



AURELIUS CAPITAL GROUP

PARTNER ONBOARDING PACK

Institutional Origination & Strategic Introductions

DOCUMENT 1: PARTNER OVERVIEW (FRONT PAGE)

Who We Are

Aurelius Capital Group (“ACG”) is an independent origination and strategic introduction firm focused exclusively on income-producing commercial real estate.

We operate as a **non-custodial, non-issuing intermediary**, sourcing and screening transaction-ready assets and introducing them to regulated tokenization platforms and capital structuring partners.

What We Do

- Originate and pre-screen commercial real estate assets
- Eliminate non-institutional opportunities before partner review
- Introduce assets selectively and strategically
- Support early-stage structuring alignment

What We Do Not Do

- No custody of funds or assets
- No issuance of tokens or securities
- No investment, legal, or tax advice
- No retail solicitation

All regulated activity is performed by licensed counterparties.

DOCUMENT 2: ASSET SCREENING SOP (SUMMARY VERSION)

(This is the condensed partner-facing version of the full SOP you approved)

ACG 5-Stage Screening Framework

Stage	Purpose	Outcome
Intake & Eligibility	Eliminate non-qualifying assets	~50% rejected
Ownership & Legal	Confirm authority & clarity	Structural readiness
Financial Review	Validate cash flow & operations	Economic credibility
Tokenization Suitability	Assess structuring feasibility	Execution viability
Partner Readiness	Protect partner time	Targeted introduction

Core Screening Principles

- Institutional readiness
- Clean ownership
- Real cash flow
- Execution clarity
- Reputational protection

If an asset does not make a partner's life easier, it is not introduced.

DOCUMENT 3: FEE SCHEDULE & COMPENSATION FRAMEWORK

Compensation Structure

- Success-based only
- No retainers or upfront fees
- Paid only upon successful transaction

Cash Success Fee

- **2.0% – 4.0%** of transaction value
- Fee determined by complexity, readiness, and execution speed

Optional Long-Term Alignment

- **0.5% – 2.0%** non-controlling equity or token allocation
- Agreed in writing prior to closing

Illustrative Economics

\$2.0M Asset

- Cash fee (2.5%): \$50,000
 - Token allocation (1.0%): \$20,000
 - **Total economic value:** \$70,000
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DOCUMENT 4: FEE & PAYMENT PROCESS FLOWCHART

Transaction Flow

None

Asset Sourced by ACG



ACG Screening & Approval



Mandate / Engagement Confirmed



Fee Structure Agreed in Writing



Targeted Partner Introduction



Partner Due Diligence & Structuring



Transaction Execution



Cash Success Fee Paid at Close



Optional Token / Equity Issued



Post-Transaction Review

No transaction = no fee.

DOCUMENT 5: MANDATE & COMPENSATION CLAUSE (INSERTABLE)

Success-Based Compensation

ACG is compensated exclusively upon the occurrence of a Successful Transaction resulting in liquidity or capitalization attributable to its introduction.

Payment Trigger

Cash success fees are due at closing or concurrent with capital disbursement.

Optional Alignment

Non-controlling equity or token participation may be retained subject to mutual written agreement.

Regulatory Clarity

ACG does not custody funds, issue securities, or provide regulated advisory services.

DOCUMENT 6: PARTNER ENGAGEMENT EXPECTATIONS

What ACG Expects From Partners

- Clear asset criteria
- Timely diligence feedback
- Defined structuring parameters
- Professional execution standards

What Partners Can Expect From ACG

- Curated deal flow
 - No broadcast submissions
 - Clean, decision-ready assets
 - Long-term alignment
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DOCUMENT 7: WHY PARTNERS WORK WITH ACG

- Reduced sourcing burden
- Lower diligence waste
- Faster execution timelines
- Aligned incentives
- Zero regulatory contamination

We would rather reject ten assets than send one that wastes a partner's time.

DOCUMENT 8: CONTACT & NEXT STEPS

Aurelius Capital Group
Institutional Origination & Strategic Introductions
 contact@aureliusc当地资本集团.com

Next Steps

1. Introductory call
 2. Criteria alignment
 3. Mandate execution
 4. First asset introduction
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HOW TO USE THIS (IMPORTANT)

You now have a **complete, modular onboarding pack**.

You can:

- Send **Documents 1–4** for initial interest
 - Add **Documents 5–6** once a partner is serious
 - Keep **Document 7** for closing confidence
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