



MARCELLUS
GROUP OF COMPANIES

CORPORATE
PROFILE

Traditional Values. Futuristic Thinking.

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MARCELLUS CAPITAL GROUP ASIA



MARCELLUS CAPITAL CAMBODIA

MARCELLUS
COMMODITIES

MARCELLUS
FINTECH

MARCELLUS
CONSULTANCY

MARCELLUS
POWER & ENERGY

MARCELLUS
PROPERTIES

LONDON | ZÜRICH | SINGAPORE | DUBAI | PHNOM PENH

The M A R C E L L U S brand is an international corporate brand representative of Marcellus entities across various and diverse commercial sectors, incorporating Marcellus Capital Group Limited, a private limited company registered in England and Wales under company number 14709827 Marcellus Capital Group Asia Pte Ltd, a private limited company registered in Singapore under company number 202420421N, Marcellus Capital Cambodia, a private limited company registered in the Kingdom of Cambodia under company number 10000431825, Marcellus Consultancy Limited, a private limited company registered in the United Kingdom under company number 15218870, as well as Marcellus associated entities in Switzerland, United Arab Emirates and the United Kingdom, collectively referred to as the “Company”.

The Company does not manage investments, nor provide investment advice. You should always seek appropriate advice from a recognised financial adviser when making investment decisions. Any content related to investments in this Corporate Profile, or on our website, is for information purposes only and does not constitute investment advice or an offer or solicitation to invest, to any persons residing in or as a citizen of any jurisdiction in which it is prohibited to make such an offer.

We do not claim that the information and materials in this document, or on our website, are suitable for use in all jurisdictions accessible online, nor do we assert that transactions, securities, products, instruments, or services offered in this document, or on our website, are universally available or suitable for sale or use in all jurisdictions, or by all investors or potential clients.

Individuals who read this document, or access our website, do so voluntarily, and are thus accountable for adhering to relevant local laws and regulations.

By reading any part of this document, or accessing any part of our website, the reader or user acknowledges having thoroughly reviewed this document, or website, including any legal or regulatory terms.

The Company and the activities it undertakes does not fall under FCA regulation.

By reading this document you acknowledge the Disclaimer above and you confirm that you are a professional client.





MARCELLUS
GROUP OF COMPANIES

The M A R C E L L U S brand embraces the **traditional values** of yesteryear, whilst adopting **futuristic thinking** in our corporate lifestyle.

Across a broad industry and sector spectrum, M A R C E L L U S is held in high esteem for its business ethos, corporate modus operandi and delivery to its international clientele.

Our highly skilled global workforce, incorporating a professional network of colleagues, partners and associates, has delivered bespoke solutions and impeccable service delivery since 2006, before the more recent rebranding of our global organisation.

The M A R C E L L U S business strategy has developed over two decades, through its expansion and exponential growth, diversifying its business interests from our roots in the financial sector, to significant investment in the green power and energy sector, as well as eco-tourism, property and our devout commitment to contributing towards the Sustainable Development Goals of the United Nations.

Our journey, whilst embedded in traditional values and futuristic thinking, has always considered a **balanced approach** in our boutique suite of solutions and delivery to our clients.

I take this opportunity of welcoming you to the M A R C E L L U S world.

Aaron King
Group Chief Executive Officer
Marcellus Group of Companies



THE MARCELLUS JOURNEY through Traditional Values, Futuristic Thinking and a Balanced Approach

The M A R C E L L U S journey has proven to be steadfast over almost two decades, with its embryo in financial advisory, developing over time to provider of a broad spectrum of services in the financial space.

- 2006 ● 1 The Founder and current Group CEO, Aaron King, provides financial advisory services to clients
- 2009 ● 2 The scope of services, through financial advisory, broadens to incorporate the arranging of bank guarantees for clients
- 2012 ● 3 Services offered to global clients expands into the broader spectrum of financial instruments, including corporate and private bank account opening
- 2015 ● 4 The financial advisory services migrates from a financial adviser to a registered entity under the name of Marcellus Capital in the United Kingdom
- 2023 ● 5 With the visionary of imminent expansion, Marcellus Capital changes its corporate name to Marcellus Capital Group, having expanded its service offering a year prior, to writing Corporate Bonds for capital raise for its clientele, and establishes its own private managed investment program and desk in Switzerland
- 2024 ● 6 Marcellus Capital Group experiences exponential growth, through its expansion –
 - Establishes a regional office in Singapore under Marcellus Capital Group Asia
 - Establishes the Marcellus Gold Platform, offering its clients high-yield returns on physical gold trading
 - Engages for its clients in the digital space of crypto
 - Embraces extended corporate collaboration with significant institutions, organisations and service providers
- 2025 ● 7 Marcellus Capital Group solidifies its corporate expansion by rebranding to M A R C E L L U S Group of Companies –
 - Migrating its Corporate Operational HQ to the Kingdom of Cambodia
 - Appointing a member company in Phnom Penh under Marcellus Capital Cambodia
 - Establishing Marcellus Commodities, Marcellus Fintech, Marcellus Power & Energy and Marcellus Properties



EXECUTIVE MAIN BOARD

AARON KING
Group Chief Executive Officer

Aaron has over 30 years' experience in financial services and has worked across a diverse number of industry sectors which includes Compliance, Financial Advice, Wealth Management, Investment banking, Alternative Investments and the Pension Markets and has provided his service at senior management and board levels for family offices and other financial institutions.

Aaron has solid specialist expertise in transacting with Investment grade Bank Instruments such as CD's, BG's, SBLC's and MTN's. He has over the years provided Structured Finance engineering to his clients and advised on transactions with values over of USD100 Million upwards.

He has helped clients secure debt in numerous forms and programs with values that ranging from USD 200 Million to USD 8.5 Billion.

Aaron has designed and implemented trading strategies, fund structuring, capital raising and the creation of a unique investment asset allocation system.

His wealth of experience and expertise brings a balanced approach to understanding our clients structured finance and investment needs, enabling us to devise suitable and bespoke solutions in every instance.

ADIL SALLE
Group Chief Operating Officer

Adil has been in the Financial Services industry for more than 25 years, with vast experience in the insurance and merchant banking sectors.

In 2001 Adil ventured into the corporate financial advisory space, advising international clientele on corporate strategy, financial reengineering, corporate structuring, due diligence process, corporate migration and business management. His boutique and niche advisory offering progressed into the specialised and lucrative space of private placement in 2015.

Over more than three decades Adil has acquired seasoned executive expertise over a broad geographical base, including Southeast Asia, the United Kingdom, the Middle East and Africa.

Adil is responsible, for the Marcellus Group's global operations.



EXECUTIVE MAIN BOARD

TEJINDER BAKHSI
Head of Credit Finance
(Private Clients)

Tejinder has worked within the financial industry for over 30 years. His expertise lies particularly in the Financial & Capital markets, advising clients ranging from UHNW individuals to institutional investors, on Wealth Creation and Legacy protection through traditional and bespoke financial tools.

Tejinder brings to the table a wealth of practical and deep sector expertise in Credit Finance and Insurance modelling, for our Private clients.

Tejinder is Regulated by the Financial Conduct Authority and therefore provides us with a composite of financial services knowledge cocooned within the appropriate regulatory framework.

MIKE LIVINGSTONE
Corporate Governance

Mike is a Financial Services professional with over 40 years' service in the financial industry, his expertise gained in a variety of areas within the Banking and Financial Services sphere. The demand for his knowledge means that he is required to advise on compliance issues in a variety of Banks and Financial institutions.

His advice to financial organisations helps them to achieve their strategic objectives, by interpreting and influencing both the external and internal environments, within the confines of the Basel Accords.

Mike is regulated by the Financial Conduct Authority and provides us with authoritative oversight on our Compliance and Governance protocols.

RONALD MENTORE
Corporate Communiqué

Ronald's expertise is rooted in his ability to communicate effectively across various sectors of Society. His career began as a Marketing executive for the Prudential in London and after more than 16 years in that field, he relaunched his career on the international stage.

Delving into the IT world he gained extensive knowledge, which led to his affiliation with international companies such as CGI and Newstar Technologies.

Ronald provides the company with valuable international reach, head of external communication.



EXECUTIVE MAIN BOARD Special Advisers

JOOST RIJSWIJK
Ambassador and Special Adviser
Wealth Management

Joost is a seasoned global wealth management specialist, having held executive positions at Julius Baer, J. Safra Sarasin, ING Bank and Rabobank, with extensive experience in CRM, portfolio management, equity sales and financial markets.

He holds a Master's degree in Financial Economics and is a collaborative partner and Ambassador to the Marcellus Group.

MANUEL MALLEBRERA
MORENO
Special Adviser
Power & Energy,
Structured Finance

Manuel is an experienced Entrepreneur and multi-functional venture strategist with a proven investment track record across services, technology and manufacturing industries, with a focus on sustainable investments impacting the socio-economic developments of emerging nations.

Manuel is a tech enthusiast, with an MSc. in computer science, and completed his MBA, as well as a course at MIT in business innovation and blockchain.

JOSEPH MBALA
Special Adviser
African Markets

Joseph has extensive experience in business across the African Continent, having advised governments and clients on diverse projects in various industry sectors.

Beyond his professional consultancy in business integration, change management, procurement logistics, to name a few, he has proven to be an astute dealmaker. Josef advises our Group on engagements on Continent and in the Middle East.



Swiss Chamber of Economics
Scheizerische Wirthchaftskammer



Singapore International
Chamber of Commerce



SENIOR MANAGEMENT COMMITTEE

DANIEL KYEI-AYENSU
Head of Project Management

Daniel has been in the property market since 2000 engaged in sales, lettings, property management and property investing. Daniel joined Jacob West in 2012 at the early stages of structuring and implementing the vision, having progressed in his career from building and establishing Kyei Property Services in London in 2001.

Daniel founded Bishopsgate & Co., London and serves on the Board of Directors of Jacob West Ltd, Ghana.

SAMUEL DYER
Head of Capital Markets

Samuel has over 10 years' experience in the Legal and Financial space and has worked across a number of industry sectors which include Practice Management, Business Development and Capital Raising across reputable institutions including several Barristers Chambers, a global FTSE 100 company, an offshore fund manager and private office. His attention to detail and solution-oriented mindset ensures the smooth delivery of client objectives.

SHAMAR KING
Head of IT Solutions

Shamar is responsible for the software architecture and development of in-house applications within the Group. He brings years of experience, including enterprise class real-time technology solutions for financial risk management, compliance, sales, and marketing.

He is passionate about better financial administration solutions and has been continually raising the bar for best practices, which are delivered through improved utilisation of technology, greater administrative efficiency, and best-in-class sector expertise.





Fiducia. Libratum. Integritas. Felicitatem.

Trust with Confidence in a Balanced Approach of Integrity, to Establish a Result of Good Fortune.

At MCG, our client's objectives are foremost in our minds.
Our reputation of integrity, creativeness and value is the cornerstone of all our relationships.

We proudly hold prestigious corporate membership with ...



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MARCELLUS CAPITAL GROUP

Navigating challenging landscape
through a balanced approach for
international clientele



Marcellus Capital Group (MCG) incorporates a Global Capital and Growth Advisory Firm. The firm combines deep sector expertise with a reputation for innovation and a global culture that embraces change. As an integrated firm, we support clients in effectively responding to capital and growth opportunities through a stable of premium-quality offerings delivered by a team of outstanding professionals globally.

Marcellus Capital Group has an impressive track record and excellent reputation in the Global Capital Markets space where we effectively act as gate-keepers working on behalf of clients, Issuers and Governments to facilitate capital market access, Liquidity, Transaction Structuring, Funding, Infrastructure Development and Project Finance, globally.

Our approach to delivering our suite of services is underpinned by excellent relationships with Global Financial Institutions and a deliberate knowledge transfer policy. We execute client assignments with the assumption that the client and its organs have an ambition to maximise their strategic objectives whilst exploiting several capital and funding sources, to execute projects, deliver quality services in an environment conducive for accelerated growth.

Marcellus Capital Group has vast experience in most of the significant areas of Business, Commerce, Industry and Government. Marcellus Capital Group Limited is not regulated under the FCA.

We have a pool of talented professionals, with the industry knowledge and experience to respond quickly to our clients' requirements and deliver the range of disciplines and depth of resources they need in any jurisdiction at short notice. The firm has a global base of selected clients and advises them on matters relating to ...

- ❖ Infrastructure and Project Financing
- ❖ Sustainable and Green Project Financing
- ❖ Mergers and Acquisitions
- ❖ Joint Ventures
- ❖ Strategic Alliances
- ❖ Sovereign, Corporate
- ❖ Securities Offering
- ❖ Restructuring
- ❖ Trading (Forex, BTC, Bonds)
- ❖ Corporate Bond Structures
- ❖ Financial Architecture
- ❖ Bespoke Commercial Solutions
- ❖ Precious Metals Procurement



WHY MCG

Marcellus Capital Group is an independently owned private financial services firm. Born out of a strong desire to achieve high standards of financial results while creatively providing solutions, we at Marcellus pride ourselves on each solution that we have crafted to help our clients realise their vision.

It is our experience and understanding that wealth creation is not an over-night, one size fits all activity. We endeavour to devise each solution specifically for the professional as well as personal goals of each client. Special importance is attached to managing the complex changing international financial landscape across our networks.

OUR APPROACH

Backed by experience spanning over three decades, we design bespoke financial solutions. Innovative products and services that cater to the unique needs of each client.

Our approach is consultative and holistic, we aim to equip our clients with strategic guidance to navigate the markets. Our long-term professional affiliations and trusted partnerships enable us to offer our clients a gamut of financial apparatus in various markets.

We, at Marcellus Capital, value trust, integrity, prosperity and a balanced approach above all else.



MCG UK
MCG ASIA
MCC CAMBODIA

Marcellus Capital Group's administrative headquarters is located in Pall Mall, London, with MARCELLUS Group's operational headquarters in Phnom Penh.

MCG's ASEAN regional office is domicile at Raffles Place, Singapore.

The MARCELLUS Group has Associate and Member offices in Zürich and Dubai.

LONDON | ZÜRICH | SINGAPORE | DUBAI | PHNOM PENH



FINANCIAL SERVICES

Marcellus Capital Group provides a comprehensive bespoke suite of financial services to its global clientele.

These services incorporate Structured Funding, Alternative Investments, Corporate and Private Banking, Private Placement, Asset Management, Global Custody & Executory, Commodity Trading amongst other specialised boutique service offerings



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SICC

Singapore International
Chamber of Commerce

STRUCTURED FUNDING

Our structured capital funding model encapsulates creative imagination and flexibility, utilising financial and bank securities as the bedrock for generating initial liquidity.

We value entrepreneurship, accountability and responsible corporate citizenship. With these values at the forefront of all our endeavours, each of our team members strive to ensure that our services and research results in optimal returns on your investments.

To provide innovative funding structures, specifically aimed at clients whose funding requirements does not conform to traditional lending criteria. We facilitate bespoke funding for Infrastructure Projects which helps to stimulate economies and create employment.

Asset Classes

Our bespoke finance facilities are agnostic in approach and, therefore, adaptable to the development and acquisition of all asset classes.

Funding Amounts

We specialise in providing large-scale funding facilities that are custom designed around individual assets and projects :

Senior debt	50 million to 5 billion (USD/GBP/EUR)
Subordinated/Mezzanine debt	25 million to 250 million (USD/GBP/EUR)
Preferred & Common Equity	10 million to 250 million (USD/GBP/EUR)

Loan Duration

Development & Construction Facilities	Negotiable
Transitional Loans	6 months to 4 years
Stabilised Investment Facilities	5 to 25 years

Interest Rates

Senior development and construction loan facilities	2.5% to 6% pa
Mezzanine facilities	8% to 10% pa
Stabilised senior investment facilities	2% to 8% pa

Minimum Loan

Minimum of USD10M (ten million United States Dollars).

Jurisdiction

Any country which is not politically unstable or is sanctioned, will be considered.

Loan to Value

Up to 100% funding.



STRUCTURED FUNDING

Sovereign Guarantees

Our specialist team engages with Governments to provide capital funding for infrastructure and energy projects.

Project Guarantees

Natural resources, viz. Oil, Gas, Gold and Diamonds, amongst others.

Bank Instruments

Bank Guarantees, SBLC's, CD's, Structured Notes.

Securities

Bonds, Medium-Term Notes.

MCG PARTNERHIP ALLIANCES

Marcellus Group of Companies holds significant relationships with A+ rated financial institutions across Europe, Southeast Asia and the Middle East, providing leverage positions in our financial solutions, as well as with significant organisations in strategic collaborative positions.

Our Commercial Alliances are far reaching, providing MARCELLUS with global support services of world-class standard in response to delivering to our global clientele's specific demands.



CAPITAL FINANCE

We protect our invested capital by implementing diversified security structures that are commensurate with the given risk profile and the asset/project being funded.

Asset Classes

We provide finance facilities for the development and acquisition of all asset classes.

Purpose of Finance :

- ❖ Ground-up development
- ❖ Asset repositioning
- ❖ Portfolio acquisitions & restructuring
- ❖ Development
- ❖ Infrastructure

Funding Amount

Large-scale funding facilities are custom designed around individual assets and projects.

Senior debt from 50 million to 5 billion USD/GBP/EUR

Subordinated/mezzanine debt from 25 million to 250 million USD/GBP/EUR

Preferred & common equity from 10 million to 250 million USD/GBP/EUR

Loan to Cost-Value Ratios

Depending on the profile of specific assets/projects, we provide structured finance facilities that blend capital allocations to fund up to 98% of total cost.

Senior debt facilities up to 80% LTC/90% LTV

Mezzanine facilities up to 90% LTC/100% LTV

Equity investment up to 98% of total cost

Loan Term

Development & construction loan facilities : 1 to 6 years

Transitional loans : 6 months to 4 years

Stabilised investment facilities : 5 to 25 years

Interest-Coupon Rates

Senior development/construction loan facilities : 2.5% to 6% pa

Mezzanine facilities : 8% to 20% pa

Equity investment : Pref. coupon + profit share waterfall

Stabilised senior investment facilities : 2% to 8% pa



CAPITAL MARKETS

Leveraged Finance

MarCap is a provider of debt solutions in the EMEA & Asian markets. By offering a creative approach to financing, superior capital markets expertise, deep industry insight and global distribution capabilities, MarCap provides bespoke solutions to our clients by helping them structure and access the capital they need.

MarCap Debt Capital Markets team provides distribution and issuance expertise to our corporate clients and institutional investors.

Global Capital Markets

MarCap Fixed Income has capital market access across the following products :

- ❖ Investment Grade Credit
- ❖ Securitised Markets
 - Mortgage- and Asset-Backed Securities
 - Commercial Mortgage-Backed Securities
 - Market Place Lending
 - Mortgage & Consumer Finance
- ❖ Government and Agency Securities
- ❖ Structured Solutions
- ❖ Emerging Markets



TRUST AND FIDUCIARY SERVICES

We work collaboratively with clients to ensure fund assets are managed in line with their needs. Our priority is to safeguard the funds with respect to the changing landscape of regulations. We support a wide range of funds.

We provide the following services :

- ❖ Carve Out Support
- ❖ Company Formation
- ❖ SPV & Legal administration services
- ❖ Global Treasury Management
- ❖ Escrow & Settlement services

ALTERNATIVE INVESTMENT MARKET

Alternative investments have become increasingly popular as a piece of one's portfolio, providing diversification and potentially boosting returns.

Traditionally, alternative investments have included commodities, real estate, derivatives, and hedge funds.

We start with a top-down approach, pursuing themes that we believe have multi-year investment potential and strategies that offer suitable thematic exposure.

CORPORATE BANKING

From sophisticated cross-border growth solutions to trade and financing needs, we are well placed to support our corporate clients. We partner with our clients to empower and boost their financial health. A collaborative approach helps clients of all sizes and sectors make potential growth a reality.

PRIVATE BANKING

The timeless appeal of private banking in an ever-changing world, beyond borders.

Customised private banking that crosses all borders. Sophisticated services to help protect and grow wealth sustainably globally.

Built around you and your wealth, we tailor our offering to the needs of you and your family.

Thoughtful allocations in your core or opportunistic portfolio to private equity, real estate and hedge funds can provide additional diversification and sources of return uncorrelated to the public markets.



PRIVATE MANAGED INVESTMENT STRUCTURES

Marcellus Capital upholds integrity as a core value, aspiring for nothing but the most authentic trade opportunities for dynamic flow of funds. We aim to navigate the world of Private Managed Investment Structures (PMIS) with utmost integrity in protecting our clients' funds and information while securing competitive returns.

MarCap's access to (PMIS) provides us the opportunity to raise funds for capital driven projects by providing legitimate private resources to secure financial instruments, monetise and provide access to private trading platforms.

Such programs are specialised programs and require compliance auditing before acceptance.

ASSET MANAGEMENT

We offer a range of funding options including Hire Purchase, Leasing and Refinancing, enabling clients to expand and grow their business.

Asset finance solutions are a flexible approach to funding that gives your business access to the resources it needs to perform. These options can be used for both new and second-hand assets, or as a mechanism for releasing value from those assets that clients already own.

GLOBAL CUSTODY AND EXECUTORY TRADING

Having worked extensively with large corporate houses, we understand the importance for maintaining a competitive edge in business. Our global custody and trading services seamlessly integrate with our clients' financial activities. We apply our deep market knowledge to reflect strategic advantages for our clients.

COMMODITY TRADING

Explore real-world commodities such as gold and oil. Follow their volatility, analyse their performance, trade and invest.



PRODUCT DESCRIPTION

We at Marcellus Capital Group carefully formulate and design private products for qualified clients. We aim to provide solutions through our products that enable our clients to enjoy exceptional results with enhanced security. Products are often tailored on a case-by-case basis to achieve specific objectives and goals.

SICAV

Our SICAV funds provide access to a broad choice of strategies. So, whatever your investment needs, we have a SICAV fund that can help. It is essentially a fund incorporated as a company with assets consisting of shares and/or bonds and/or liquid assets and/or derivatives.

For first time investors, we simplify the workings of the instrument for your comfort and offer unbiased, independent recommendations.

HEDGE

Leverage our in-depth knowledge on the firms, strategies, performance and investments. We combine our advanced analytics with a strong on-ground presence to craft elegant solutions involving hedge funds for all your needs.

EQUITY FUNDS

A plethora of funds to appeal to varying risk appetites across industries. We have a seasoned team of researchers who keep a keen eye on the fluctuations in global markets to advise the correct investment bouquet for you.



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OTHER SERVICES

- ❖ Access to the most prestigious Private Banks in Switzerland
- ❖ Provides bank account signatory services for clients worldwide
- ❖ Open bank/investment accounts for clients at banks without the need for a bank reference letter
- ❖ Open numbered bank & investment accounts for clients at select Swiss and Liechtenstein banks
- ❖ Provide advisory asset management services
- ❖ Provide discretionary or managed asset management services
- ❖ Provide Corporate Finance Services to clients Worldwide
- ❖ FX, CFD and commodity trading accounts for clients direct via liquidity providers
- ❖ Issue debit cards through MasterCard or Visa
- ❖ Private Banking account opening





Key FEATURES

Activity	Contractual Buy-Sell
Investment	Minimum 500,000 (USD-EUR)
Fixed Term	12 Months, Renewable
Fixed Monthly Income	High-Yield Returns Monthly, Net to Investor
Compounding	Not Allowed

Executive OVERVIEW

The MARCELLUS Gold Platform provides heightened security over your invested capital, with your funds secured in physical Gold. Our Gold Platform is in a privileged position, having assured supply of discounted Gold under contract from our own MCG Principal, with contractual exit through LBMA (London Bullion Market Association) Refineries, guaranteeing secure payment for the Gold we sell at LBMA PM Fixing.

Our dory is securely transported by Emirates Security Group to Dubai, where the precious metal is refined in a LBMA licensed facility, then offset to prominent global Royalties, achieving a spread between buy and sell contractually.

MARCELLUS has a footprint on Accra, Ghana, where it oversees, manages and finances the procurement of gold, with a secure same-day processing of arbitrage buy-sell transactions, transacting five days of every week, enabling the Group to extend high-yield returns to our global clientele.



PRODUCTS

MarCap also acts as Private trusted asset managers and investment bankers to optimise the diverse investment, business & personal interests of selected Family Office & UHNW clients.

Proprietary Investment Products

We offer Institutional Investors, Family Offices and UHNW Individuals the opportunity to access our internal proprietary investment platforms, which includes, but is not limited to -

- ❖ Global Commodities Trading
- ❖ Corporate Treasury Management
- ❖ High Yield Fixed Income Notes
- ❖ Private Managed Accounts & Funds
- ❖ Proprietary Securities Trading



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SOME OF MCG PRODUCTS



INVESTMENT into a PROPERTY PORTFOLIO

In EDUCATION AND FOOD &
BEVERAGE in SINGAPORE

Key FEATURES

- ❖ Investment Capital insured and preserved
- ❖ Annual Investment Returns **High-Yield ROI** paid in arrears for 5 years
- ❖ Project Revenue Verticals including –



Executive OVERVIEW

MCG-XpRienz's SUSTAINABLE SINGAPORE PROPERTY PORTFOLIO sets out to fill a high-demand gap in providing educational and food & beverage tenants with sustainable rental space at a time where Singapore's annual rental increases have become unsustainable for many of these institutions and businesses, leading to unpredictability and business uncertainty.

The foundation to this property acquisition project, is to provide a sustainable and fair tenancy model to tenants, primarily in the education and food & beverage sectors, where these businesses are feeling the unbearable pinch on their profitability.

Through the Xp tenancy model, we will procure suitable properties wherein we enable our tenants to secure a known rental tenure without unfair annual hikes, in exchange for Xp either holding equity in these SME's, or sharing in their profit.

This brings about an affiliation between landlord and tenant, where our clients operate their businesses as part of the Xp business group, working closely with MCG.



SOME OF MCG PRODUCTS



Key FEATURES

- ❖ Investment Capital insured and preserved
- ❖ Annual Investment Return **High-Yield ROI** paid in arrears for 5 years
- ❖ Project Revenue Verticals including –
 - Financial Services • Private Banking • Wealth Management • Premier Resort & Spa
 - Wellness Resort • Private Hospital • Rejuvenation Clinic • Fine Dine Restaurants, Eateries
 - Shopping Mall • Premium Boutiques • Real Estate Sales • Specialised Medical Facilities & Research • University • Marina, Super Yachts • High-End Supermarket • Local Arts
 - Logistics Storage • A-Grade Office Space

Executive OVERVIEW

The SEZ is the first Sustainable SEZ in the Caribbean granted Special Economic Zone status.

The financial model for the SEZ Project is structured and geared to raise the capital requirement of USD1.5 Billion.

This is achieved through the issuance of a tradable SEZ Bond offering a fixed coupon (interest) of 18% per annum, paid annually in arrears. At the end of year five the Bondholders are due to be repaid their investment capital, but the Issuer may offer investors an option, at the sole discretion of the Bondholders, to allow investment to be rolled into another Bond on terms to be determined at that time.

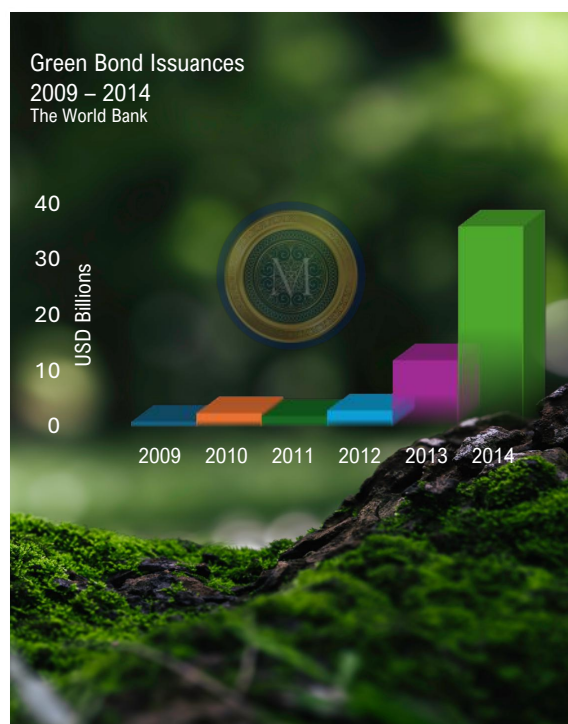
Investor's capital is secured through debt insurance, with the payment of the coupon and repayment of the SEZ project development capital assured through the participation in a Structured Note issued by a A+ rated European bank, with a guaranteed loan back facility.





THE MARCELLUS GROUP
is committed in its
contribution towards the
United Nations
Sustainable Development Goals

GREEN BONDS



The explosive growth in Green Bonds in the capital markets is increasing, attracting attention from investors

The World Bank

A green bond is a debt security that is issued to raise capital specifically to support climate-related or environmental projects.

This specific use of the funds raised, to support the financing of specific projects, distinguishes green bonds from regular bonds.

Thus, in addition to evaluating the standard financial characteristics, investors also assess the specific environmental purpose of the projects that the bonds intend to support.

At Marcellus we are acutely aware of the need for financing the future and sustainability of planet earth.

We have a team of specialists who assess project credentials against green bond suitability and assist clients in navigating the green bond criteria landscape.

Most investors have been investing in green bonds within their existing portfolios, responding to interest in supporting climate-focused activities.

Asset managers have set up dedicated green bonds funds, or have set targets for funds under management that should include green bonds.

Shortly after 2010, announcements were made by Zurich Insurance and substantial asset management firms to set up portfolios dedicated to green bonds and in late 2014 the treasuries of Barclays Bank and Deutsche Bank set up dedicated funds to invest in green bonds.

"In summary, green bonds are not a magic solution to the climate finance challenge, but they are definitely moving market participants in the right direction" The World Bank



PORTFOLIO

Some of the current projects engaged and financed by MCG includes :

Green Hydrogen, Europe

Our team is mandated to structure, create and distribute a green bond for our client, who is to commercialise a sustainable, resilient, resource-efficient, innovative, patented process to produce green hydrogen that impacts CO2 reduction and sustainability, creating hydrogen green energy (HGE) from water and renewable energy. Bond face value of EUR300M.



Ecotourism, Wellness Resort, Southeast Asia

Marcellus is partnering with a property developer in Asia, through the creation of a Bond to raise the capital needed for the construction in Ecotourism, incorporating a wellness resort, private luxury residences and commercial spaces, providing an ESG-driven destination to embrace a lifestyle surrounded by nature and its beauty. Bond face value of USD38M.



Property Portfolio, Singapore

Marcellus is partnering with a client in Singapore in the setting up of a special purpose vehicle, through which our Group is structuring a corporate Bond to facilitate the acquisition of commercial properties, which are currently tenanted by businesses in the education sector. The key strategy in such real estate acquisitions is to stabilise the ever-increasing rentals for this institutions. Bond face value of USD100M.



Property Portfolio, Europe

Our team is mandated to structure, create and distribute a property Bond for our client and joint venture partner in Europe. The Bond is raising EUR6.4B to acquire prominent commercial property and hotels for renovation and resale, including a new marina development, as well as strategic residential properties, offering our joint venture partner lucrative returns on their investment.



PORTFOLIO

Some of the current projects engaged and financed by MCG includes :

Sustainable Economic Bond, Caribbean

We are mandated to craft and design the structure of a sustainable Bond for the creation of a Special Economic Zone in the Caribbean, incorporating renewable energy, green waste management and harmony with the environment, in a green Zone that will offer tourists the finest of hospitality, wellbeing and educational facilities, organic vertical farming, specialised medical care and luxury residences. Bond face value of USD1.5B.



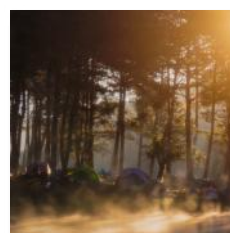
Private Bank Start-Up, Europe-South America-Southeast Asia

MCG is tasked with the design, structure, strategy and financial engineering for the setting up of a private bank, with a specific and boutique lucrative offering to UHMW clients. Our engagement in this mandate includes the infrastructure of the Bank, using futuristic technology through digital platforms for the efficient management of prestigious clients' assets, including a gold depository facility and Bullion desk.



Green Hydrogen, Southeast Asia

We are mandated to craft and design the structure of a sustainable Bond for the construction of a green hydrogen production facility, the design, build and operation of an integrated complex comprising two main facilities, through the process of electrolysis from renewable energy and the floating solar PV farm. Bond face value of USD400M



In the Pipeline

MCG is collaborating with the Government to create a Growth and Development Bond for Guyana, the fastest growing economy in the world today, that will tap into its existing incremental GDP, through a diverse portfolio in Agriculture, Eco Tourism, Crypto, Commodities, a Special Economic Zone and Property Development. Bond face value of USD5B.





Marcellus Capital Group Asia Pte Ltd, is located in Singapore Land Tower at Raffles Place.

MCG Asia is primarily tasked, as a Southeast Asian regional office, with exploring the markets in the region and afield, reporting to the Marcellus Group's Chief Operating Officer into the headquarters in London.

EXECUTIVE BOARD

AARON KING
Chairman

Aaron has over 30 years' experience in financial services and has worked across a diverse number of industry sectors which includes Compliance, Financial Advice, Wealth Management, Investment banking, Alternative Investments and the Pension Markets and has provided his service at senior management and board levels for family offices and other financial institutions.

Aaron has solid specialist expertise in transacting with Investment grade Bank Instruments such as CD's, BG's, SBLC's and MTN's. He has over the years provided Structured Finance engineering to his clients and advised on transactions with values over of USD100 Million upwards.

He has helped clients secure debt in numerous forms and programs with values that ranging from USD 200 Million to USD 8.5 Billion.

Aaron has designed and implemented trading strategies, fund structuring, capital raising and the creation of a unique investment asset allocation system.

His wealth of experience and expertise brings a balanced approach to understanding our clients structured finance and investment needs, enabling us to devise suitable and bespoke solutions in every instance.



Swiss Chamber of Economics
Scheizerische Wirthchaftskammer



EXECUTIVE BOARD

ADIL SALLE
Director

Adil has been in the Financial Services industry for more than 25 years, with vast experience in the insurance and merchant banking sectors.

In 2001 Adil ventured into the corporate financial advisory space, advising international clientele in corporate strategy, financial reengineering, corporate structuring, due diligence process, corporate migration and business management.

His boutique and niche advisory offering progressed into the specialised and lucrative space of private placement in 2015.

Over more than three decades Adil has acquired seasoned executive expertise over a broad geographical base, including Southeast Asia, the United Kingdom, the Middle East and Africa.

JAIMIE LIM
Director

Jaimie, having graduated with a Bachelor's in Economics and Statistics, has served the Financial Sector for in excess of 26 years, working in top global investment banks, such as Morgan Stanley, UBS and Nomura in private banking, product specialist and corporate advisory.

She is actively involved in the philanthropy and sustainability spaces, having raised capital for the listing of Waste2Wear, as well as raising awareness in Ocean Plastics Social Initiatives in Southeast Asia.

WILLY LIM
Special Adviser to the Board

Willy specialises in biotech, MedTech, fintech, AI and information technology. He brings comprehensive capital markets knowledge, having advised, identified and executed investments with various capital structures.

He has been an entrepreneur all his life. He founded a technology start-up which became the leading Mobile App Developer in Singapore & Malaysia, with more apps developed than any other app developers at one point in time.



EXECUTIVE BOARD

WILLY LIM Continued

His company subsequently filed for an IPO in the U.S.

Willy lectured on "Becoming An Entrepreneur" at Nanyang Polytechnic and James Cook University, and was also a Business Mentor helping start-ups at Singapore Management University.

He was a Singapore Government Public Service Commission Scholar, and graduated with a Master's Degree in Computer Science from National University of Singapore.

Willy brings a wealth of experience and knowledge in the Asia Pacific financial space to the MCG Asia Board.



Swiss Chamber of Economics
Scheizerische Wirthchaftskammer



Singapore International
Chamber of Commerce





Marcellus Capital Cambodia Co.,Ltd, is located in the iconic Morgan Tower in the capital, Phnom Penh.

The Cambodian Marcellus offices is home to the Marcellus Group's operational executive and workforce, with MCC as a separate legal entity Member company of the Group.

EXECUTIVE BOARD

ADIL SALLE
Chairman

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Over more than three decades Adil has acquired seasoned executive expertise over a broad geographical base, including Southeast Asia, the United Kingdom, the Middle East and Africa.

Adil is responsible for oversight of Marcellus Capital Cambodia.

DR TOLA LIM
Managing Director

Tola, an MBA graduate and Honorary Doctorate, is highly accomplished in business leadership, with over 25 years of experience in various industries, including telecommunications, hospitality, banking, hydropower, real estate, and forex. He is a proven visionary and strategist with a track record of success in driving growth and profitability. He holds the esteemed position of Advisor to the Chairman of the Cambodian Parliament House Ranking Secretary of State, with a specific focus on Foreign Investment.

Tola is tasked with the strategic positioning of MC Cambodia, aligned with the overall Marcellus Capital Group strategy.



EXECUTIVE BOARD

DR SHERMAN LIEW
Director

Sherman, an Honorary Doctorate, is a highly successful businessman with a keen eye for new opportunities and a proven ability to execute his plans. He has a strong track record of driving growth in revenue and profitability, with a relentless focus on customer satisfaction.

For the past two decades, Mr Liew has built, run, and led successful businesses in the Asian markets (Singapore, Thailand, Japan, Korea, and Cambodia). He specialises in identifying new markets, conducting due diligence and feasibility studies, and creating localised marketing strategies that are well executed to accelerate the enterprise's global brand.





MARCELLUS
FINTECH

Cryptocurrencies have changed the status quo of global banking, as digital currency has taken on their fiat counterparts, completely useful for swift, borderless transactions.

With the foundation to cryptocurrency found in blockchain technology, this provides for a degree of risk mitigation to fintech companies, simultaneously resulting in increased financial efficiency.



Marcellus has partnered with meaningful and savvy fintech service providers, in providing these additional service offerings to our global clientele :

- ❖ Tokenisation of Assets
- ❖ Crypto exchange services
- ❖ Crypto to fiat and vice versa transactions
- ❖ Capital raise and funding through ICO (initial coin offerings)
- ❖ STO (security token offering) for digital securities





MARCELLUS
POWER & ENERGY

Notwithstanding the Marcellus Group's existing investment, through its project funding into green energy solutions, predominantly, but not solely, in Southeast Asia, Marcellus has more recently embarked on exploring its direct investment into green energy solutions.

Our funding solutions are currently provided to the green hydrogen sector, however, we are considering investment into our own power and energy solutions, through solar and, potentially, advanced forms of kinetic energy.

This being our latest addition to the MARCELLUS stable, it remains in its embryo, whilst we fully embrace these commercial opportunities.

At the forefront, for MARCELLUS, is the opportunity to contribute towards make planet earth a better place.





MARCELLUS
COMMODITIES

MARCELLUS Commodities is a division of the Marcellus Group, primarily through which our Gold Platform is fuelled in the buying and offset of the physical precious metal.

These trading positions are contractually engaged with predefined discounted procurement, and sold at par value, again on a predefined contractual basis.

Our Commodities division of the business is not limited to aurum alone, but includes periodic engaging in facilitating buy-sell positions in the oil and gas sector, as well as perishables, such as sugar and rice.





MARCELLUS
PROPERTIES

The MARCELLUS Group, through its funding solutions to global clients, is indirectly invested into a broad spectrum of real estate, including eco developments, commercial and mixed developments, as well as projects funded in the purchase-to-lease sector, more specifically to the hospitality industry.

Further to this, MARCELLUS is engaging in growing its own property portfolio in prominent real estate, as well as eco-tourism resorts.





MARCELLUS
GROUP OF COMPANIES

MCG UK
London

Marcellus Suisse
Zürich

Marcellus Middle East
Dubai

MCC
Phnom Penh

MCG Asia
Singapore





MARCELLUS

GROUP OF COMPANIES

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MARCELLUS
FINTECH

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POWER & ENERGY

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MARCELLUS
PROPERTIES

MARCELLUS
CONSULTANCY

LONDON | ZÜRICH | SINGAPORE | DUBAI | PHNOM PENH

Traditional Values. Futuristic Thinking.

