Scotch Whisky Casks, Deanston, 2022

- **Return Potential📈:** An investment of 500 EUR is projected to be worth approximately 1,000 EUR in 9 years.
- **Cost-to-Return Ratio⚖️:** With just 1.7% annual total costs (including exit fees), your net profit could be an impressive 8.0% per year.
- **Award-winning🥇 :** The quality also convinces the experts. The distillery has already won several medals at the Scottish Whisky Awards.

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Factsheet - General

Type	Scotch Whisky
Distillery	Deanston
Origin	Highlands, Scotland
Cask	2nd Fill Hogshead
Number of Casks	5
Size	2 x 159.7 RLA, equivalent to 359 bottles; 1x 157.1 RLA, equivalent to 353 bottles; 1x 156.5 RLA, equivalent to 352 bottles; 1x 153.3 RLA, equivalent to 345 bottle
Price per Cask (excl. external costs and platform fees)	5,545€
ABV	63.50% each (October 2023)
Distillation Date	03/11/2022
Investment Horizon	7 to 9 years
Anlage ID	93452ab7-9e7a-4bbf-8d00-dc58b73e1ffe

Cost Analysis

	Value in €
Asset Value	27,750 €
Platform Fee Splint Invest	2,500 €
External Maintenance Cost	500 €
Price	**30,750 €**
Number of Splints	615
Price per Splint	**50 €**

- The price of 30,750 € includes the Splint Invest platform fee and external maintenance costs of 3,000 €. 27,750 € can be allocated to the casks.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating

8/10

Return

The whiskies of Deanston are produced in the Highlands region. The whisky produced at this distillery has a solid average annual growth of **13.7%**.

The whisky industry has seen an average annual growth of an incredible **12.8%** for all distilleries, cask types and maturations over the last **10 years**.

8/10

Stability

Over the past **24** months, the average annual increase in the value of Scotch Whisky has fluctuated by **less than one percentage** point. This underlines the stability of Scotch Whisky cask investments.

9/10

Track Record

On the one hand, investing in aging Scotch whisky is something that has been done for more than a century.

Deanston was purchased in 2023 by the Heineken group. Therefore, Deanston will profit from the global sales network of the owner, which allows them to build up international brand recognition.

Investment Horizon of 7 to 9 Years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	87	97	108
Balanced	83	92	102
Defensiv	59	62	65

- Investment horizon has been set to 7 to 9 years.
- This is young whisky with a lot of potential. We expect that Deanston's brand value will increase over the next few years due to the acquisition by Heineken and their global distribution networks. At the same time, the relatively young whisky has time to develop in the casks.
- If one of the following two conditions is met, the sale of the asset is considered:
    - End of the defined investment horizon has been reached.
    - Ambitious case already occurs before the end investment horizon.

Your Return Potential

	Value in € defensive	Value in € balanced	Value in € ambitious
Expected gross sales proceeds at maximum maturity	39,975 €	62,730 €	66,420 €
- Splint selling fees of 2%	-800 €	-1,255 €	-1,328 €
- External maintenance cost over investment horizon	-500 €	-500 €	-500 €
- Splint Invest platform fee	-2,500 €	-2,500 €	-2,500 €
- Asset value at acquisition	-27,750 €	-27,750 €	-27,750 €
Expected return at maximum maturity	**8,426 €**	**30,725 €**	**34,342 €**
Average annual rate of return	**2.7%**	**8.0%**	**8.7%**

Details to weighted calculation of the average annual rate of return:	Defensive Scenario	Balanced Scenario	Ambitious Scenario
Base value 1 with a 85% weighting	12 month inflation rate UK (6.3 %)	Annualised return of whisky casks over the last 10 years (+12.8%)	Annualised return of Deanston casks over the last 10 years (+13,7%)
Base value 2 with a 15% weighting		12-month performance of Rare Whisky Apex 100 index (-1.5%)	12-month performance of Rare Whisky Apex 100 index (-1.5%)

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Why you should invest

- Whisky from Highlands delivers a **historic return of 9.6% per year**
- Casks from Deanston distillery have delivered an **average return of 13.7% per year**
- The low price **volatility** promises **stability**

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The projected estimates are based on past performance data. Please note that past performance is not necessarily indicative of future results. Different types of investments involve different risks and there can be no guarantee that the future performance of any particular investment or product referred to directly or indirectly in this investment opportunity will be profitable, achieve the relevant stated level of performance or be suitable for your portfolio. Due to various factors, including changing market conditions, the content may no longer reflect current opinions or positions.