case of non-fulfillment of the Fund's obligations, the Fund undertakes, within one year from the moment the non-fulfillment is recorded, to transfer to the token holder a portion of the land collateral corresponding in value to the claim. The price of the land is determined based on the market consensus price established by the holders of the land collateral pool.

4.4 The volume of FSF token issuance, the current price, and details of the collateral are published on the Fund's website **fourstonesfoundation.com** and on the blockchain at the following link:

<https://stellar.expert/explorer/public/account/GCSD2TEW6MLJ3POEL5PE6CUAWDVL0LWZRGD4KR6VYQJM5D7RFJKSFFSF>

4.5 This Offer may be amended by a vote of the Fund Council, provided that at least two-thirds (2/3) of the Council's voting members approve the amendment.

4.6 Information regarding the Fund's ownership and assets, as well as the assets constituting the Fund's insurance collateral, is published on the Fund's website and on the blockchain at the following links:

<https://stellar.expert/explorer/public/account/GCSD2TEW6MLJ3POEL5PE6CUAWDVL0LWZRGD4KR6VYQJM5D7RFJKSFFSF>
<https://debank.com/profile/0xdFc156fD4b2f73a4a136247c0c11E46Df82bd3c9>

5. Procedure for the Formation and Use of the Fund's Assets

The Fund is formed through investments in the following types of assets:

- Square meters of movable residential property (in the form of the GZC product; full information is available at www.gzconstellation.com).
- Cryptocurrencies.
- Any other tokenized assets as determined by a decision of the Council.

The Fund utilizes additional collateral in the form of land assets whose value exceeds the volume of assets attracted from external investors.

In the event of adverse developments and the Fund's inability to fulfill its obligations to Investors by any other means, Investors' losses are compensated using the additional collateral.

The procedure for using the Fund's assets, both in the form of the Fund's direct assets and the additional insurance collateral, is determined by the Fund Council. The Council undertakes, at a frequency determined by it (but not less than once per year), to provide Investors with a report on its activities. Such report must indicate the size of the Fund's assets, the volume of additional insurance collateral, a breakdown by types of Fund assets, the overall parameters of the Fund's income and profit, as well as the amount of the Council's remuneration.

The volume of issuance of the FSF investment token must not exceed the volume of the Fund's collateral assets, and the volume of the Fund's collateral assets must not exceed the volume of the Fund's insurance collateral (with respect to insuring the investment contributions of external Investors).

Accordingly, issuance is possible only when the volume of the Fund's collateral assets increases.

6. Rights and Obligations of the Fund Participants

Investors of the Fund are entitled to receive dividends, obtain information about the Fund's activities, and receive relevant reports within the frequency and scope established by the Council.

Investors of the Fund are obliged to comply with the rules established by the Council.

The Fund Council (and its managers) is obliged to comply with this Charter and to act strictly in the interests of the Fund's mission and objectives, without using the Fund's funds or any assets for purposes other than maximizing returns with the lowest possible level of risk. The Council is required to hold a general meeting at least once per year and to consider the issue of dividend payments to Investors, as well as to provide a report on activities for the relevant period, including a review of the unit price, the size of the insurance collateral, the volume of assets, and other parameters of the Fund.

Investors are entitled to receive the return of their principal investment no earlier than the period specified in the relevant investment Agreement, unless the Council decides otherwise.

7. Procedure for the Distribution of Profits and Losses

Profits are distributed, reinvested, or allocated to dividend payments in accordance with the relevant decision of the Council. Profits are distributed proportionally to the number of tokens held by an Investor.

FSF is a conservative yet high-yield and high-technology Fund. Given the nature of its assets, the Fund is long-term in orientation, with a planning horizon of no less than ten years. Dividend payments and the return of an Investor's principal are separate processes with respect to timing.

The development period of the Fund's core assets is established by a separate document approved by the Council and may be subsequently revised by the Council.

The Fund's additional collateral (land plots in national jurisdictions) must continuously increase in volume, which constitutes one of the fundamental elements of the Fund's governance model. The amount of GZC and the cryptocurrency portfolio must also steadily increase and be reinvested, excluding the dividend payment factor, which must not critically affect the growth of the Fund's assets for at least ten years.

FSF is a closed-end unit investment fund. A closed-end unit investment fund is a form of collective investment in which Investors' funds are pooled for investment in specified types of assets. Units of the Fund (tokens) may be acquired only at the time of the Fund's formation or during additional issuances (excluding trading of tokens on the secondary market). A closed-end fund is not obliged to redeem units at the request of Investors before the expiration of the periods (intervals) established by the Council or before the expiration of the Fund's term.

The FSF closed-end fund is focused on longer-term projects than open-ended funds, and the reduced liquidity factor is offset by higher returns, expanded opportunities, and the stability of the Fund.

At the same time, the Council has the right, at its discretion, to introduce intervals for the redemption of the Fund's principal assets depending on necessity and market conditions.

In the event of losses, such losses are also allocated proportionally to the number of tokens held; however, upon expiration of the relevant interval or the Fund's term, losses are compensated using the Fund's additional insurance collateral.

8. Fund Performance

The Fund's performance is generated through investments in the assets specified in Clause No. 4 of this document.

The Fund aims to maximize its returns, with target performance levels established through separate Protocols.

As the Fund's assets grow, the Fund is obliged to increase the insurance collateral of its assets in such a manner that it fully covers the Fund's assets at the real market value of the collateral.

The structure of the Fund, target returns, and other parameters are additionally and in detail described in the periodic Protocols of the Council.

9. Right of Exit

The exit of an Investor or a Founder from the principal assets of the Fund is предусмотрен at the end of a specified interval or upon the expiration of the Fund's term. Such periods are established by a Council Protocol and are set forth in the investment Agreement, the Fund Token Offer, or in a Protocol attached to the Offer.

A request for early exit may be satisfied only by decision of the Council and may be executed through the transfer of the Fund's assets or its insurance collateral in the event of insufficient current liquidity, at the discretion of the Fund Council.

10. Audit, Internal Control, and Asset Custody

Internal control is carried out through cross-verification by the Founders of the Fund's assets managed by another Founder. External audit is permitted by a unanimous (100%) decision of the Council.

Asset custody is the responsibility of the managers of individual assets or asset groups. When an asset group reaches an amount exceeding a defined threshold (the threshold is specified in a Protocol), a multisignature mechanism is applied by decision of the Council in order to increase the level of security for the storage and movement of assets.

11. Force Majeure

The Parties shall not be liable for the failure to perform or improper performance of their obligations under this Agreement if they prove that such failure was caused by force majeure circumstances that arose after the conclusion of this Agreement as a result of extraordinary events which the Parties could neither foresee nor prevent by reasonable measures, provided that the Parties took all possible measures within their control to duly perform their obligations.

Force majeure circumstances include, but are not limited to, military actions, acts of nature (earthquakes, floods, etc.), and decisions of governmental authorities.

The Parties must notify each other of the occurrence of force majeure circumstances within three (3) business days from the date of their occurrence. In the event of force majeure, the deadline for the performance of obligations under this Agreement shall be extended for the period during which such circumstances and their consequences remain in effect.

12. Final Provisions

12.1 This Agreement enters into force at the moment payment is made under this Offer and the funds are credited to the FSF Fund's account.

12.2 Any amendments or additions to this Agreement must be made in written form and signed by the Parties or by duly authorized representatives of the Parties.

12.3 This Agreement may not be revoked.

12.4 The Buyer agrees that payment under this Offer constitutes the conclusion of this Agreement and acceptance of all provisions set forth herein.

12.5 This Agreement does not require seals or signatures and nevertheless has full legal force upon its delivery to the Buyer (or its publication on the Fund's website), upon receipt of the Buyer's funds as payment under this Offer into the Fund's account, and provided that it has an active status.

FSF Council Protocol No. 1 dated November 18, 2025

1. To adopt and approve the Charter of the FSF Closed-End Unit Investment Fund.
2. The Fund's target return shall be calculated, established, and published by decision of the Fund Council.
3. To appoint **@yuriygreenz** as responsible for the GZC product within the Fund and **@Serregan** as responsible for the crypto sector, and to establish the following allocation: fifty percent (50%) of the Fund's assets shall be invested in the GZC product and the remaining fifty percent (50%) in the crypto sector (a temporary deviation of no more than twenty-five percent (25%) from this parameter is permitted due to market conditions).
4. To approve, as the Fund's insurance collateral, the land share owned by the Founders of the Fund in DOO "**Montenegro Green Technologies**" in the amount of 643 square meters, valued at 70 EURMTL.
5. To designate and approve the following contributions to the Fund from the Fund's Founders:

@Serregan – 15,000 EURMTL

@yuriygreenz – 15,000 EURMTL

@GoodJobMaster – 15,000 EURMTL

Thus, to adopt and approve the initial capital of the Fund in the amount of 45,000 EURMTL.

6. To issue the FSF investment token at a valuation of 1 EURMTL per 1 token in the amount of the primary issuance of 45,000 (forty-five thousand) FSF tokens and to conduct an additional issuance of 45,000 (forty-five thousand) FSF tokens. The total issuance volume, including the additional issuance, shall amount to 90,000 (ninety thousand) FSF tokens, and to attract investments in the volume of the additional issuance.
7. To create and approve the forms of periodic reporting of the Fund by December 31, 2025, and to complete such reports at least once per year.
8. To unanimously recognize **@yuriygreenz** as elected Executive Secretary of the Fund Council.
9. To assign the duties of Fund reporting and the execution of its operational and financial activities to the Executive Secretary of the Fund.
10. To determine and approve, by January 31, 2026, the parameters of the remuneration of the Fund Council in accordance with the annual results of its activities.
11. To establish the frequency of dividend payments as once per year. The timing and amounts of such payments shall be determined by January 31, 2026. Information on the dividend calculation procedure and payment dates shall be published on the Fund's website **fourstonesfoundation.com** by January 31, 2026.
12. To establish the term of the Fund as indefinite. To set an interval for the withdrawal of principal assets from the GZC product at once every five (5) years. To establish the possibility of withdrawing assets from the crypto sector without a fixed interval at the current market price of the Fund's token, subject to one (1) month prior notice, in an amount not exceeding 3,000 EURMTL per investor, not more frequently than once every six (6) months per investor, and with a total withdrawal limit of no more than ten percent (10%) of the Fund's total issuance per year for the entire pool of investors. For agreements involving larger amounts, the term shall be negotiated individually with the investor; by default, the crypto sector interval for amounts exceeding 3,000 EURMTL shall be five (5) years.