



AURELIUS CAPITAL GROUP

INSTITUTIONAL REAL-WORLD ASSET ORIGINATION

2026



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DISCREET • NON-CUSTODIAL • INSTITUTIONAL



WHO WE ARE

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Aurelius Capital Group is an independent firm focused on the origination and strategic introduction of income-producing commercial real estate assets to institutional tokenization and capital structuring partners.

We operate as a non-custodial, non-issuing intermediary, aligning asset owners with regulated platforms capable of delivering structured liquidity and fractional ownership solutions.



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CHALLENGES & SOLUTIONS

THE CHALLENGE FACING PROPERTY OWNERS

- Commercial real estate is inherently illiquid
- Traditional refinancing is restrictive and cyclical
- Full asset sales often force premature exits
- Access to global capital remains inefficient

Owners need liquidity without losing control.

A MODERN CAPITAL STRUCTURING SOLUTION

Tokenization allows property owners to convert a defined portion of a real estate asset's economic value into digital units, enabling partial liquidity, improved capital flexibility, and long-term ownership retention without selling the entire property.

Aurelius Capital Group operates at the origination layer, ensuring only qualified assets reach institutional partners.

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WHAT WE DO

ASSET ORIGINATION

Identify and screen income-producing commercial real estate assets with clear ownership and operating history.

STRATEGIC INTRODUCTIONS

Introduce qualified assets to regulated tokenization platforms, funds, and capital partners.

ALIGNMENT & EXECUTION SUPPORT

Facilitate early-stage structuring discussions without custody, issuance, or advisory authority.

WHAT WE DO NOT DO

- We do not custody assets or funds
- We do not issue tokens or securities
- We do not manage investments or portfolios
- We do not solicit retail investors
- We do not provide legal or tax advice



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ASSET FOCUS

Primary Focus:
Income-Producing Commercial Real
Estate

Criteria:

- Asset value: \$2M–\$20M
- Stabilized or near-stabilized cash flow
- Clear ownership structures
- Offices, industrial, and multifamily assets



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HOW TOKENIZATION WORKS (SIMPLIFIED)



1. Property is held in a legal entity (SPV/LLC)
2. A portion of economic rights is defined (e.g., 30–50%)
3. Tokens are issued by a regulated platform
4. Capital is raised from qualified investors
5. Owner retains control and remaining ownership



BENEFITS FOR PROPERTY OWNERS

- Unlock liquidity without selling the asset
- Reduce dependence on bank refinancing
- Maintain operational control
- Share risk with aligned equity capital
- Create future optionality



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WHO THIS IS DESIGNED FOR

- Owners seeking partial liquidity
- Long-term holders, not forced sellers
- Assets with real operating history
- Principals open to modern capital solutions



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WHY PARTNERS WORK WITH US

Why Platforms & Capital Partners Engage

ACG

- Pre-screened institutional-grade assets
- Clean ownership and realistic sizing
- Reduced sourcing friction
- Aligned, long-term participation

RISK & COMPLIANCE DISCIPLINE

- Non-regulated advisory role
- Clear contractual disclaimers
- No discretionary authority
- No handling of client funds
- Conservative structuring approach



FREQUENTLY ASKED QUESTIONS

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OWNER Q&A (SELECTED)

Q: DO I LOSE CONTROL OF MY PROPERTY?

A: NO. OWNERS TYPICALLY REMAIN MANAGING MEMBERS.

Q: WHAT IF THE PROPERTY VALUE CHANGES?

A: GAINS AND LOSSES ARE SHARED PROPORTIONALLY.

Q: IS THIS DEBT?

A: NO. MOST STRUCTURES ARE EQUITY-BASED.

Q: CAN TOKENS BE SOLD LATER?

A: IN SOME CASES, SUBJECT TO REGULATION.



The first step is a confidential, no-obligation discussion to determine whether a property qualifies and whether tokenization is an appropriate solution

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CONTACT:
CONTACT@AURELIUSCAPITALGROUP.COM