Domaine Armand Rousseau, Gevrey & Charmes, 2020

- **Return Potential**: An investment of 500 EUR is projected to be worth approximately 1,56 EUR in 9 years.
- **Cost-to-Return Ratio**: With just 2.6% annual total costs (including exit fees), your net profit could be 9.8% per year.
- **Boutique**: The Domaine Armand Rousseau winery has only 13.7 hectares of vineyards and produces exclusively premium wines.

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Factsheet - General

Origin, Region	Burgundy, France
Name	Domaine Armand Rousseau
Type	Gevrey-Chambertin Premier Cru & Charmes-Chambertin Grand Cru
Grape	Pinot Noir
Vintage	2020
Quantity	6 bottles each in the original wooden case
Bottle Size	750ml
Price per Bottle (excl. external costs and platformfees)	1,865€ (Gevrey Chambertin) & 895€ (Charmes-Chambertin)
Rating	95-97+ (Gevrey.Chambertin) & 92-94 (Charmes-Chambertin) Robert Parker
Investment Horizon	7 to 9 years
Asset ID	fec08ce4-2e3e-44f8-8861-07cd47dcca19

Cost Analysis

	Value in €
Asset Value	16,600 €
Platform Fee Splint Invest	1,500 €
External Maintenance Cost	1,400 €
Price	**19,500 €**
Number of Splints	390
Price per Splint	**50 €**

- The price of 19,500 € includes the Splint Invest platform fee and external maintenance costs of 2,900 €. 16,600 € can be allocated to the bottles.
- 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

7/10

9/10

9/10

Return

The reference vintages of 2015 have shown an annual increase in value of **+103.58%** (Gevrey-Chambertin Premier Cru) and **+130.82%** (Charmes-Chambertin Grand Cru) **over the last 5 years.**

The **Burgundy 150 Index** from Liv-Ex has increased in value by **56%** over the **last 5 years**. This highlights the overall appreciation in value of Burgundy wines.

Stability

Domaine Armand Rousseau follows traditional winemaking practices, including low yields and minimal intervention in the winemaking process. The goal is to allow the terroir to shine through in the final wines.

The annual production volume of Domaine Armand Rousseau is limited to only **70,000 to 85,000 bottles.**

Track Record

The winery was founded in the **early 20th century** by Armand Rousseau and has been a family-run estate for several generations. Today, Eric Rousseau, a member of the family, manages the estate.

The wines of Domaine Armand Rousseau have received critical acclaim and are often recognized as among the best wines from Burgundy in various wine publications and competitions.

Investment Horizon of 7 to 9 Years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	109	124	142
Balanced	94	105	118
Defensiv	57	58	59

- Investment horizon has been set to 7 to 9 years.
- The investment horizon is set at medium to long term. By that time, not only will the bottles have reached their drinking maturity, but many of these unique wooden cases will have been opened. As a result, a complete wooden case will likely command higher prices.
- 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	23,010 €	46,020 €	55,380 €
- Splint selling fees of 2%	-460 €	-920 €	-1,108 €
- External maintenance cost over investment horizon	-1,400 €	-1,400 €	-1,400 €
- Splint Invest platform fee	-1,500 €	-1,500 €	-1,500 €
- Asset value at acquisition	-16,600 €	-16,600 €	-16,600 €
Expected return at maximum maturity	**3,050 €**	**25,600 €**	**34,772 €**
Average annual rate of return	**1.6%**	**9.8%**	**12.0%**

Details to weighted calculation of the average annual rate of return:	Defensive Scenario	Balanced Scenario	Ambitious Scenario
Base value 1 with a 80% weighting	12 month inflation rate Switzerland (1.7 %)	Annualised return of the 2015 Gevrey Chambertin over the last 5 years (liv-ex) (+15.3%)	Annualised return of the 2015 Charmes Chambertin over the last 5 years (liv-ex) (+18.2%)
Base value 2 with a 20% weighting		3-month performance of the Acker Burgundy Index (-1.5%)	3-month performance of the Acker Burgundy Index (-1.5%)

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Why you should invest

- **94 & 97 points** for the bottles included in the portfolio.
- Annual value appreciation of **+15.3% & +18.2% over the last 5 years.**
- Limited annual production of **70,000 to 85,000 bottles.**

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