Alius Capital Partners LLC
Form ADV Part 3 – CRS (Customer Relationship Summary)
April 7, 2026

Item 1: Introduction

Alius Capital Partners LLC ("we," "Alius" or "the Adviser") is registered with the Securities and Exchange Commission ("SEC") as an investment adviser.

It is important for you to understand the difference in fees and services between brokerage firms and investment advisers. Free and simple tools are available to research firms and financial professionals at Investor.gov/CRS, which also provides educational materials about broker-dealers, investment advisers, and investing.

Item 2: Relationships and Services

What investment services and advice can you provide me? We offer investment advisory, consulting, and management services in connection with real estate-related investment products, platforms, and vehicles for investment advisers, family offices, financial institutions, pooled investment vehicles, and other sophisticated clients. Alius' advisory services are provided on a discretionary or non-discretionary basis, depending on the client, mandate, or structure involved, and are governed by the applicable advisory agreement, fund governing documents, or other contractual arrangements. When offering advice on a non-discretionary basis, clients retain ultimate authority to accept or reject any recommendation and to determine whether to proceed with any investment, transaction, or structure. Alius' services are designed to assist clients with identifying, evaluating, structuring, accessing, monitoring, and managing alternative investments and related strategies, with a primary focus on real estate-related products and structures. Alius may also sponsor, manage, advise, or provide support services to pooled investment vehicles, feeder funds, fund-of-funds vehicles, special purpose vehicles ("SPVs"), and similar structures formed to invest in real estate-related opportunities and other alternative investments. Although Alius' principal area of focus is expected to be real estate-related investments and strategies, Alius may also advise on other alternative investments and structures, where appropriate, as intended to fit within the client's objectives, strategies, restrictions, time horizon and risk profile as described by each client. The CCO and/or Managing Partner review investment opportunities, sponsor or manager developments, due diligence findings, product status, reporting cycles, capital activity, vehicle developments, investor communications, valuation updates, liquidity events, and other matters relevant to the particular engagement or structure. Because Alius' business model is focused on alternative investment advisory, product support, diligence, structuring, and vehicle-related services, rather than traditional management of brokerage accounts, the scope and frequency of reviews will vary depending on the client, mandate, product, or structure involved. Such monitoring is included as part of the standard services we provide to you. Any minimum investment amount, minimum engagement size, or other minimum relationship requirement generally will be determined based on the nature of the particular advisory relationship, vehicle, or service arrangement and will be set forth in the applicable advisory agreement, subscription documents, offering documents, or governing documents. Alius may waive or modify any such minimums in its discretion. ***Please see Form ADV Part 2A (Brochure) Items 4, 7, and 13 for more detailed information.***

Conversation Starters Ask your financial professional
- **Given my financial situation, should I choose an investment advisory service? Why or why not?**
- **How will you choose investments to recommend to me?**
- **What is your relevant experience, including your licenses, education, and other qualifications? What do these qualifications mean?**

Item 3: Fees, Costs, Conflicts and Standard of Conduct

What fees will I pay? Depending on the nature of the engagement, Alius' compensation may include: (i) recurring monthly engagement fees for strategic partner or platform relationships; (ii) advisory fees expressed in basis points on assets, capital, net asset value, or other agreed metrics; (iii) revenue-sharing arrangements with platform partners or other counterparties, where permitted and appropriately disclosed; (iv) management fees in connection with Alius-sponsored pooled investment vehicles, feeder funds, fund-of-funds vehicles, SPVs, or similar structures; and (v) performance-based compensation, including carried interest or incentive allocations, where permitted by law. All fees are negotiable and may vary based on the scope of services, complexity of the engagement, assets involved, time commitment, structure of the relationship, and other relevant factors. As a result, different clients or vehicles may pay different fees for similar or different services. Depending on the engagement, fees may be billed or payable monthly, quarterly, annually, transactionally, upon closing, or on another agreed basis, and may be payable in advance or in arrears. Where applicable, Alius may invoice clients directly or deduct fees from client accounts pursuant to written authorization. Alius' fees are exclusive of brokerage commissions, transaction fees, custodial fees, fund administration costs, legal fees, accounting fees, tax preparation fees, wire fees, transfer taxes, valuation expenses, organizational expenses, and other related costs and expenses, all of which may be borne separately by the client or applicable investment vehicle. You will pay fees and costs whether you make or lose money on your investments. Fees and costs will reduce any amount of money you make on your investments over time. Please make sure you understand what fees and costs you are paying. ***Please see Form ADV Part 2A (Brochure) Item 5 for more detailed information.***

> ***Conversation Starters*** Ask your financial professional
> - **Help me understand how these fees and costs might affect my investments. If I give you $10,000 to invest, how much will go to fees and costs, and how much will be invested for me?**

What are your legal obligations to me when acting as my investment adviser? How else does your firm make money and what conflicts of interest do you have? When we act as your investment adviser, we have to act in your best interest and not put our interest ahead of yours. At the same time, the way we make money creates some conflicts with your interests. You should understand and ask us about these conflicts because they affect the recommendations we provide you. Here are some examples to help you understand what this means: Alius's compensation can include recurring engagement fees, advisory fees, revenue-sharing arrangements, management fees, carried interest, incentive allocations, or other compensation associated with the services Alius provides or the investment vehicles it sponsors, advises, or manages. These arrangements create conflicts of interest because Alius has a financial incentive to recommend, support, sponsor, or devote greater time and attention to products, platforms, vehicles, or relationships that generate greater compensation for Alius or its related persons. We and our related persons can buy or sell for ourselves securities that we also recommend to you. Such transactions create a conflict of interest, since they can include trading in securities in a manner inconsistent with the advice given to you. In certain instances, the results of the investment activities of our associated or related persons for their accounts can differ from the results achieved by or for the account or accounts that we manage for you. Additionally, if performance fees are charged for your account based on your agreement with us, those fees can potentially incentivize us to make more speculative investments than would be the case in the absence of such performance fee arrangement. ***Please see Form ADV Part 2A (Brochure) Items 10 and 11 for more detailed information.***

> ***Conversation Starters*** Ask your financial professional
> - **How might your conflicts of interest affect me, and how will you address them?**

How do your financial professionals make money? Neither we nor any of our supervised persons (employees) accept compensation for the sale of securities or other investment products for advisory clients. Our financial professionals are solely compensated on a salary basis. Please ask us for more information, and you can find more information about this in our ADV

Item 4: Disciplinary History

Do you or your financial professionals have legal or disciplinary history? No, we do not, as noted on Form ADV Part 1, Item 11, Part 2A Item 9, or disclosures for any of our financial professionals in Items 14 A-M of their Form U4. Please visit Investor.gov/CRS for a free and simple search tool to research us or our financial professionals.

> ***Conversation Starters*** Ask your financial professional
> - **As a financial professional, do you have any disciplinary history? For what type of conduct?**

Item 5: Additional Information

To obtain more information, you may visit Investor.gov for a free and simple search tool to research our firm and our financial professionals. To report a problem to the SEC, visit Investor.gov or call the SEC's toll-free investor assistance line at (800) 732-0330. If you have a problem with your investments, investment account or a financial professional, contact us in writing at 19495 Biscayne Blvd, PH-2. Aventura, FL 33180. For additional information on our investment advisory services, see our Form ADV on IAPD or Investor.gov. Information regarding our firm can be found at adviserinfo.sec.gov. Or by calling our firm at 305-4955440 for up-to-date information or to request a copy of the relationship summary.

> ***Conversation Starters*** Ask your financial professional
> - **Who is my primary contact person? Is he or she a representative of an investment adviser or a broker-dealer? Who can I talk to if I have concerns about how this person is treating me?**